

Massachusetts Gateway Plus Action Grant Report



Haverhill Lower Acre Neighborhood Revitalization Strategy



prepared by:

160 Main Street
Haverhill, MA 01830
Tel: (978) 374-0519
Fax: (978) 372-4890
www.mvpc.org





Haverhill Lower Acre Neighborhood Revitalization Strategy



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Haverhill

Lower Acre Neighborhood Revitalization Strategy

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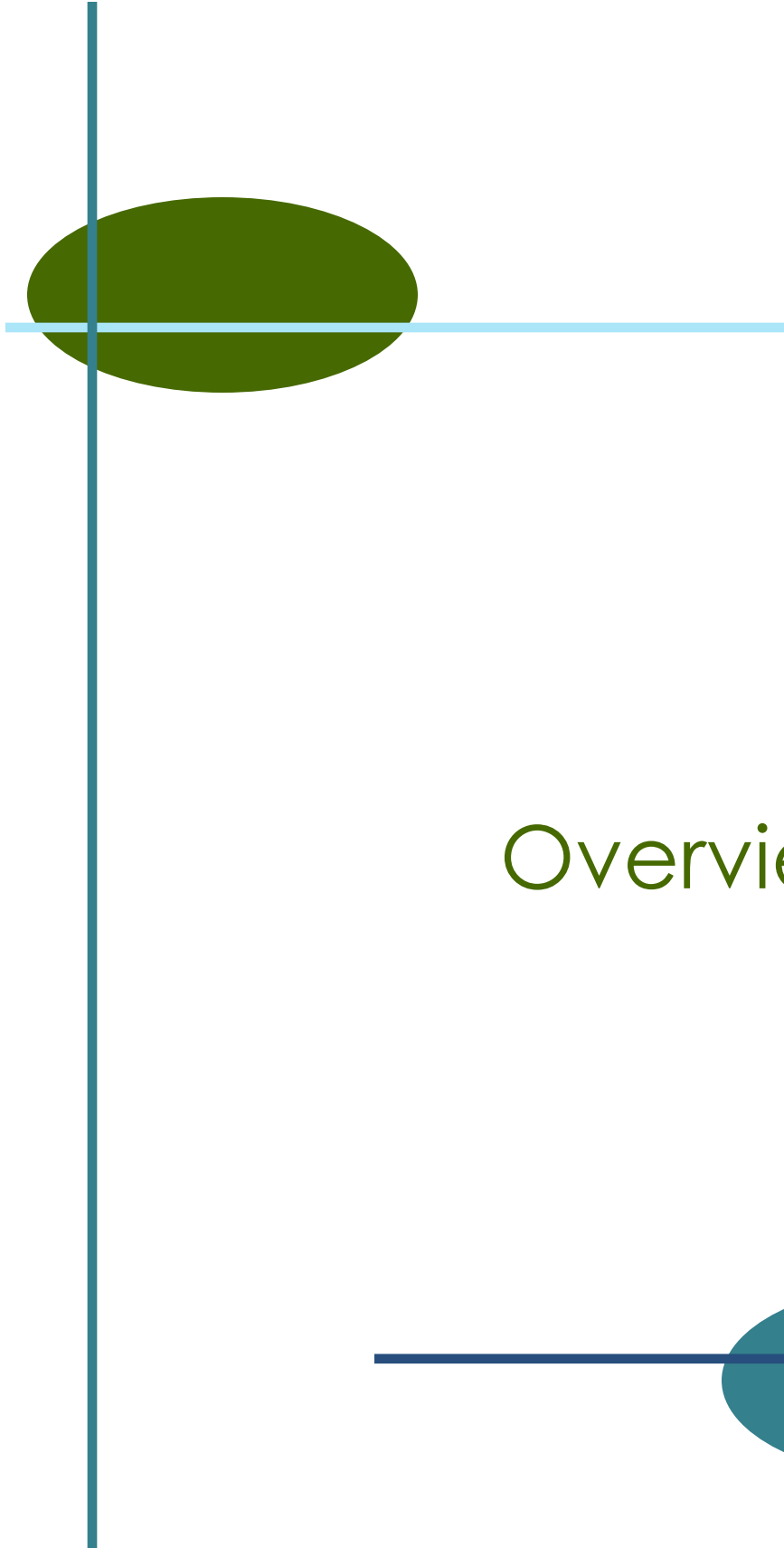
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Overview

Executive Summary

In recent years, a number of academic papers have pointed to the economic and social difficulties faced by Massachusetts' "Gateway Cities." These small, post-industrial cities have not shared in the prosperity of the Boston area. In response, the state initiated the "Gateway Plus Action Grant" through which many of these cities have received funds to develop strategies to revitalize struggling neighborhoods. Haverhill's Lower Acre is one such neighborhood. Adjacent to the city's reascent downtown, the neighborhood faces a host of issues including: high crime rates; poor infrastructure conditions; unsafe housing (much of it owned by absentee landlords); a glut of vacant and foreclosed properties; inadequate public transportation; and economic malaise.

Building on regional best practices, years of experience in community development and planning, and the "grassroots" wisdom of local residents and stakeholders, the MVPC has endeavored to create a strategy for the revitalization of the Lower Acre. A set of "Key Recommendations" summarize the strategy:

- Creation of a neighborhood association through which residents may advocate for their interests and carry out major components of the strategy
- Creation of a "one stop" informational resource for residents to quickly access government and nonprofit services
- Increased leverage of federal and state funding resources for cash-strapped city programming
- Concentrated efforts to revitalize targeted areas of the Lower Acre on a priority basis
- The revitalization of the crucial Winter Street corridor

Executive Summary

The City of Haverhill now has, or will soon have a number of resources that will allow it to focus much-needed attention to the revitalization of the Lower Acre. A housing conditions survey, parks conditions survey, pavement analysis, and sidewalks and streetlights analysis make up this set of useful and timely data. The city is well-advised to take advantage of this bounty of information. That this information is so detailed and recent means that the city has a fantastic opportunity to assure that scarce resources are appropriated in an efficient manner and are targeted toward areas with the greatest need.

Detail on the background and suggested implementation of the MVPC's recommendations is offered throughout the report. Appendices provide informational statistics and contact information for a number of available resources.

"The city has a fantastic opportunity to assure that scarce resources are appropriated in an efficient manner and are targeted toward areas with the greatest need."



A typical residential streetscape in the Lower Acre.

“Gateway Cities are home to 30 percent of all state residents living below the poverty line, although they account for only 15 percent of the state’s population.”

Introduction

Gateway City Initiative

Following significant research on economic development trends in Massachusetts, MassINC and the Brookings Institution released a report entitled: *Reconnecting Massachusetts Gateway Cities: Lessons Learned and an Agenda for Renewal*. This landmark report identified eleven “Gateway Cities” from across the state that have experienced persistent job loss, low education levels, and steady economic decline in recent decades. Massachusetts’s high paying jobs in the knowledge industries (finance, health care, information technology) have concentrated in the Greater Boston area and make up 43 percent of its payroll, while only 27 percent of the payroll in the Gateway Cities is in the knowledge industry sector. While the Greater Boston area increased its share of the state’s high technology firms from 1991 to 2004 from 53 to 60 percent, the share in the Gateway Cities dropped from 8 to 6 percent.

Gateway City reports and studies also document the disparity between Greater Boston and the Gateway Cities in regards to income and education levels. For instance, Greater Boston enjoys a per capita income level 74 percent higher than the Gateway Cities and a median income level 68 percent higher. In addition, the 11 Gateway Cities are home to 30 percent of all state residents living below the poverty line, although they account for only 15 percent of the state’s population. Also of note is that 16.5 percent of Gateway City residents now possess a four-year college degree, compared with 42 percent in the Greater Boston region.

Realizing the existence of these disparities, which create a widening gap along several socio-economic indicators between Greater Boston and these older industrial cities located outside of Route 128, has provided the impetus to address the challenges faced by the Gateway Cities and its residents. There is now a willingness and desire on the part of the Governor, Legislators, and Mayors and Managers of the Gateway Cities to work together to create policies and initiatives that can revitalize the Gateway Cities.

Gateway Plus Action Grant

As part of the Governor’s commitment to community and economic development in the Gateway Cities, he and the Department of Housing and Community Development (DHCD) Undersecretary announced the Gateway “Plus” Action Grant. The Gateway “Plus” communities include the original 11 Gateway Cities identified in the MassINC study, plus an additional 9 communities with similar characteristics. The grants are intended to “fuel new plans to improve downtowns and residential neighborhoods helping to make our Gateway Cities more attractive places to live, work, and do business.” The City of Haverhill applied for and was a recipient of a Gateway “Plus” Action Grant to be used to develop a revitalization strategy for the Lower Acre neighborhood.

“The neighborhood’s issues, concerns, and ideas are the heart of the plan.”

Lower Acre Revitalization Strategy

The main focus of this report has been to follow a key recommendation of the MassINC study, which is to “Fix the Basics.” The revitalization strategy put forth has identified some “best practices” and offers **realistic strategies** and actions which, when implemented, will help to revitalize the Lower Acre neighborhood of Haverhill. The Lower Acre is a densely populated, affordable neighborhood of workforce housing, just north of the city’s downtown business district. By engaging a very broad base of neighborhood residents and stakeholders, the neighborhood’s issues, concerns, ideas, and many suggested actions were clearly articulated at public meetings. These ideas are the heart of the plan. Many of the actions outlined in the strategy are low-cost activities that can be implemented almost immediately. Others require a shifting of existing funding resources that may require public hearings, but can also be done relatively soon if the desire exists. This report represents an attempt to: outline ways to fast-track existing resources into the neighborhood; encourage collaboration among city departments, state agencies, and local social service providers; and make the case for focused efforts that over a 24-month period will turn the neighborhood around.

Note that throughout this report, “Lower Acre” is synonymous with the Gateway district as designated by the City of Haverhill.

“...an active neighborhood association is the most important means by which the community can have its voice heard and make its ideas become reality.”



Lower Acre residents participating in a community meeting.

Key Recommendations

1. To collectively advocate for their interests, to see through the initiatives that will help improve their surroundings, and to continue to monitor and respond to neighborhood issues, the residents of the Lower Acre should form an active neighborhood association.

A steering committee has guided the MVPC in its efforts behind this report. Initially comprised of local religious, nonprofit, and municipal leaders, this group grew throughout the course of the project to include more individuals from the neighborhood. The committee pointed out several times that an umbrella neighborhood association is needed to carry out many of the ideas that were brought forward by residents. At a community meeting, the idea of forming a neighborhood association was raised directly with residents. Those in attendance thought that this was a potentially beneficial idea, although they were somewhat pessimistic about whether sufficient enthusiasm exists in the neighborhood to support it. It was pointed out that a neighborhood association active in the early 1990s is now defunct, mostly because there isn't a single major issue around which residents can rally.

Still, it is apparent that an active neighborhood association is the most important means by which the community can have its voice heard and make its ideas become reality. Time and resources permitting, the MVPC will remain supportive of any efforts to establish such an association. The MVPC's offices are located at the edge of the Lower Acre, and its meeting space will be made as available as possible to members of the steering committee. Hopefully, this group will continue to meet, continue to broaden its membership to include more community members, and eventually become a strong neighborhood association, engaged in the full spectrum of community issues.

Key Recommendations (continued)

2. Even with existing levels of funding and staffing, the City of Haverhill can effectively respond to many of the issues identified in this report. Likewise, nonprofit organizations currently serve the area with many programs directly related to community needs. To improve residents' ability to take advantage of these services, the city should improve and regularly update its website and brochures to keep residents informed of both government services and locally-available nonprofit services. The proposed neighborhood association should work to assist the city in this effort, and to make residents aware of this source of contacts and resources.

The research undertaken to create this report revealed many programs at the federal, state, municipal, and nonprofit level available to local residents. It is apparent that neighborhood residents could benefit enormously if they were better informed about what is available. A major barrier to accessing these services is simply one of information: there is no central place where residents can find information about the full scope of services available to them. The City of Haverhill is the entity best positioned to serve as a clearinghouse for this type of information. The city does this to some extent already on its homepage, with lists of basic city services and online request forms. With minimal resources, the city could upgrade this page into a "one stop" website of government and nonprofit contacts for the full variety of services outlined in this report (c.f. the City of Peabody's "Housing Programs" website: www.peabody-ma.gov/housingprograms.aspx). A link to this page should be available and prominent on the city website's home page. The city should also develop a brochure with the same information, which should be updated regularly and actively distributed in the neighborhood. Local nonprofits and the neighborhood association should work alongside the city on this effort. Frequent meetings with city representatives from various departments should be arranged to assure that the brochure and website are correct and up-to-date.

"The City of Haverhill is the entity best positioned to serve as a clearinghouse for this information."

3. *The City of Haverhill should leverage new funding sources to improve quality of life in the Lower Acre.* A number of funding sources are identified in this report that will prove beneficial to the city and the neighborhood.

Further detail on this recommendation is offered throughout the report. An overview of each of the recommended funding sources is below:

- Using federal Neighborhood Stabilization Program (NSP) funds, the Department of Housing and Community Development (DHCD) is encouraging homebuyers with incomes up to 120% of the area median income to purchase foreclosed and abandoned homes. Mortgage and rehabilitation assistance is provided through this program. Haverhill is an eligible municipality.
- MassHousing's "Get the Lead Out" program offers lead paint removal loans to owner occupants, nonprofit organizations, and investor owners.
- MassHousing has a Home Improvement Loan Program.
- MassSave offers a Heat Loan Program.
- Weed & Seed is a crime-prevention program that qualifies communities for federal grants. It involves a number of worthwhile initiatives. The Haverhill Police Department should continue to pursue this effort.
- The city may apply for several available sets of stimulus funding. See Appendix I for detail.
- The city may apply for funding for a number of environmental-friendly initiatives. See Appendix K for detail.



Residents and police discussing neighborhood crime and safety issues.

Key Recommendations (continued)

4. Given the wealth of data coming available to the city through this report and CDBG data collection efforts, The City of Haverhill should concentrate its resources and efforts on the revitalization of the Lower Acre.

A proven method of neighborhood revitalization is to roll out municipal efforts over time, focusing these on a limited geographic area for a period, then moving on to another area when visible improvements have taken place. In Haverhill, attention and resources have focused on Downtown for several years, and many visible improvements have come to fruition. To build incrementally on this success, the next neighborhood that should become the focus of the city's efforts is the Lower Acre. The city is receiving a wealth of information on the Lower Acre (through the CDBG and GPAG projects) and it is thus an ideal time for the city to focus its efforts here. Some of the new tools at the city's disposal include detailed housing survey results (including code violations), the existing pavement management study, the sidewalk and street lighting analysis en route to completion in October, the parks condition survey, and the Winter Street designs. The most appropriate area within the Lower Acre to target is bordered by Primrose Street, Fifth Avenue, Main Street, and the Winter Street Corridor.

Community Development Block Grant money, currently committed to projects over a fairly wide area of the city, should be focused on projects in the Lower Acre. Coordinated efforts among the city's departments should be made to improve streets, sidewalks, parks, safety and social conditions like housing. Such efforts should be made over a period of roughly 24 months, which will be enough time to generate highly visible results. As residents begin to take notice of the city's efforts, it is likely that they will gain a heightened sense of pride in the neighborhood. Should this mean that more residents become active in an increasingly successful neighborhood association, the city will ultimately be freed from obligations to address poor neighborhood social conditions. Overall, these efforts may represent a simple reallocation of resources that will increase residents' faith in the city, and provide a successful template for improving other small neighborhoods throughout the city.

"As residents begin to take notice of the city's efforts, it is likely that they will gain a heightened sense of pride in the neighborhood."

5. To bolster the success of its downtown revitalization, and to ensure the sustainability of efforts outlined in this report, *The City of Haverhill should undertake efforts to improve Winter Street.*

In the “Streets and Sidewalks” section of this report as well as in Appendix R, a set of recommendations is outlined to improve the aesthetics, the pedestrian environment, and the business climate of the Winter Street corridor. Winter Street is an important urban center for the neighborhood, and potentially for the city. However, the current streetscape has a worn appearance, and crosswalks are difficult to negotiate. It is currently perceived by local residents to be a “barrier” to Downtown, albeit with the potential to instead serve as a “gateway.” With improved neighborhood access to downtown businesses, a more attractive “back yard” for potential downtown condo dwellers, and increased sense of pride among residents of both neighborhoods, the rehabilitation of Winter Street is a key component of the sustainability of a revitalized Downtown and Lower Acre.

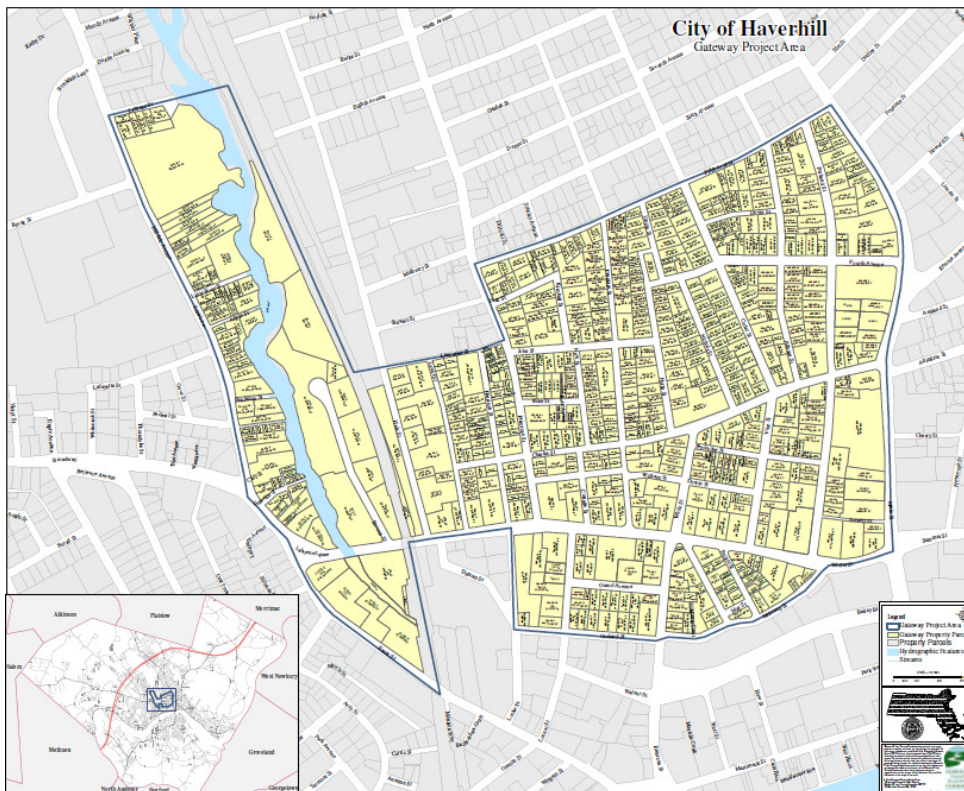
“Winter Street is an important urban center for the neighborhood, and potentially for the city.”



A block of businesses on Winter Street.

Neighborhood Description

The Lower Acre is a densely populated and heavily built-out neighborhood located north of Haverhill's downtown. The land area is primarily residential, although within the district's boundaries, there is small-scale retail and commercial activity. Most of this is located along Winter and White Streets within the neighborhood and on Lafayette Square and Main Street, both of which are at the neighborhood's periphery. Most neighborhood structures are at least 100 years old. The paucity of available land is an apparent limiting factor on new development. Green/park space is minimal.



The Lower Acre neighborhood. Parcels within the city-designated boundaries for this study are in yellow. The downtown area includes nearly all of the blocks to the south of the Lower Acre in this map.

Demographic Data

Some areas considered by local residents to be part of the Lower Acre neighborhood are not included in the Gateway district's city-designated boundaries. Additionally, the district includes some of the eastern portion of the "Washington Heights" neighborhood. The resulting land area does not neatly correspond to Census tracts or block groups, and this complicates efforts to obtain up-to-date demographic information. The most recent data that can be limited to the Gateway district is from the 2000 Census, and it must be remembered that changes have undoubtedly taken place since then. Key findings from an analysis of Census data are as follows:

"The vast majority of neighborhood residents are renters, with only 23% of housing units owner-occupied."

- The neighborhood is younger than the city as a whole, with nearly one-third of residents under the age of 18 and only 6% older than 65.
- The neighborhood is more diverse than the city as a whole, with Hispanics as the largest minority group, making up 31% of residents.
- The vast majority of neighborhood residents are renters, with only 23% of housing units owner-occupied.
- The neighborhood is comprised of many "non-traditional" households, with some 30% of households made of single-parent families or nonfamily members, as compared to 17% city-wide.
- Many more neighborhood residents are foreign-born or do not speak fluent English than residents of the city as a whole.
- As compared to the entire city, a much larger portion of neighborhood residents have not finished high school and far fewer residents have attended college.
- The neighborhood fares poorly when compared to the city on a number of economic indicators, including those related to income, poverty and unemployment.

Further detail may be found in Appendix E.

Crime

Based on figures for the most recent complete years of police reports (2007-2008), one may conclude that the Lower Acre is a more dangerous neighborhood than the city as a whole. The neighborhood crime rates for incidents including aggravated and simple assaults, narcotics violations, prostitution, robbery, and vandalism are more than double the city-wide rates. Crime rates for other types of incidents are either as high or higher than city-wide rates (see Appendix B for detail).

Downtown Proximity

Most of the neighborhood is within walking distance to Haverhill's downtown. The downtown area has seen significant change in recent years, with vacant mill buildings being converted into apartments and condos, and a resurgence in the number of shops and restaurants. Many Lower Acre residents feel that, in its current configuration, the Winter Street corridor serves as a barrier to accessing Downtown. Also, there is a sense that the newfound prosperity of Downtown can be expanded into adjacent neighborhoods like the Lower Acre.

"There is a sense that the newfound prosperity of Downtown can be expanded into adjacent neighborhoods like the Lower Acre."



In this photo, Downtown and the Lower Acre are juxtaposed. Winter Street (running left to right in the foreground) is just a few blocks away from former industrial buildings Downtown, many of which are being rehabilitated into condos and apartments.

Process

This Lower Acre revitalization strategy-planning project began with the formation of a Steering Committee made up of neighborhood stakeholders. The City of Haverhill was charged with organizing the committee and invited several individuals from organizations that serve the neighborhood such as the YMCA, Community Action, Inc., Emmaus, City Hall, and neighborhood faith-based organizations to sit on the committee. The goal of the steering committee members, all of whom are a part of the fabric of the neighborhood because they have worked and/or lived there for many years, was to offer direction, guidance, and advice to the consultant (the MVPC). New committee members were asked to join as names of suitable candidates were offered. This occurred almost weekly for the first month of the project and new members eagerly offered their advice and assistance. The steering committee was instrumental to the successful completion of this project. The steering committee met on a weekly basis from the outset until mid July, and met less frequently thereafter as research and other aspects of the project took precedence, and as vacation schedules intervened.

“The surveys conducted by the students...will help the city target resources to the sections of the neighborhood most in need.”

Student Workers

The Haverhill Community Violence Prevention Coalition (HCVC) was a particularly active member of the steering committee. The MVPC worked collaboratively with the HCVC and used the services of a group of students working at the HCVC through a summer youth work program. These students, all of whom were residents of the Lower Acre neighborhood, were instrumental in collecting “on the ground” observations, in engaging residents in discussions about the neighborhood, and in disseminating information (including announcements for community meetings held as part of this study, and for events like the “National Night Out” on August 4th). A “Housing Conditions Survey” and “Parks Condition Survey” conducted by these students throughout the summer months provided valuable data for this study, which the city will be able to use to help target resources to the sections of the neighborhood most in need.

Community Meetings

As outlined in the contract between the City of Haverhill and the MVPC, and in the spirit of the community-centered nature of the GPAG program, three community neighborhood meetings were held. These meetings were advertised with flyers in Spanish and English. The flyers were displayed at businesses throughout the neighborhood and disseminated by steering committee members and HCVC workers. To encourage attendance, refreshments and childcare were provided. Open to residents of the entire Gateway area, the meetings provided an opportunity for MVPC staff to hear residents directly voice their concerns about existing neighborhood conditions and offer their ideas for improvements. Efforts to “get the word out,” resulted in meeting attendance of approximately 25 residents per meeting. Although larger crowds were anticipated and expected, those in attendance were very engaged and offered honest and serious thoughts about community conditions. After the first meeting, the issues and suggestions discussed were grouped by topic. Each of these was thoroughly researched, and a number of draft recommendations and resources were outlined. At the second neighborhood meeting, the findings were presented, suggested activities to address the issues were offered, and residents were asked for their opinions as to the direction the plan was taking. In addition, several neighborhood residents who were unable to attend the public meetings called or e-mailed the MVPC directly with their thoughts and advice. At the third and final meeting, a presentation of the draft final report was made and residents’ feedback was used to make final adjustments. In sum, the community meetings were foundational to the efforts in creating this report. The issues residents pointed out as priorities are the issues most thoroughly researched, studied, and pursued. Through their feedback, their suggestions, and their connections, residents provided the guidance and support needed to formulate a set of proposals that is both grounded in the reality of the neighborhood and entirely responsive to the vision of its people.



The second community meeting, held at the neighborhood YMCA.



Detailed
Recommendations by
Issue

Public Transportation

"A neighborhood association...could provide an enormous boost to seeing local bus service more fully fulfilling the neighborhood's needs."

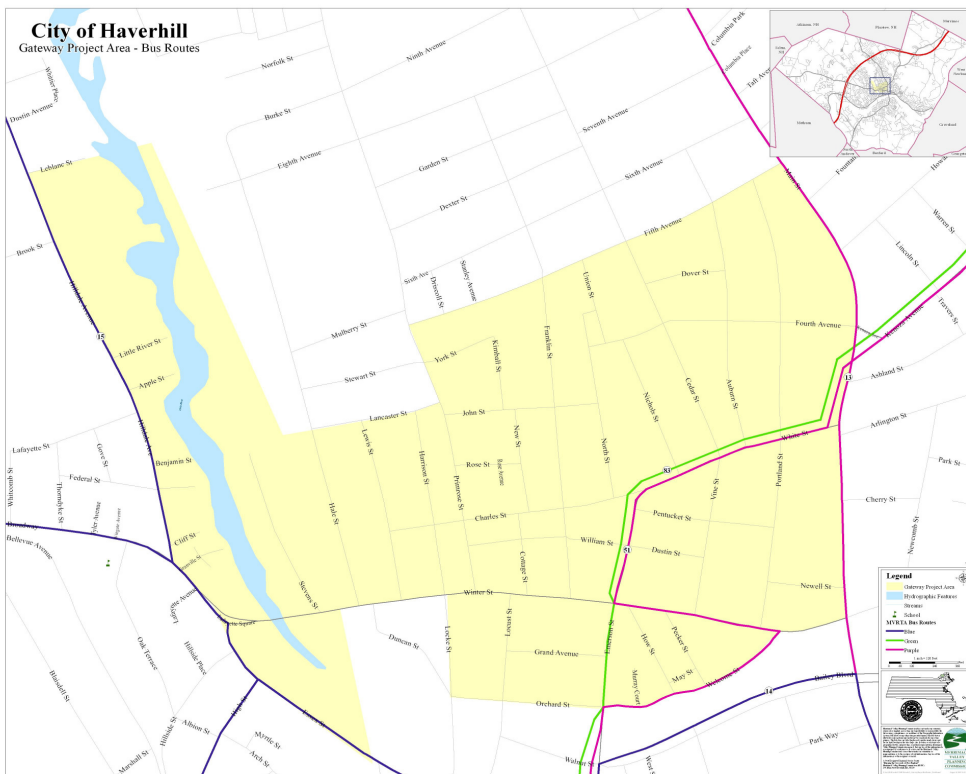
The Merrimack Valley Regional Transit Authority (MVRTA) operates bus services in the region. The neighborhood is served by bus routes that bring residents to various regional destinations. Most of the neighborhood is within a half-mile of Washington Square, which serves as a hub for the city's public buses. However, residents agreed that bus service is inadequate in many respects, including: infrequent evening and weekend service; a lack of service that circulates through destinations within Haverhill; and a need for more desirable destinations, including medical, retail, and educational facilities. The MVRTA recently modified its routes and schedules, and due to low ridership, two bus routes were "consolidated," essentially resulting in the elimination of a route that ran directly through the Lower Acre.

One issue potentially affecting residents' experience with bus services is a lack of information. For the majority of routes, buses do not make fixed, regular stops, but rather pick up and drop off residents on request (a "flag" system). At one community meeting, a resident pointed out that this makes service more difficult to use. At fixed stops, like those in Boston's bus system, maps and schedules could be available to help riders make their journeys possible. The MVRTA website is also somewhat cumbersome to use in planning a trip, as a single system-wide or even city-wide map of routes is not available.

The MVRTA will develop a system wide strategic plan in the coming months which will be prepared by the MVPC. As part of this effort, MVPC transportation planning staff can assist in arranging and facilitating meetings between the neighborhood association and MVRTA so that the neighborhood voices will be heard and bus routes improved to better serve the area.

Public Transportation

Whether in recommending route modifications, requesting service enhancements, or pointing out the need for better information, residents undoubtedly have substantial feedback to provide the MVRTA. The agency does have a feedback form on its website, and recently sought customer input through a survey. A neighborhood association is potentially a much better forum through which residents could engage with the MVRTA. Such a group would bring clout and consistency to the table in discussing transportation services, and this could provide an enormous boost to seeing local bus service more fully fulfilling the neighborhood's needs.



Some bus routes pass through the study area, but even these fail to meet residents' expectations and needs.

Housing

Existing Conditions



A residence in the Lower Acre.

"...the neighborhood has been disproportionately impacted by the foreclosure crisis."

At the both the weekly steering committee meetings and the community meetings, residents and stakeholders raised concerns about poor neighborhood housing conditions. They pointed to several neglected and vacant homes in the area, the issue of absentee landlords failing to maintain rental units, and the impact of the foreclosure crisis. MVPC research verified their concerns. Census data indicate that 77% of housing units in the Lower Acre are rented (as opposed to 40% in the city as a whole). City Assessor's data indicate that fewer than a quarter of the residential buildings in the area are single-family homes, and that at least 35% of housing units in the neighborhood are owned by someone outside of the area. These findings indicate high potential for housing issues related to "absentee landlords."

Based on an analysis of foreclosure deed filings with the Southern Essex District Register of Deeds, the neighborhood has indeed been disproportionately impacted by the foreclosure crisis. From the beginning of 2007 through mid-2009, foreclosures in the Lower Acre have happened at twice the rate as the rest of Haverhill, given the relative populations of the neighborhood and the city (see Appendix G for more detail).

In collecting observations on the neighborhood's housing stock, the neighborhood student workers observed several vacant buildings and lots, many residential structures in disrepair, and numerous code violations. Data were collected on every parcel in the Lower Acre. Each residential structure was scored based on apparent structural soundness, and visible violations of the state sanitary code were noted. Such a "windshield" survey is necessarily limited, as observations are restricted to building exteriors. Yet even with this limitation, 285 structures were observed to have at least one code violation, and an additional 67 were found to have some type of visible structural deficiency. With a total of 629 structures examined, at least 56% of the neighborhood housing stock has deficiencies that could negatively affect the safety and/or health of its occupants.

Code Enforcement

Currently, Haverhill employs two code enforcement officers covering the neighborhood. While they respond to residents' complaints about vacant buildings or code violations, they do not seek out issues on their own. Haverhill's mayor was appreciative to hear of the student workers' effort to proactively identify code violations. The full results of their efforts will be passed on to the city's code enforcement officials. A neighborhood association would be well placed to inform residents of their rights with respect to up-to-code housing. It would also be in a good position to continue proactive efforts with the city to assure that the area's housing stock is safe and healthy.

"...at least 56% of the neighborhood housing stock has deficiencies that could negatively affect the safety and/or health of its occupants"

Programs and Services

Research has identified that there are a number of local, state, and federal programs that area residents can take advantage of, broadly falling into these categories:

- Foreclosure prevention
- Lead abatement
- Home heating assistance
- Opportunities and assistance for first-time homebuyers

A list of these programs may be found in Appendix L. Such programs should be listed in the "one stop" services resource outlined in Key Recommendation #2 near the beginning of this report. The proposed neighborhood association should be involved in updating and maintaining this information, as well as in disseminating it to the community.

Home prices in Massachusetts may now be at their lowest levels for years to come. The income threshold to home ownership is thus very low, and the potential for a significant return on a home investment is high. The cost of housing in Haverhill is a good value compared to neighboring communities, and the Lower Acre offers some of the best values in the city. Neighborhood stakeholders and the city should work to help potential neighborhood homeowners take advantage of this situation.

“The city should actively encourage home ownership.”

In Worcester, a collaborative effort along these lines is underway among municipal, nonprofit and real estate industry entities (c.f. <http://www.buyworcesternow.com/>). The program has been highly successful and the Lower Acre and indeed the entire city would be well-served by such an effort here. The best elements of the Worcester program can be combined with elements already in place in Haverhill. The city has a good down payment assistance program which offers up to \$10,000 in down payment assistance and is coupled with home buyer education through Community Action, Inc. What is needed is a stronger web-based marketing effort by the city about these and other homebuyer programs. The city should also offer events such as “homebuyer fairs” that match potential buyers with brokers and lenders. These efforts will go far in attracting homebuyers to the Lower Acre and ultimately help to stabilize the neighborhood. The city should initiate such a program very soon. With housing prices at such a low level, investors may quickly acquire property. With such a disproportionate amount of housing investor-owned, the city should actively encourage home ownership.



In the Lower Acre, well-kept homes and poorly-maintained structures often stand side-by-side.

It is further recommended that the city extend its home rehabilitation loan program to include “investor owners.” As noted, only 23% of housing units in the Lower Acre are owner-occupied, and at least 35% of units are owned by someone living outside of the neighborhood. Thus, a large portion of the neighborhood’s housing stock fails to qualify for the city’s current program, which is limited to owner-occupied buildings. A legitimate concern raised by this proposal is that landlords living outside of the neighborhood stand to benefit from it. Offering below market-rate interest loans to landlords in place of grants or deferred payment loans addresses this concern. Loans with rates from 0% to 3% provide the needed incentive to borrow and make repairs to local housing stock, especially when coupled with “stepped up” code enforcement. In addition, HUD requires that at least 51% of housing units in property receiving assistance be occupied by low to moderate income tenants. Lastly, (as suggested by a resident at a community meeting and as required by HUD guidelines), any landlord taking advantage of this program should be required to limit rent growth. These reasonable strictures will assure that the home rehabilitation program can be extended to area residents who need it, and that these residents are its true beneficiaries.

“...a large portion of the neighborhood’s housing stock fails to qualify for the city’s current home renovation program”

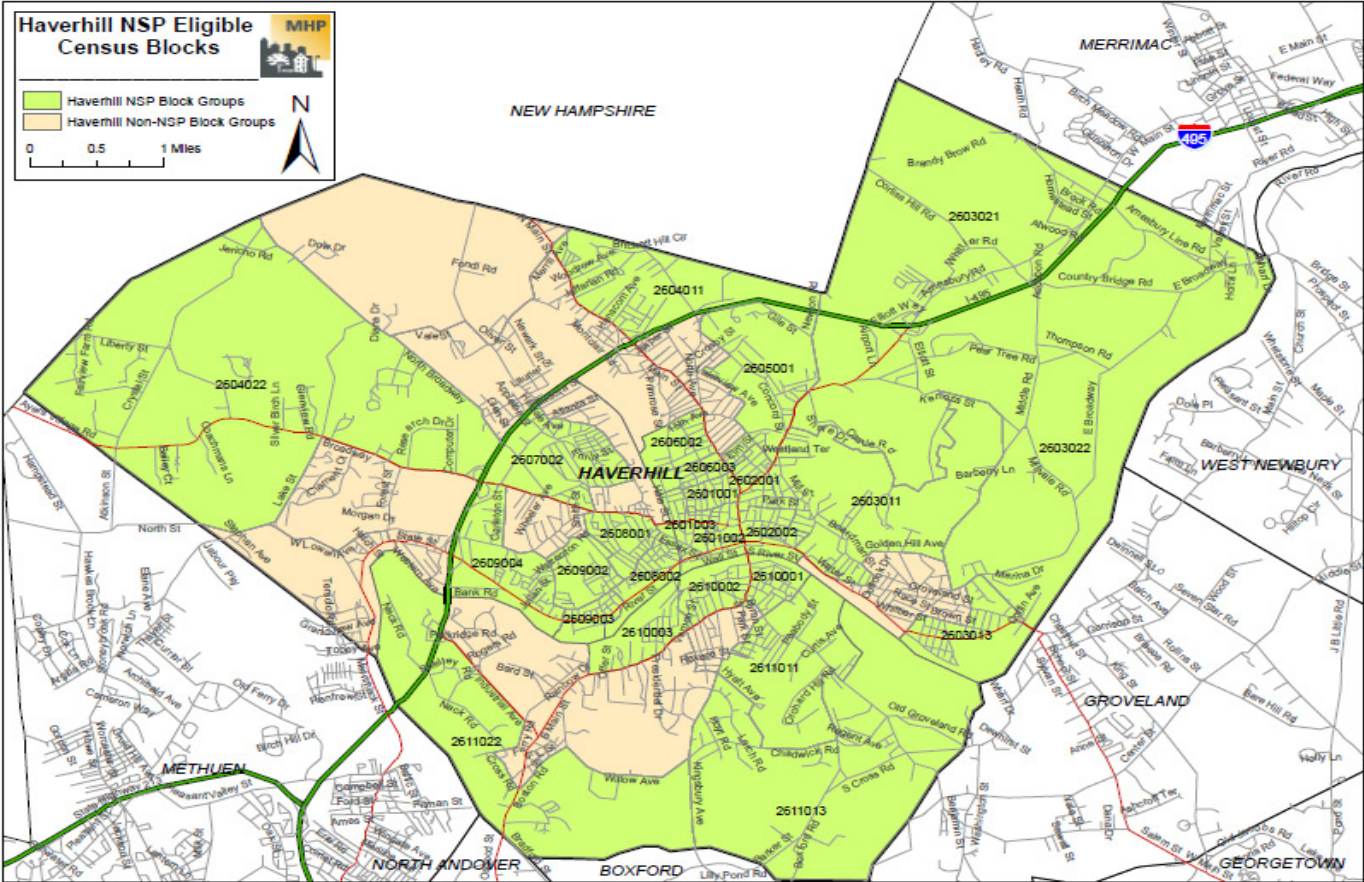
Neighborhood Stabilization Program (NSP)

Utilizing federal Neighborhood Stabilization Program (NSP) funds, the Department of Housing and Community Development (DHCD) in cooperation with the Massachusetts Housing Partnership (MHP) and Massachusetts Housing Investment Corporation, private lenders and non-profit foundations, has targeted funding to assist those areas hardest hit by foreclosure. Haverhill is one of 17 communities that are eligible to participate in a new enhanced version of MHP’s Soft Second Loan Program which are mortgage funds used to purchase foreclosed condominiums, single-family, two-family, or three-family homes (see the map on page 25 for eligible areas of Haverhill, which includes the Lower Acre). Under this new version, the first time homebuyer requirement is waived and the household income limit is raised to 120% of the area median income (for example \$71,000 for single person, \$81,000 for two-person, or \$91,000 for three family household). In addition, because the Lower Acre (as well as other Haverhill neighborhoods) has special designation, homebuyers purchasing foreclosed property are eligible for rehabilitation grants up to \$40,000 for 2 and 3 family homes.

Haverhill Lower Acre Neighborhood Revitalization Strategy

The state has put together some good resources for Haverhill to utilize. NSP income limits and target areas are clearly identified on the MHP website, along with foreclosed property sales information available to the public. The Haverhill Community Development Department will only have to market the information to the general public on its website and in brochures or flyers so that they know what is available. These state programs coupled with available city programs can go a long way towards reversing many of the problems in the Lower Acre neighborhood. **It can't be stressed enough that a "full court press" should be initiated immediately by the city to take advantage of the low home prices and all the programs available and discussed in this section, and "market" the Lower Acre as the best opportunity around to now purchase a home.**

Additionally, the above named organizations have collaborated and made available a Neighborhood Stabilization Fund (NSF) which provides financing to allow for-profit or non-profit developers to purchase foreclosed property in targeted neighborhoods such as the Lower Acre. The goal is to have the property quickly rehabbed and sold to homebuyers or redeveloped as affordable rental housing. Projects funded under this program must be part of a municipally supported strategic neighborhood redevelopment plan. This revitalization strategy has provided the city with the necessary plan; they should take advantage of the NSF program beginning in September, 2009.



The City of Haverhill with NSP-eligible block groups shown in green. The NSP-eligible area includes almost the entire area of the Lower Acre as designated for this study. Map courtesy of MHP.

“any effort the city makes toward implementing the strategies outlined here will more than pay off in the long term”

While the city has very real staff and resource limitations, it should be remembered that any effort the city makes toward implementing the strategies outlined here will more than pay off in the long term, as home values and the tax base increase, and code enforcement and crime costs decrease. It is further recommended that the city leverage all of its programs and funds with other state and nonprofit programs such as MassHousing’s “Get the Lead Out” (which offers lead paint removal loans to owner occupants, nonprofit organizations, and investor owners). MassHousing also has a Home Improvement Loan Program. In addition, MassSave offers a Heat Loan Program. We commend the city for seeking lead paint abatement funds from HUD. If successful, it will help leverage the funds currently available for home repair. Leveraging of existing resources is key to continued neighborhood development efforts.

The Haverhill Community Development Department should designate one individual to be the point person (neighborhood planner) and, using this revitalization plan as a guide, implement all the strategies and actions outlined. By doing so, a dramatic turnaround will be realized in the Lower Acre neighborhood. This strategy has been developed to allow the city to immediately initiate low cost revitalization efforts that can be carried out quickly and that adhere to the solid principle of “fix the basics first”.

Parks and Recreation

Concerns about park space and youth activities were raised numerous times at community meetings. Specific issues identified included:

- A lack of positive environments for youths to “hang out”
- A lack of play space/playgrounds for toddlers & young children
- The deteriorated condition of existing parks/playgrounds

The student workers examined three existing parks in the neighborhood, and observed a number of concerning issues, including:

- Cracked/deteriorated pavement
- Broken/unsafe swings
- Inadequate lighting
- Graffiti
- Aesthetic issues (minimal landscaping, litter, etc.)

(For further detail, see Appendix H)

Youth Space

At community meetings, residents suggested that neighborhood youths need a safe space to “hang out.” Fortunately, the local YMCA chapter (located in the neighborhood) recently opened an afternoon drop-in “Youth and Teen Center.” Open to middle and high school students, the center offers activities, clubs and space to “just hang out” in a positive environment. The YMCA recently applied for and has received \$8,000 of Community Development Block Grant (CDBG) funds from the city to partially support this service. The Y currently has enough funding to keep the center open until 9 p.m. on most nights, but the Y and local residents agree that there is a need to keep the facility open later. The Y should apply for additional CDBG funds to extend the hours of operation of the center. Some funds could also be used to help the Y purchase nutritious snacks to serve at the center, as many of the teens who take advantage of it are from low-income households and stay there through dinnertime.



Haverhill's YMCA. Located in the Lower Acre and home to the Youth and Teen Center.

Potential Programs



The Lower Acre's Portland Street Park. This park was recently cleaned by the city in response to findings by student workers associated with this study. Some larger infrastructure issues remain unresolved.

With regard to existing parks, it is clearly understood that city funds are limited, and that the Department of Parks and Recreation is doing its best to maintain parks given its funding constraints. Through its Parkland Acquisitions and Renovations for Communities (PARC) grant program, the state provides communities with funds to establish new parks and improve existing parks. These funds might be useful to the community should it decide to expand park space within the neighborhood or to renovate existing parks. Also, HUD allows CDBG funds to be used for the creation and redevelopment of parks. The city, as an entitlement community, should consider allocating a portion of their grant for the purpose of redeveloping the existing neighborhood parks. This ties in with Key Recommendation #4 discussed at the outset of this report.

An important neighborhood park is located on Portland Street. Area residents would be well-served if this park received the city's priority attention. The full basketball court that dominates the park should be reduced to a half-court, and the remaining half-court should be repaved. This idea is consistent with best practices from other cities in the region, which have noticed marked reductions in noise, loitering, and other undesirable behavior when full basketball courts were reduced to half-courts. Broken playground equipment should be repaired and replaced, and additional playscapes should be installed. A stone wall separates the park from the roadway. While attractive, this wall reduces visibility and leads to a sense of insecurity—one doesn't know what's on the other side until passing through one of the parks two small entrances. Reducing the impact of this barrier would improve sight lines in and out of the park and thereby increase its overall sense of security. The wall should be reduced in height, or removed entirely and replaced with fencing that does not obscure the view into the park from the street. The rather large paved area that currently serves no apparent use should be replaced with grass or raised groundcover plant beds, which are present elsewhere in the park. Signage and lighting should be upgraded. All of these suggestions should be subject to the opinions of a representative group of residents.

The need for an active, engaged neighborhood association is underscored when considering the issue of parks. Such an organization could schedule regular neighborhood clean-ups of park spaces. It would be ideally suited to organize park events like concerts and festivals, as its members would be intimately familiar with the local artists and organizations who might be involved. The city has an adopt-a-park program (known as “Brightside”) that a neighborhood association could take advantage of. Working with the city’s Parks and Recreation staff through this program, the neighborhood could develop plans to improve the landscaping and general appearance of parks, and surplus city items (e.g., woodchips) would become available for the “adopted” parks. A neighborhood association would also have the ability to actively pursue businesses in the neighborhood to “adopt a park”.

Neighborhood Preferences

It should be noted that there appear to be some conflicting priorities among Lower Acre residents with regards to open space. For instance, some residents living near a park on Union Street want the park to be paved over for use as an off-street parking lot. They feel the need for off-street parking in this congested neighborhood outweighs the need for park space, especially given the present condition of the park. The Parks and Recreation department reported that they recently removed playground equipment from this park at the request of nearby residents, but kept in a basketball court at the request of the Police Department. Other residents expressed dismay at the poor, underutilized condition of the park and a general desire for more playgrounds in the area. While the purpose of this study is not to settle such differences of opinion, a neighborhood association would serve as a venue where such differences could be discussed, and where agreeable compromises could be reached.

Crime and Safety

As previously mentioned, statistics provided by the Haverhill Police Department indicate that crime is generally more prevalent in the Lower Acre than in the city as a whole. Crimes indicated by citizens to be of particular concern include gang activity/fights, automobile theft and vandalism, drugs, graffiti and violations of a noise ordinance that area residents helped to enact.

Neighborhood Violence Survey: "Nearly 80% of respondents have witnessed a drug transaction in the neighborhood."

The Haverhill Community Violence Prevention Coalition's student workers surveyed local residents on the topic of crime over the course of their work this summer. More than a quarter of survey respondents reported knowing someone in an area gang, and more than a third reported gang violence to be problematic in the Lower Acre. Nearly 80% of respondents have witnessed a drug transaction in the neighborhood, nearly 70% reported witnessing street fights in the neighborhood, and over 40% have witnessed a home robbery. Youth violence was also a major concern, with over 60% of respondents reporting having seen a youth possessing a weapon, and many respondents pointing to youth outreach and activities as a major need for violence prevention. The need for a more comprehensive police presence in the neighborhood was also pointed out by many respondents.

Weed & Seed Effort

The Haverhill Police Department held community meetings in January, April, and August of 2009 in an attempt to foster neighborhood discussions and cooperation, and to initiate a local “Weed & Seed” program. Weed & Seed is a federal initiative that involves collaboration among stakeholders representing a many interests in high-crime areas (residents, business owners, political leaders, etc.). Efforts are undertaken to “weed out” criminals and “seed” human services like intervention and neighborhood restoration. Participating communities must raise funds for their efforts, and by doing so they qualify for federal matching grants specific to the program.

Community involvement is a key requirement of the program, and without it, it is unlikely that the broad variety of stakeholders required of participating communities would become engaged with the effort. Residents who attended the Police Departments’ community meetings reported that attendance at these meetings declined over time. Regardless, Weed & Seed is a worthwhile effort for the community to undertake. It is recommended that the neighborhood association and city officials attempt to work collaboratively with the Police Department on this effort.

Community Policing

Community members were of a general opinion that police responsiveness and the crime situation in the neighborhood were much better when a police community substation was operating on Winter Street, and when police bike patrols were common in the neighborhood. The city should seek out grants to fund this program again. A reallocation of CDBG funds for this activity should also be considered. The Lowell Police Department has recently opened two “pocket precincts” in 24-hour drug stores. This type of creative partnership could possibly be done in Haverhill (a 24-hour CVS on Main Street abuts the neighborhood) and should be considered. Residents also pointed out that increased activity on Winter Street, including the opening of a new restaurant and a new storefront church/human service agency, helped reduce crime in the area. This supports the notion that Winter Street improvements are important for the well-being and revitalization of the neighborhood.

Graffiti

With regard to graffiti, evidence indicates that a city program or neighborhood association that works to quickly remove or paint over graffiti would help to reduce the incidence of unwanted graffiti in the area. Commendably, the city has an automated graffiti reporting system on its website, and should make this more prominent (as part of the improvements in Key Recommendation #2 of this report). At the community meetings, residents suggested that a “graffiti” Art Wall program might also be helpful. Those responsible for such a program (ideally, the proposed neighborhood association) would identify appropriate locations for young, local graffiti artists to do their work legitimately. Teams would be granted permission to use designated wall(s), which would be monitored and regularly opened for repainting. The student workers identified a location at Portland Park as a potential location for such a project.



Graffiti on the rear of a commercial building on Portland Street.

“Broken Windows”

The “broken windows” approach to addressing urban crime has effectively been shown to reduce crime rates. It involves improving the upkeep of neighborhood buildings and land and increased police attention. A trial of a broken windows program was recently undertaken in Lowell. Some city “hot spots” of crime received stepped up police enforcement of minor crimes and had vacant lots and properties cleaned up. These areas saw a significant reduction in criminal activity as compared to hot spots that did not receive such attention (c.f. Boston Globe, “Breakthrough on ‘Broken Windows’” Feb. 18, 2009).

“The ‘broken windows’ approach to urban crime has effectively been shown to reduce crime rates.”

Elements of this program should be carried out in the Lower Acre. The previously mentioned proposal to keep residents aware of the best contacts at City Hall for various concerns (abandoned properties, broken streetlights etc.) would help in keeping the neighborhood in a good state of repair. Regular neighborhood cleanups sponsored by a neighborhood association would accomplish the same. Addressing the issue of poorly-maintained vacant and foreclosed properties is another worthwhile means to improve the neighborhood’s appearance. Foreclosure prevention is an obvious way to proactively address the issue (strategies are outlined in the “Housing” section of this report). For current vacant and foreclosed properties, a number of models and approaches used have been identified (see Appendix M) that should be given serious consideration by the city and residents.

Street Lights

Finally, the MVPC has been working on a separate but related project for the City of Haverhill in collecting observations on streetlights in the neighborhood. When complete, the results will be analyzed to identify areas in the Lower Acre that are inadequately lit at night, even when all existing streetlights are fully functional. The MVPC will pass these results on to the key city entities that would be responsible for installing new lights: the Electrical Inspector (himself a resident of the neighborhood) and the Public Property/Facilities Department. Results will also be shared with the neighborhood association, Mayor’s Office, and the Police Department.

Streets & Sidewalks

At the community meetings, residents raised a number of concerns all generally related to the condition of neighborhood streets, sidewalks and other infrastructure. These include:

- Inadequate parking
- Unclear or missing parking signs
- Lack of parking enforcement
- Sidewalk and roadway pavement issues: cracks, deterioration, missing curbs
- Poor street name/crosswalk signs
- Short pedestrian and vehicle turn signals
- Winter Street not “pedestrian friendly”
- Inadequate street lighting
- Snow issues – lack of parking, poor plowing



MVPC staff collecting sidewalk and roadway condition data.

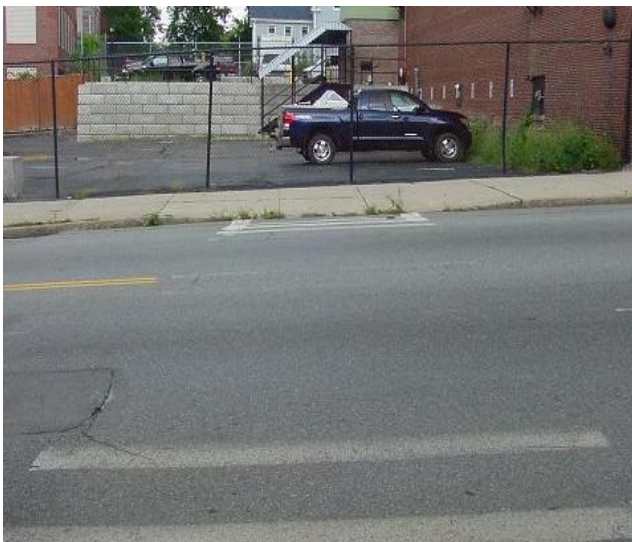
The MVPC is working as a consultant to the City of Haverhill on collecting GPS-coded data on sidewalk and street sign conditions in an area of the city that includes the Lower Acre. Every sidewalk on every street in the Lower Acre has been examined to determine its condition. The data collection and analysis should be complete by the end of October. Last year, a similar project was completed for all city roadways, which the city is currently using to identify streets most in need of repair. When all of the sidewalk data is collected and quality control checked, information from these two efforts will be compiled to indicate areas of the neighborhood most in need of repair attention. Results will be forwarded to the city’s Community Development and Public Works departments. It is recommended that the city use this information to appropriately target further CDBG, Chapter 90, or stimulus money available for roadway repair.

Again, the need for a strong neighborhood association is apparent when considering the issues residents have raised. Such a group could work with the Police Department to assure that all parking regulations are appropriately enforced and the Highway Department to improve signage and snow removal. It might also initiate a dialog with local businesses and churches to find out if their lots might be used by residents for snow emergency parking. Saint James Church on Winter Street could be a key partner in this effort, since it has several parking lots near residential areas that are nearly empty for most of the week.

Winter Street

Situated just a few blocks from Haverhill's rapidly-improving downtown, Winter Street is an important commercial center for the neighborhood. As mentioned, residents of the Lower Acre currently perceive Winter Street as a "barrier" to Downtown. Given its location, the street has enormous potential to function instead as a "gateway" to Downtown. It is possible that with improvements to the pedestrian environment along this roadway, Lower Acre residents will patronize downtown businesses on a more frequent basis. Winter Street is essentially the back yard of many of the new downtown condo and apartment redevelopment projects, and its improvement may encourage higher occupancy of these units.

"Given its location, Winter Street has enormous potential to function as a 'gateway' to Downtown."



A Winter Street crosswalk. Crosswalks in this area connect the Lower Acre to Downtown, but many are marked by faded paint, inadequate signage, and short or non-existent crossing signals.

“the rehabilitation of Winter Street is a key component of the sustainability of a revitalized Downtown and Lower Acre.”

As part of this project, an engineering firm has been engaged to study the Winter Street corridor and create a conceptual plan for improvements. This will provide the city with the foundation to begin the process of improving Winter Street both functionally and aesthetically. The route is being examined with an eye to enhancing the area’s business climate and its accessibility to nearby residents. Preliminary work on the plan includes:

- a redesign of the roadway which maintains the current number of travel lanes but adds turning lanes at several intersections
- crosswalk improvements that include improved visibility and “neckdowns” - extensions of the sidewalk into the roadway that make pedestrian crossings shorter and safer
- widening and beautification of sidewalks, including new trees and ornamental light fixtures

Preliminary roadway designs are available in Appendix R. Conceptual plans are on schedule to be complete in September, and will be forwarded to the neighborhood association and the appropriate city departments.



Part of the preliminary Winter Street designs, showing expanded crosswalks and new trees.

Ultimately, the rehabilitation of Winter Street is a key component of the sustainability of a revitalized Downtown and Lower Acre. An improved Winter Street could provide real benefits to the city, including an increased tax base and a “welcome mat” to its downtown businesses. For Lower Acre residents, the neighborhood will be bolstered by additional commercial activity and neighborhood retail businesses within walking distance of their homes. There also are many less tangible but equally important benefits to be had. As the center of commercial activity in the neighborhood, the street is an important component of residents’ sense of pride and ownership in their neighborhood. It is reasonable to believe that as the street is improved, residents will find much more reason to engage with the community and the city.

Career Development

A number of resources are available to residents of the Lower Acre that could have a positive impact on the neighborhood's economic standing. Two federal stimulus programs are currently accepting applications from nonprofits to provide career training (see Appendix I). Local nonprofits should consider whether these programs might be realistic for them to take advantage of, and remain alert for similar stimulus programs as they become available. The Service Corps of Retired Executives (SCORE) is an organization that offers advice and technical assistance to entrepreneurs and small business owners. Small, locally-owned neighborhood businesses and any neighborhood residents considering starting a business of their own might find their services to be very beneficial (See detail and contact information in Appendix J).

Neighborhood residents looking to find a job, change careers, or increase their income have three very accessible opportunities. One is the Valley Works Career Center, which is located within walking distance of the neighborhood and offers a number of career programs, including "job shadowing," on-the-job training, job listings, referrals, resume development, and computer and language skills courses. Accessible by current MVRTA bus routes, Northern Essex Community College offers a number of academic and workforce training programs at low cost (details are available in Appendix J). Finally, Community Action, Inc. is a local nonprofit that offers GED, ESOL and nurse's assistant training programs. Opportunities such as these should be well-publicized in the neighborhood, ideally in the "one stop" resource outlined in Key Recommendation #2 near the beginning of this report.

"A number of resources are available to residents that could have a positive impact on the neighborhood's economic standing"

Asset Building

Community development organizations across the United States have recently undertaken a number of programs often referred to as “asset building.” These efforts are designed to help lower-income families and individuals advance out of the well-documented “cycle of poverty.” More specifically, these efforts often provide assistance in: preparing taxes to maximize the Earned Income Tax Credit; gaining home ownership; establishing savings (sometimes with matched deposits); obtaining higher education; and even in setting up businesses. Home ownership resources have been discussed in detail in the “Housing” section of this report. Nonprofit organizations working locally should consider whether other asset-building programs are a feasible addition to their scope of services.

“These efforts are designed to help lower-income families and individuals advance out of the well-documented ‘cycle of poverty.’”

Recommendations Summary

Neighborhood issues and recommended responses have been discussed throughout this report. The following chart lists all of the recommendations put forward, along with the issue each attempts to address, the parties who would carry these out, and a reference to where further detail may be found within the report.

Overall/“Key” Recommendations

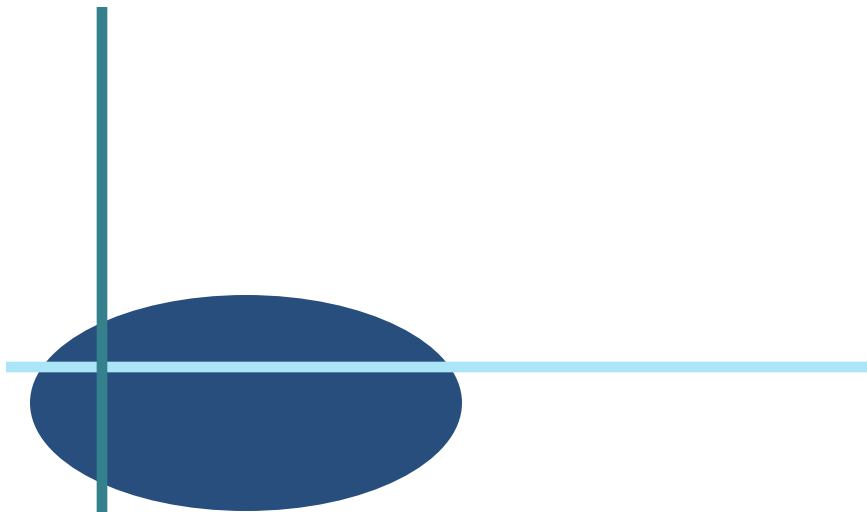
| ISSUE | RECOMMENDATION | IMPLEMENTING PARTIES | REPORT DETAIL |
|---|---|---|------------------------------------|
| Community engagement | Residents to form a neighborhood association | Existing steering committee, residents who have attended community meetings | Key Recommendation #1 |
| Information on existing programs and services | Create a “one stop” web page and brochure listing government and nonprofit points of contact. Keep up-to-date and disseminate throughout neighborhood | City of Haverhill Community Development Department, Neighborhood Association | Key Recommendation #2 |
| Inadequate Funding | Pursue a variety of federal and state funding sources | City of Haverhill: Police, Community Development, Parks and Recreations | Key Recommendation #3 |
| Concentrated revitalization | Infrastructure and services efforts targeted to specific areas of the Lower Acre over a 24-month period | City of Haverhill: Police, Community Development, Highway, Building Inspector, Parks and Recreation | Key Recommendation #4 |
| Winter Street Revitalization | Implement the designs outlined herein | City of Haverhill: Community Development, Highway | Key Recommendation #5, Appendix R. |

Detailed Recommendations

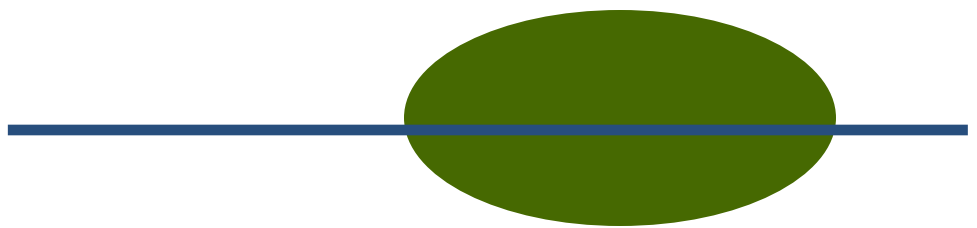
| ISSUE | RECOMMENDATION | IMPLEMENTING PARTIES | REPORT DETAIL |
|---|---|---|---|
| Inadequate bus service | Engage with the MVRTA to improve/enhance services | Neighborhood Association | Recommendations by Issue: Public Transportation |
| Poor housing conditions & code violations | Inform residents of their rights, engage with the city to enforce codes | Residents, Neighborhood Association | Recommendations by Issue: Housing |
| Low home-ownership level | Help residents take advantage of current housing market, use existing homebuyer and foreclosure prevention programs | City of Haverhill Community Development, Neighborhood Association, Community Nonprofits | Recommendations by Issue: Housing, Appendix L |
| Poor housing conditions & code violations | Extend home rehabilitation loan program to include "investor owners" with rent stipulations | City of Haverhill Community Development | Recommendations by Issue: Housing |
| Youth Programming | Extend neighborhood teen drop-in center hours through additional grant funding | YMCA | Recommendations by Issue: Parks & Recreation |
| Park Conditions | Pursue state PARC grants; reallocate CDBG funds to park renovation | City of Haverhill: Community Development, Parks and Recreation | Recommendations by Issue: Parks & Recreation |
| Park Conditions | Organize park clean-ups, join "Brightside" (adopt-a-park) program, coordinate park events | Neighborhood Association | Recommendations by Issue: Parks & Recreation |
| High crime levels | Pursue Weed & Seed program/funding | Haverhill Police Department, Mayor's Office, Neighborhood Association | Recommendations by Issue: Crime & Safety |

Detailed Recommendations (continued)

| ISSUE | RECOMMENDATION | IMPLEMENTING PARTIES | REPORT DETAIL |
|---|--|--|--|
| High crime levels | Reallocate CDBG funds to recommence neighborhood bike patrols and/or substation | City of Haverhill Community Development | Recommendations by Issue: Crime & Safety |
| Illegal graffiti | Implement a program to rapidly remove/ paint over graffiti, establish Art Wall program | Neighborhood Association | Recommendations by Issue: Crime & Safety |
| High crime levels | Improve neighborhood appearance as part of a “Broken Windows” effort | Neighborhood Association | Recommendations by Issue: Crime & Safety, Appendix M |
| High crime levels | Improve street lighting where needed | City of Haverhill Electrical Inspector and Public Property/Facilities | Recommendations by Issue: Crime & Safety |
| Street and sidewalk disrepair | Use MVPC’s GPS data to target CDBG, Chapter 90 and/or stimulus money for roadway repair | City of Haverhill Highway Department, Community Development | Recommendations by Issue: Streets & Sidewalks |
| Lax parking enforcement, poor street signage, snow removal and winter parking | Coordinate with the Police Department, Highway Department, and local businesses and churches to address each issue | Neighborhood Association | Recommendations by Issue: Streets & Sidewalks |
| High poverty levels, low education levels | Take advantage of & get word out about existing programs | Local nonprofits, City of Haverhill Community Development | Recommendations by Issue: Economic Development, Appendices I & J |



Appendices



Appendix A Crime Statistics



HAVERHILL POLICE DEPARTMENT

**Chief of Police
Alan DeNaro**

CRIME ANALYSIS

40 BAILEY BLVD | HAVERHILL, MA 01830 | 978-373-1212

Prepared by M. Mae Dunn

Lower Acre Incidents* January 2007- December 2008

| Incident Type | City-Wide 2007 | Lower Acre 2007 | City-Wide 2008 | Lower Acre 2008 |
|-----------------------------------|-------------------|--------------------|-------------------|--------------------|
| Robbery | 82 | 19 | 61 | 12 |
| B&E | 740 | 42 | 687 | 55 |
| MV Theft | 224 | 21 | 135 | 18 |
| Destruction of Property/Vandalism | 909 | 108 | 866 | 101 |
| Murder | 2 | 0 | 1 | 0 |
| Rape | 13 | 2 | 14 | 1 |
| Aggravated Assault | 245 | 37 | 307 | 39 |
| Simple Assault | 609 | 78 | 627 | 82 |
| Pocket picking | 15 | 0 | 12 | 1 |
| Shoplifting | 63 | 7 | 86 | 3 |
| Theft from MV | 5 | 0 | 9 | 0 |
| Theft from building | 46 | 1 | 44 | 3 |
| Theft of MV parts | 6 | 1 | 2 | 0 |
| All Other Larceny | 750 | 78 | 733 | 64 |
| Narcotic Violation | 192 | 29 | 185 | 35 |
| Prostitution | 53 | 28 | 49 | 39 |
| Grand Total | 3954 | 451 | 3818 | 453 |

* "Incidents" refers to police reports. Police reports are considered more accurate in gauging crime rates than calls for service or arrests as not all calls for service indicate a crime, and not every incident ends in an arrest.

Generated: 8/11/2009

Appendix B Crime Rates

Calculated Crime Rates

Per 1,000 households (property crimes)

| Incident Type | City-Wide 2007 | Lower Acre 2007 | City-Wide 2008 | Lower Acre 2008 |
|---------------------------------------|-------------------|--------------------|-------------------|--------------------|
| Robbery | 3.5689415 | 14.8669797 | 2.65494429 | 9.38967136 |
| B&E | 32.2075209 | 32.8638498 | 29.900766 | 43.0359937 |
| Destruction of Property/ Vandalism | 39.5630223 | 84.5070423 | 37.6915042 | 79.029734 |
| Theft from building | 2.00208914 | 0.78247261 | 1.91504178 | 2.34741784 |
| All Other Larceny | 32.6427577 | 61.0328638 | 31.9028552 | 50.0782473 |
| Shoplifting | 2.74199164 | 5.47730829 | 3.74303621 | 2.34741784 |
| MV Theft | 9.74930362 | 16.4319249 | 5.87569638 | 14.084507 |
| Theft from MV | 0.21761838 | 0 | 0.39171309 | 0 |
| Theft of MV parts | 0.26114206 | 0.78247261 | 0.08704735 | 0 |

Per 1,000 persons (personal crimes)

| Incident Type | City-Wide 2007 | Lower Acre 2007 | City-Wide 2008 | Lower Acre 2008 |
|--------------------|-------------------|--------------------|-------------------|--------------------|
| Murder | 0.03391613 | 0 | 0.01695806 | 0 |
| Rape | 0.22045482 | 0.56609114 | 0.23741288 | 0.28304557 |
| Aggravated Assault | 4.15472536 | 10.4726861 | 5.20612525 | 11.0387772 |
| Simple Assault | 10.3274602 | 22.0775545 | 10.6327053 | 23.2097368 |
| Pocket picking | 0.25437094 | 0 | 0.20349675 | 0.28304557 |
| Narcotic Violation | 3.25594804 | 8.20832154 | 3.1372416 | 9.90659496 |
| Prostitution | 0.89877732 | 7.92527597 | 0.83094507 | 11.0387772 |

Prepared by the Merrimack Valley Planning Commission. Based on incident data reported by the Haverhill Police Department.

Appendix C Steering Committee Summary

Steering Committee Membership:

Chris D'Aveta – Haverhill Dept. of Community Development
Vincent Ouellette – Haverhill Dept. of Parks and Recreation
Richard Lynch – Community Action, Inc.
Megan Shea – Haverhill Community Violence Prevention Coalition
Sharon Guinta – Emmaus
Jeanene – Emmaus
Marlene Yeo – Somebody Cares, New England
Tracey Fuller – YMCA of Haverhill
Sara Jones – Resident

Recommendations/Information offered by Steering Committee:

- Original members (as designated by the city) reached out to additional contacts and increased representation on the group
- The committee provided preliminary information about nonprofit services in the community, the lack of a neighborhood association, and were able to identify with a great deal of accuracy the likely issues and concerns that would be raised at public meetings
- Ideas for data collection for student workers, including residential properties exterior conditions, cataloging vacant lots, park conditions, survey of local nonprofit organizations
- Outreach ideas for community meetings – advertising at YMCA and churches, printing flyers in back-to-back English and Spanish (had previously been done as two separate documents)
- Explained existing partnership among local churches and nonprofits to provide daily emergency food assistance/free meals coverage
- Idea to open up dialog between city department heads and community, e.g., bringing them in to monthly community meetings
- Identified issue of information gap between services and people's awareness, e.g., that teen center is available and free at the Y
- Identified issue that some renters are nervous to report code violations because of potential for landlord retaliation. Possible resolution is to have outsiders (e.g., city inspectors) perform review of code compliance
- Originated idea for a neighborhood association to emerge from the efforts behind the Gateway report

Appendix D Community Meeting Minutes

Meeting Notes

July 1, 2009
Citizen's Center
Welcome Street, Haverhill
Gateway City Program: Lower Acre Neighborhood

Dennis DiZoglio of the MVPC opened the meeting with a description of MVPC's work and requested input from the residents gathered.

Colin, resident and landlord of home, north of Winter Street, near Lafayette Square:

Suggested an effort should be made to increase participation in city recycling program.

Concerned about vacant homes/lots.

Thinks that landlords need to take care of properties better, e.g. clearing snow from sidewalks.

Spoke highly of community gardens – expand/strengthen.

There is a need for “Parking” and “No Parking” signs in his neighborhood. Current parking patterns, especially by visitors, sometimes leaves too little room for traffic.

The quality of the infrastructure, such as sidewalks, is in poor condition.

Concerned about trash on properties – businesses on Lafayette Square and properties abutting Little River.

Concerned about odors from Little River.

Would like to see a “Welcome to Shoe City” or “Welcome to Haverhill” sign near or on the railroad bridge over Winter Street. The bridge is in general need of fresh paint. Also, directional signage is lacking in Lafayette Square (e.g., “to 495”).

Clean up, including removal of weeds, needs to be done around the bridge.

Street signs are missing, obscured, or faded in and around the neighborhood. Crosswalk signage is inadequate.

There is a need for more crosswalks on Winter Street.

Traffic turn lights at Summer and Main streets are too short.

John Yeager?, resident of 112 Emerson Street:

Would like to see a building for kids to gather (youth center), like “Youth Tech” in Lowell; can play games or go on computers at center.

Negatives: The home across the street from where he lives is abandoned and foreclosed now overgrown with weeds.

There is graffiti on the Bradford Seafood restaurant.

Positives: The Haverhill Clubhouse, a mental health center in the neighborhood. Somebody Cares New England has occupied the space on the block at the northwest corner of Winter and White Streets. Noticed that in the last two years there aren't the prostitutes at that intersection.

Good police presence.

Dennis asked if there is the need for additional street lighting.

Appendix D (continued)

John said that the street lighting is adequate, given the current energy costs. (Someone in the group said that the area could use more).

Carla?:

Would like to see activity areas for toddlers.

Would like the parks cleaned up, including adding basketball courts and playgrounds.

Pedestrian crossing time is not adequate at the Main Street signalized intersection with Summer Street, near City Hall.

Resident of 219 Franklin Street:

Would like a wall for graffiti artists to focus their artistic needs on something productive by giving them a wall to draw/paint on - could possibly do a theme of "Shoe City" (with possible sponsors of Nike or Converse; or direct advertising). Nonprofits, like churches, library, and YMCA can get the word out to the kids by advertising it.

There is no place for kids to hang out - teenagers walk the street at night between 2 and 3 AM.

Could have a park for skater kids or a basketball court.

Police should patrol Franklin Street. She and her husband have twice had to contact the police because of gang fights and shootings near the VIP salon.

Resident of home near Emerson Street and Grand Avenue:

Poor physical condition (including chipping paint, termite damage) on foreclosed homes is turning off potential buyers.

Cars have been stolen near where she lives.

There is no place for children; there is a nearby, burned-out building where kids play (dangerous) - potential site for improved park.

The sidewalks are in terrible shape near where she lives, some curbs missing.

Snow plowing is often inadequate. Parking during snow storms is scarce, some public storm parking was formerly available in a lot on Winter Street.

Resident of John Street:

Some recent drug activity.

People park to corner (reducing turning visibility) and on sidewalks and don't follow city ordinances. Insufficient parking and inadequate enforcement are problematic.

Director of Haverhill YMCA:

Y has a new, free teen center open 7 days.

There is a midnight basketball program at the Y.

Y could use more funding, e.g., for healthy snacks provided to kids spending all afternoon/evening there.

Would be willing to help administer an off-campus youth center, would need financial resources.

Appendix D (continued)

Resident of Nichols Street:

The renters on Nichols have bought homes and took good care of them; unfortunately a lot of them are being foreclosed upon.

Down payment assistance would benefit renters looking to buy homes.

Some time ago, there was a mural program in place for walls along Little River, one still visible near Rent-A-Center and Salvation Army. A structured mural program (e.g., assembling “teams” assigned to specific places, to repaint seasonally) would be better than simply allowing anyone to paint on designated walls.

Dennis asked for feedback on the need for potential uses of vacant storefront (like a convenience store).

Colin would like to see an arcade. The possibility for daytime space/services for the homeless was also suggested.

There is an overgrown area in a park (Swazy park?) that is across from Emerson. It needs to be cut back. More activity in parks like movies/performances (including local school bands and cheerleading groups) was also suggested.

Dennis asked for feedback on places that residents would like the MVRTA to go.

Franklin Street resident said that she would like to see more intercity buses go to the grocery store, WalMart, doctors’ offices, Riverside Park/hospital, and public schools.

Evening and weekend bus service is inadequate.

A resident said that he would like to see bike paths installed on some of the wider streets.

Colin said that the MVRTA needs a more direct/quicker travel time for someone to get across town (perhaps a shuttle bus). He needs to take two buses (transferring at Washington Square), which takes about 45 minutes and says that he can get there more quickly by moped.

Children’s section of library has been closed for parts of the week.

Appendix D (continued)

Meeting Notes

Gateway City Program/Lower Acre Community Meeting
YMCA, Winter Street, Haverhill
August 11, 2009

Dennis DiZoglio of the MVPC facilitated the meeting. He began by reviewing steps the MVPC has taken since the July 1 community meeting, including research on issues raised by residents and formulating suggestions to put them into action. He said that the goal of this meeting is for residents to check on our progress, and to give us further guidance and ideas. A final meeting will take place in September to review a draft of the MVPC's final report.

Dennis mentioned the "key recommendation" the MVPC intends to make, which is the establishment of a strong neighborhood organization. This is needed to see through many of the other suggestions that will be in the report, and to make sure that residents' voices are heard going forward. A resident noted that a neighborhood association existed in the early 1990s, and was focused mostly on issues of crime and foreclosed properties. She said that it is difficult to get residents interested in regular community meetings without a key issue that people can rally around, but that the Lower Acre now faces a number of smaller issues. Another resident suggested that people involved in community garden efforts in the Lafayette Square area may be willing to take part in a neighborhood association. Getting the word out was pointed out as a big hurdle.

The issue of buses and public transportation was reviewed. At the July 1 meeting, residents said that bus service is inadequate in several ways, including poor evening and weekend service, insufficient service within Haverhill, and a lack of destinations important to residents (medical services, retail, etc.). One resident suggested that the MVRTA should have signs along their routes with maps and schedules. Another resident asked how to get the MVRTA to listen to neighborhood concerns. Dennis pointed out that a strong community group would be in a good position to advocate for improvements.

Housing issues previously raised included neglected/vacant homes, absentee landlords not maintaining rental units, foreclosure prevention, and heating assistance. Among various suggestions the MVPC may include in its report, Dennis asked for feedback about the idea of helping "investor-owners" renovate or improve rental units. One resident was clearly in favor of the idea. Another pointed out "mixed feelings" and suggested that if implemented, such a program should be limited to local owners, or those who agree to maintain rents at affordable levels after renovations.

On the related issue of lead paint abatement, a resident suggested that this may not be as big an issue as in the past, but this may partly be due to lead-painted units not being rented. She asked the MVPC to do further research.

Appendix D (continued)

A resident said that Haverhill's current first-time homebuyers program is working out well for those who take advantage of it, but information about the program could be better-distributed. Another resident pointed out that an office affiliated with Neighborworks operated in the neighborhood in the 90s and did a good job of this. The need for a point person, well-known to the neighborhood and fully informed about available housing resources, was pointed out. It was suggested that Emmaus and/or Community Action, Inc. could help fill the role of information resource. It was recommended that information be targeted so that people realize that they qualify for and can take advantage of programs (e.g., helping a renter who never thought he/she could own a home realize the possibility).

On the issue of parks and recreation, a resident pointed out the need for good surveillance and maintenance for any new or expanded park space. One resident suggested surveillance cameras. Another suggested that having programs with positive, young role models for teens would have a better impact on youth behavior than cameras. Another pointed out that cameras might simply move threatening behavior from parks to streets, and another resident said that this is happening now because of poor park conditions.

Crime issues raised at the July 1 meeting were revisited. A resident voiced support for the idea of a graffiti "art wall." It was pointed out that getting a clear idea of banks' responsibilities for maintaining foreclosed properties (as stipulated in Haverhill's codes) would be helpful. It was suggested that the MVPC talk to city councilors to find out why a proposed property maintenance enforcement ordinance was dropped last year. The fact that the city reacts to residents' complaints, but doesn't proactively seek out issues was raised. It was noted that police responsiveness was better when a community office was open and bike patrols took place.

Various issues surrounding streets and sidewalks were raised at the July 1st meeting. One resident introduced a suggestion to add park-like benches along Winter Street. On the idea of additional off-street parking, a resident raised the concern of long-term maintenance. The area near the intersection of 5th Avenue and Primrose Street was pointed out as being inadequately lit at night. Potholes were reported to be especially bad on Hilldale and 5th Avenues. Dennis offered to report on city-designated priority areas for pavement improvements at the next meeting.

Appendix E Census Data/Analysis

All Data Obtained from the U.S. Census Bureau, 2000 Census
Compiled by the Merrimack Valley Planning Commission

Population and Race

| | Lower Acre | Lower Acre % | City of Haverhill | City of Haverhill % |
|------------------------------|------------|--------------|-------------------|---------------------|
| Total Population | 3,533 | 100% | 58,969 | 100% |
| Hispanic/Latino | 1,104 | 31% | 5,174 | 9% |
| White | 2,168 | 61% | 50,912 | 86% |
| Black | 136 | 4% | 1,110 | 2% |
| American Indian | 12 | 0% | 88 | 0% |
| Asian/Pacific Islander | 48 | 1% | 797 | 1% |
| Other Race/Two or More Races | 65 | 2% | 888 | 2% |

“Hispanic/Latino” figures includes individuals self-reporting as Hispanic/Latino from any other group. “White” “Black” and all other group figures exclude self-reported Hispanics/Latinos.

Adult (18+) Population and Race

| | Lower Acre | Lower Acre % | City of Haverhill | City of Haverhill % |
|---------------------------------------|------------|--------------|-------------------|---------------------|
| Total Population 18 and older | 2,434 | 100% | 43,817 | 100% |
| 18 and older: Hispanic/Latino | 668 | 27% | 3,044 | 7% |
| 18 and older: White | 1,597 | 66% | 38,852 | 89% |
| 18 and older: Black | 85 | 3% | 758 | 2% |
| 18 and older: American Indian | 10 | 0% | 76 | 0% |
| 18 and older: Asian/Pacific Islander | 33 | 1% | 585 | 1% |
| 18 and older: Other/Two or More Races | 41 | 2% | 502 | 1% |

“Hispanic/Latino” figures includes individuals self-reporting as Hispanic/Latino from any other group. “White” “Black” and all other group figures exclude self-reported Hispanics/Latinos.

Gender

| | Lower Acre | Lower Acre % | City of Haverhill | City of Haverhill % |
|--------|------------|--------------|-------------------|---------------------|
| Female | 1791 | 51% | 30985 | 53% |
| Male | 1742 | 49% | 27984 | 47% |

Appendix E (continued)

Age Group

| | Lower Acre | Lower Acre % | City of Haverhill | City of Haverhill % |
|----------|------------|--------------|-------------------|---------------------|
| Under 10 | 647 | 18% | 8714 | 15% |
| 10-17 | 452 | 13% | 6438 | 11% |
| 18-24 | 434 | 12% | 4534 | 8% |
| 25-64 | 1780 | 51% | 31736 | 54% |
| 65+ | 220 | 6% | 7547 | 13% |

Age Detail

| | Lower Acre | Lower Acre % | City of Haverhill | City of Haverhill % |
|---------|------------|--------------|-------------------|---------------------|
| Under 5 | 332 | 9% | 4338 | 7% |
| 5-9 | 315 | 9% | 4376 | 7% |
| 10-14 | 297 | 8% | 4228 | 7% |
| 15-17 | 155 | 4% | 2210 | 4% |
| 18-19 | 106 | 3% | 1322 | 2% |
| 20 | 66 | 2% | 639 | 1% |
| 21 | 75 | 2% | 666 | 1% |
| 22-24 | 187 | 5% | 1907 | 3% |
| 25-29 | 299 | 8% | 4109 | 7% |
| 30-34 | 316 | 9% | 5125 | 9% |
| 35-39 | 309 | 9% | 5567 | 9% |
| 40-44 | 259 | 7% | 4928 | 8% |
| 45-59 | 215 | 6% | 4053 | 7% |
| 50-54 | 180 | 5% | 3500 | 6% |
| 55-59 | 112 | 3% | 2504 | 4% |
| 60-61 | 33 | 1% | 833 | 1% |
| 62-64 | 57 | 2% | 1117 | 2% |
| 65-66 | 26 | 1% | 695 | 1% |
| 67-69 | 40 | 1% | 1027 | 2% |
| 70-74 | 44 | 1% | 1741 | 3% |
| 75-79 | 56 | 2% | 1622 | 3% |
| 80-84 | 29 | 1% | 1273 | 2% |
| 85+ | 25 | 1% | 1189 | 2% |

Appendix E (continued)

Housing Units

| | Lower Acre | Lower Acre % | City of Haverhill | City of Haverhill % |
|--|------------|--------------|-------------------|---------------------|
| Housing units: Total | 1,415 | 100% | 23,737 | 100% |
| Housing units: Occupied | 1,278 | 90% | 22,976 | 97% |
| Housing units: Vacant | 137 | 10% | 761 | 3% |
| Occupied housing units: Owner occupied | 294 | 23% | 13,823 | 60% |
| Occupied housing units: Renter occupied | 984 | 77% | 9,153 | 40% |

Household/Family Data

| | Lower Acre | City of Haverhill |
|--|------------|-------------------|
| Households: Average household size | 2.73 | 2.51 |
| Families: Average family size | 3.34 | 3.11 |
| Households: Total | 1,278 | 22,976 |
| Households: 1-person household | 368 | 6,582 |
| Households: 2 or more person household | 910 | 16,394 |
| Households: 2 or more person household; Family households; Married-couple family | 395 | 10,801 |
| Households: 2 or more person household; Family households; Married-couple family; With own children under 18 years | 219 | 5,187 |
| Households: 2 or more person household; Family households; Other family; Male householder; no wife present; With own children under 18 years | 45 | 483 |
| Households: 2 or more person household; Family households; Other family; Female householder; no husband present; With own children under 18 years | 225 | 1,904 |
| Households: 2 or more person household; Nonfamily households | 124 | 1,536 |
| | | |
| Total nonfamily and single parent households (% of total households) | 30.83% | 17.07% |

Appendix E (continued)

Note: for the following data sets, information was collected for the Census Block Groups most closely aligned with the city-designated borders of the Lower Acre Gateway study area. Data are not available at the Census Block level needed to match the study area precisely.

| | Lower Acre (Approximated) | City of Haverhill |
|---|------------------------------|-------------------|
| Non-Native Population | 17.17% | 6.93% |
| Population 18-64 years; self-reporting as speaking English "not well" or "not at all" | 11.73% | 2.90% |

| | Lower Acre (Approximated) | City of Haverhill |
|---|------------------------------|-------------------|
| Population 25 years and over with less formal education than a high school diploma or equivalency | 32.87% | 16.37% |
| Population 25 years and over with a high school diploma | 30.74% | 31.08% |
| Population 25 years and over with some college or a college degree | 36.39% | 52.55% |

| | Lower Acre (Approximated) | City of Haverhill |
|---|------------------------------|-------------------|
| Households: Median household income in 1999 | \$23,619 | \$49,833 |
| Total population: Per capita income in 1999 | \$14,657 | \$23,280 |
| Calculated unemployment rate | 6.15% | 3.66% |

Appendix F Household Ownership

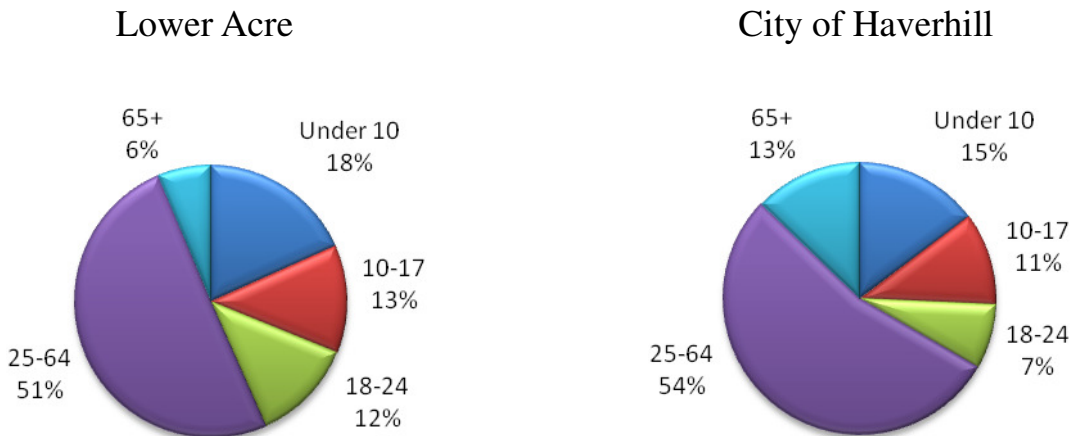
| | |
|-------|---|
| 3,533 | Lower Acre Population (2000 Census) |
| 1,415 | Lower Acre Housing Units (2000 Census) |
| 498 | Minimum number of housing units owned by non-local landlords (based on analysis of city assessor's data) |
| 35.2% | Minimum percentage of Lower Acre Housing units owned by a non-local landlord |

Appendix G Demographic and Housing Overview

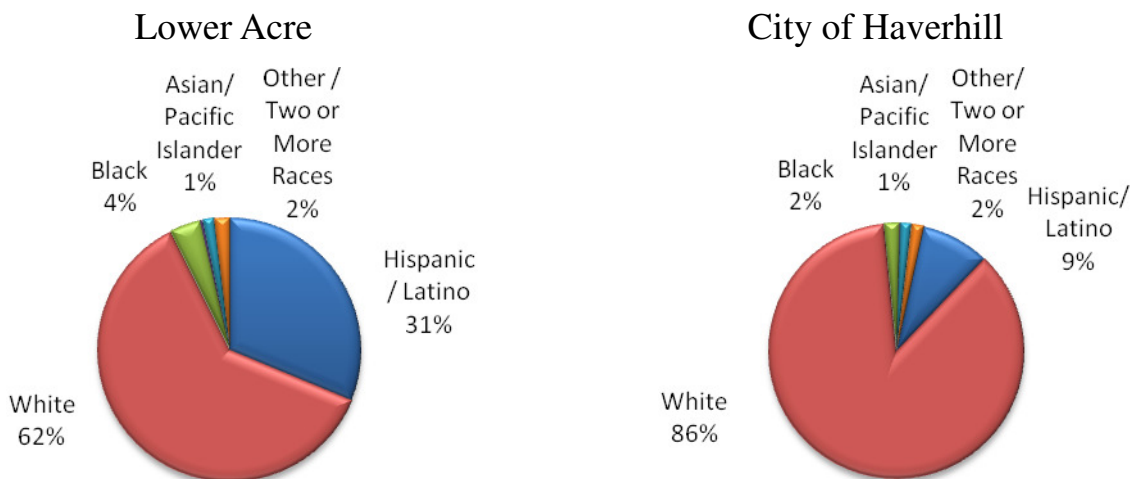
Housing Units:



Age Comparison:



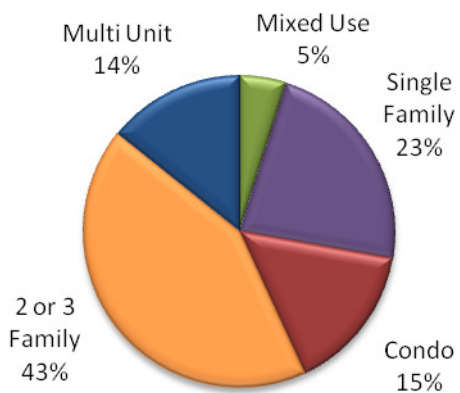
Racial Composition:



“Hispanic/Latino” figures includes individuals self-reporting as Hispanic/Latino from any other group. “White” “Black” and all other group figures exclude self-reported Hispanics/Latinos.

Appendix G (continued)

Lower Acre Housing Stock:



Haverhill Population



Haverhill Foreclosure Deed Filings Jan 1 2007 – July 2 2009



Sources: 2000 Census, City of Haverhill Assessor's Office, Southern Essex District Register of Deeds.

Appendix H Neighborhood Physical Conditions Data

Housing Conditions Survey

Exterior conditions: All neighborhood residential structures were evaluated for exterior physical conditions. An score was assigned to each property based on observations of the following characteristics:

- Structural soundness
- Siding/paint
- Foundation
- Doors & windows
- Driveways, sidewalks, patios
- Porch, landing, steps

Yard, trees & landscaping

Properties in the low range were considered to have major deficiencies resulting in safety hazards or inhabitability.

Code Violations: The following strictures of the state’s sanitary code are observable on the exterior of properties:

- Exits must be free from obstruction
- Handrails required on porches & stairs. These must have balusters spaced less than 6 inches apart
- Screens must be installed on 1st floor windows. Slide-in, temporary screens do not meet code
- Yard must be clear of garbage

Properties were counted based on those that appeared to be in compliance and those with one or more violations.

Survey Results

| | |
|---|------------|
| No major deficiencies, no code violation(s) | 277 |
| With major deficiencies but no code violation(s) | 67 |
| No major deficiencies but with code violation(s) | 82 |
| With major deficiencies and code violation(s) | 203 |
| Total Properties: with major deficiencies and/or code violation(s) | 352 |
| Total Properties Examined | 629 |

Prepared by the Merrimack Valley Planning Commission. Data were collected by the Haverhill Community Violence Prevention Coalition.

Appendix H (continued)

General and Park Conditions Survey

Data collectors were asked to make note of pavement, park, and lot conditions.

Potentially Vacant Buildings

Burned out building - Dover Street
7 Nichols Street
66 Pecker Street
17 Pentucket Street
24 Portland Street

Vacant Lots

4 Apple Street
63 Auburn Street
37 Cedar Street (adjacent property)
Hilldale Avenue (multiple locations)
5th Avenue at Primrose
69 Auburn Street
94 Winter St
Emerson Street (demolished, burned building)
99 Primrose (adjacent property)
121 Portland Street

Poor Sidewalk Conditions

New Street
Auburn Street
22 Cedar Street
51 Cedar Street
41 John Street
North Street

Street/Utility Conditions

Wires hanging for utility poles - 22 Hilldale
Exposed pipes in roadway - 111 Hilldale
Storm drain/sewer issues - 13 New Street
Road pavement issues - North Street

Cashman Park (Cashman Field) - Hilldale Avenue

- Graffiti observed near skateboard area
- Basketball nets missing, baseball field bases missing
- No small children's play equipment - front corner of park would be a good location
- Benches in poor condition
- Poor aesthetics

Portland Park

- Broken/unsafe playground equipment (swings)
- Needs to be thoroughly cleaned and better maintained
- Basketball court pavement in poor conditions
- Poor nighttime lighting.
- Graffiti on signage
- Potential location for "Graffiti Art Wall" in rear corner of park

Union Park

- Only one entrance/exit through park fence
- No play areas appropriate for small children
- Many neighbor complaints about noise from the park
- Generally poorly maintained

Prepared by the Merrimack Valley Planning Commission. Data were collected by the Haverhill Community Violence Prevention Coalition.

Appendix I

Stimulus Funding Information

Potential Stimulus Programs

Waste collection vehicle retrofits

<http://www.mass.gov/dep/air/diesel/wcv.htm>

City can apply for hybrid retrofits of waste collection vehicles. May be especially relevant for the Lower Acre because city collection facility is on Primrose Street.

Underground storage tank remediation

<http://www.mass.gov/dep/recovery/tanks.htm>

Underground storage tank remediation funds “expected.” Application details are not yet available.

Municipal building retrofits (through the state)

http://www.mass.gov/?pageID=eoeaterminal&L=4&L0=Home&L1=Energy%2c+Utilities+%26+Clean+Technologies&L2=Energy+Efficiency&L3=Local+%26+State+Government+Energy+Efficiency&sid=Eoeea&b=terminalcontent&f=doer_arra_sep&csid=Eoeea

Some funding will be available for building “retrofits.” Application details are not yet available.

Some funding will be available for building “retrofits.” Application details are not yet available.

Municipal building retrofits (directly from the federal government)

http://apps1.eere.energy.gov/wip/block_grants.cfm

Another similar program – applications are made directly to the federal government.

Career Training

http://www.doleta.gov/grants/find_grants.cfm (see ARRA - Health Care Sector...)

Funding for public entities and nonprofits to provide training in healthcare and “high-growth” industries. Applications due October 5, 2009.

“Pathways Out of Poverty”

<http://wdr.doleta.gov/directives/attach/TEGL/TEGL14-08.pdf>

Funding for projects providing training and placement services within various “green” industries. Applications due September 29, 2009.

Appendix J

Economic/Workforce Development Resources

Small Business Owners/Entrepreneurs

<http://scorenemass.org/index.php/faqs>

Service Corps of Retired Executives (SCORE) offers free, confidential help to people starting a business or already in business. Sessions are held at the Greater Haverhill Chamber of Commerce, in the chamber's temporary office in the Landmark Building, 80 Merrimack St., 2nd floor. Appointments: 978-373-5663.

Valley Works Career Center

<http://www.valleyworks.cc/index.htm>

Operated by state and federal funds, the Valley Works Career Center is located within walking distance of the neighborhood is near the hub of all MVRTA bus lines. The center offers a number of career programs, including “job shadowing,” on-the-job training, job listings, referrals, resume development, computer and language skills courses etc.

Northern Essex Community College

<http://www.necc.mass.edu/index.php>

A number of low-cost academic and workforce training programs are offered. The Haverhill campus is located on MVRTA (bus) route Route 51, which runs through the Lower Acre.

Stimulus Funding for Career Training

http://www.doleta.gov/grants/find_grants.cfm (see ARRA - Health Care Sector...)

Funding for public entities and nonprofits to provide training in healthcare and “high-growth” industries. Applications due October 5, 2009.

Stimulus Funding - “Pathways Out of Poverty”

<http://wdr.doleta.gov/directives/attach/TEGL/TEGL14-08.pdf>

Funding for projects providing training and placement services within various “green” industries. Applications due September 29, 2009.

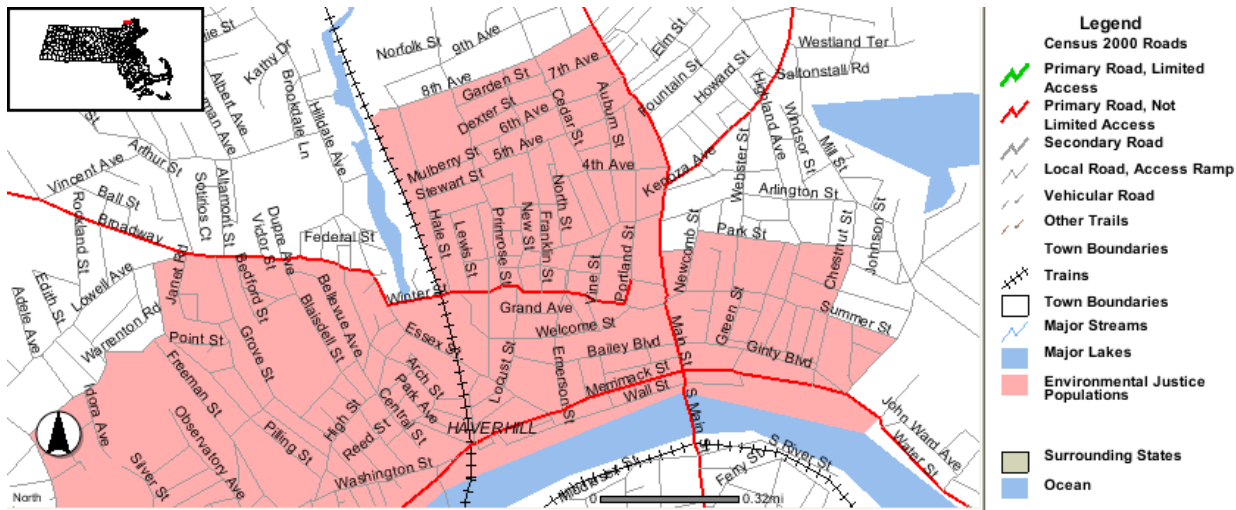
Community Action, Inc.

http://www.communityactioninc.org/index.php?option=com_content&view=section&id=3&Itemid=2

GED, ESOL, and Nurse Aid training programs.

Appendix K Environmental Information/Resources

Most of the Lower Acre is within a Massachusetts “Environmental Justice Populations” area.



Source: MA DEP

State policy information and resources for environmental justice areas:

http://www.mass.gov/?pageID=eoeaterminal&L=2&L0=Home&L1=Grants+%26+Technical+Assistance&sid=Eoea&b=terminalcontent&f=eea_sgse_env_equity&csid=Eoea
 Website has model zoning bylaws for mills, open-space trade-off residential development, and dense "traditional neighborhood" development

Brownfields Programs:

Spill sites records:
<http://www.mass.gov/dep/cleanup/brownfie.htm> ("MassDEP...")

State brownfields toolkit:
http://www.mass.gov/envir/smart_growth_toolkit/pages/mod-brownfields.html

Haverhill documented as an "economically distressed area":
<http://www.mass.gov/dep/cleanup/eda.htm>

Federal funds available for brownfields assessments and cleanups:
<http://www.epa.gov/brownfields/pilot.htm>
<http://www.epa.gov/region1/brownfields/grantguidelines.html> Application info. for federal funding.

State Renewable Energy Trust:

<http://www.masstech.org/renewableenergy/index.html>
 Rebates for solar panels/wind turbines for individuals and businesses.

Municipal Plan for Energy Savings:

http://www.mass.gov/envir/smart_growth_toolkit/pages/mod-energy.html#planning

Appendix K (continued)

Environmental resources for local residents:

<http://www.energybucks.com/index.php?lang=eng>

For low-income residents – savings on energy-efficient products, free weatherizations, etc. Apply through Community Action, Inc.

<http://www.masssave.com/>

Numerous savings programs, rebates for Energy Star products, etc.

http://www.mass.gov/envir/smart_growth_toolkit/pages/mod-energy.html

Massachusetts Smart Growth/Smart Energy Toolkit. Background information and numerous resources listed.

<http://www.cooppower.coop/>

Association of green energy community cooperatives – expertise, resources, etc.

<http://grassrootsfund.org/>

New England environmental group – gives grants to small organizations/communities for sustainable projects.

http://www.mass.gov/?pageID=eoeaterminal&L=5&L0=Home&L1=Energy%2c+Utilities+%26+Clean+Technologies&L2=Renewable+Energy&L3=Renewable+Portfolio+Standard&L4=Green+Communities&sid=Eoea&b=terminalcontent&f=doer_rps_gc_green_comm_div&csid=Eoea (see “Upcoming Events”)

Seminars on reducing home energy saving.

<http://www.ecga.org/index.html>

Essex County land trust, committed to preserving natural and agricultural spaces. Could any land around the Little River qualify as one of their projects?

<http://ipswichcbc.wordpress.com/21st-c-green-shelter/>

Community project – involved environmentally friendly architects, builders, etc. to design and construct a small, very earth-friendly structure. Raised community awareness of environmentally friendly building practices.

Appendix L

Housing Assistance/Foreclosure Prevention

First-Time Homebuyers

Haverhill Community Development – Down Payment Assistance Program

\$10k, 0 interest loans for income-qualified, first-time homebuyers. Limits on home prices. Funded “in part” through HUD, the North Shore Home Consortium, and CDBG.

MassHousing – Homebuyer Tax Credit Loan Program

Income-qualified first-time homebuyers can use \$8k federal tax credit as part of their down payment. http://www.mass.gov/Ehed/docs/dhcd/hd/fthb/MHTaxCreditLoan_FactSheet.pdf

Community Action, Inc. – Homebuyer Counseling

\$50, 10-hour program offered several times per year, no income eligibility.

http://www.communityactioninc.org/index.php?option=com_content&view=category&id=14&Itemid=19

Community Action, Inc. – First-Time Homebuyers

Helps connect people to city and other programs.

http://www.communityactioninc.org/index.php?option=com_content&view=category&id=14&Itemid=19

Massachusetts Housing Partnership – Soft Second Mortgage

Provides fixed-rate mortgage and mortgage interest subsidy to homebuyers. Homes can be purchased with smaller down payments and helps to “leverage” first mortgage.

<http://www.mhp.net/homeownership/homebuyer/>

Appendix L (continued)

Foreclosure Help

Haverhill Community Development – Foreclosure Prevention Workshops/Counseling

Information is offered on brochures, but would be a welcome addition to the city's website.

Fannie Mae – Foreclosure Prevention Resources

Assistance with refinancing or modifying mortgages owned by Fannie (includes loan lookup tool).

<http://www.fanniemae.com/homeowners/refinance-or-modify.html>

Hotline with foreclosure prevention counseling.

<http://www.fanniemae.com/homeowners/more-options.html>

Freddie Mac – "Relief Refinance Mortgage" and "Home Affordable Modification Program"

http://www.freddiemac.com/sell/factsheets/relief_refi.html

http://www.freddiemac.com/singlefamily/service/mha_modification.html

HUD-Approved Mortgage Counselors working locally

Neighborhood Assistance Corp. - NACA

<https://www.naca.com/program/homesaveProgram.jsp?language=null>

Lawrence Community Works

http://www.lcworks.org/page.aspx?page_id=8

Federal Information Portal (points to Fannie, Freddie, HUD resources – refinancing, modification etc.)

<http://makinghomeaffordable.gov/index.html>

Another Federal portal/hotline

<http://www.hopenow.com/>

Federal Home Affordable Refinance Program – a guide for homeowners, program to work with existing lenders:

http://www.financialstability.gov/docs/borrower_qa.pdf

Avoiding Foreclosure Scams

Federal Reserve Board

<http://www.federalreserve.gov/pubs/foreclosurescamtips/default.htm>

Massachusetts Attorney General

http://www.mass.gov/?pageID=cagoterminal&L=4&L0=Home&L1=Consumer+Protection&L2=Home+%26+Housing&L3=Foreclosures+and+Mortgage+Lending&sid=Cago&b=terminalcontent&f=consumer_foreclosure_related_scams&csid=Cago

Foreclosure Legal Issues Hotline (Income restricted) – Massachusetts Attorney General

(800) 342-5297 or (617) 603-1700 - leave a message in the foreclosure assistance mail box

ESAC – Foreclosure Prevention Counseling for Eastern Massachusetts

<http://www.esacboston.org/homeforeclosure.html>

Home Preservation Coalition of the Merrimack Valley

978-970-0600 Foreclosure prevention counseling/services

<http://www.massnear.com/flyers/Foreclosure%20Flyer.pdf>

Appendix L (continued)

Home Repair/Renovation

MassHousing - Get the Lead Out Loan Program

Haverhill CDC (978.374.2348) is the contact. Lead removal loans for specified households.

[https://www.masshousing.com/portal/server.pt?](https://www.masshousing.com/portal/server.pt?open=514&objID=305&qid=65789593&rank=1&parentname=SearchResult&parentid=1&mode=2&in_hi_userid=2&cached=true)

[open=514&objID=305&qid=65789593&rank=1&parentname=SearchResult&parentid=1&mode=2&in_hi_userid=2&cached=true](https://www.masshousing.com/portal/server.pt?open=514&objID=305&qid=65789593&rank=1&parentname=SearchResult&parentid=1&mode=2&in_hi_userid=2&cached=true)

Haverhill - Home Improvement Programs

Brochures are available from City Hall, but would be a welcome addition to the city's website. The program is for low-income individuals living in specific Census tracts (including most of the Lower Acre).

Other

Home ownership resources

<http://www.consumerlaw.org/issues/homeownership/index.shtml>

Tenant's Rights

[http://www.mass.gov/?](http://www.mass.gov/?pageID=ocaterminal&L=4&L0=Home&L1=Consumer&L2=Housing+Information&L3=Foreclosure+Resources&sid=Eoca&b=terminalcontent&f=foreclosure_tenant&csid=Eoca)

[pageID=ocaterminal&L=4&L0=Home&L1=Consumer&L2=Housing+Information&L3=Foreclosure+Resources&sid=Eoca&b=terminalcontent&f=foreclosure_tenant&csid=Eoca](http://www.mass.gov/?pageID=ocaterminal&L=4&L0=Home&L1=Consumer&L2=Housing+Information&L3=Foreclosure+Resources&sid=Eoca&b=terminalcontent&f=foreclosure_tenant&csid=Eoca)

Legal Assistance for Tenants in Foreclosed Buildings

[http://www.mass.gov/?pageID=cagoterminal&L=4&L0=Home&L1=Consumer+Protection&L2=Home+%](http://www.mass.gov/?pageID=cagoterminal&L=4&L0=Home&L1=Consumer+Protection&L2=Home+%26+Housing&L3=Foreclosures+and+Mortgage+Lending&sid=Cago&b=terminalcontent&f=consumer_tenants_in_foreclosed_buildings&csid=Cago)

[26+Housing&L3=Foreclosures+and+Mortgage+Lending&sid=Cago&b=terminalcontent&f=consumer_tenants_in_foreclosed_buildings&csid=Cago](http://www.mass.gov/?pageID=cagoterminal&L=4&L0=Home&L1=Consumer+Protection&L2=Home+%26+Housing&L3=Foreclosures+and+Mortgage+Lending&sid=Cago&b=terminalcontent&f=consumer_tenants_in_foreclosed_buildings&csid=Cago)

Appendix M

Vacant Lots & Green Spaces - Models & Resources

General ideas/model projects:

Community Preservation Act

<http://www.communitypreservation.org/index.cfm>

Land bank

In one example, the state created a system to revert tax-delinquent properties to the community, apparently going to a land bank. Communities can use land bank-owned lots for gardens etc. and the land bank system works to streamline obtaining the properties and returning the properties to productive use. Also used for foreclosure prevention. http://www.thelandbank.org/downloads/LB_Brochure.pdf

Municipal crackdown

<http://usmayors.org/bestpractices/litter/Nashville.html> (Nashville)

Nashville. City government created department/allocated staff to vacant lot tracking – fieldwork on their own and through anonymous resident complaints. Forced private landowners to clean up or face liens, tracked properties. Many properties cleaned up, some fine/lien monies collected (not clear if enough to cover cost of program).

Food production

<http://brooklynrescuemission.org/Bedstuyfarm.aspx>

Using vacant lots to grow food crops – in this case, used to supply a local food pantry.

Biofuel crop production

<http://www.gtechstrategies.com/strategy.php>

Using vacant lots to grow biofuel crops! This organization works in Pittsburgh and New Orleans.

Parks

http://www.tpl.org/tier3_cd.cfm?content_item_id=23031&folder_id=260

http://www.tpl.org/tier3_cd.cfm?content_item_id=1240&folder_id=905

Public Land Trust – Nonprofit working with community groups to obtain/upgrade parks. New England office = Boston. Identifying public/private funds for initial phase, helping garner political support for long-term ownership.

Purchase by adjacent owners

<http://famcent.phila.gov/sos/servicedetails.asp?serviceID=2015839210>

Apparently by public policy, owners of property adjacent to vacant lots are given first priority in purchasing it.

Community/youth gardens

<http://www.nofamass.org/programs/gtc/index.php> (Springfield, MA)

<http://www.turfmagazine.com/article.php?id=1339> (Philadelphia, PA) – through blessing of city and landowners, typically as an interim step

“Best Practices” from U.S. Conference of Mayors

May have good models for the city.

<http://www.usmayors.org/vacantproperties/VacantandAbandonedProperties08.pdf>

CHAPA Resources

Identifying foreclosed (REO) properties – may be helpful to interested parties

http://www.chapa.org/?q=foreclosure_view_details/2

CHAPA/state CDCs efforts to identify the best ways to acquire and rehabilitate foreclosed properties. Models/ideas/evaluations for nonprofits working in the neighborhood.

http://www.chapa.org/?q=foreclosure_view_details/44

Foreclosed properties clearinghouse program.

http://www.chapa.org/?q=foreclosure_view_details/50

Appendix M (continued)

Specific vacant lot efforts undertaken in Massachusetts:

Lowell:

[http://www.lowellma.gov/depts/dpd/property/lots_policy_enforcement- sale to abutters or RFPs](http://www.lowellma.gov/depts/dpd/property/lots_policy_enforcement-sale_to_abutters_or_RFPs)

<http://www.lowellcentercity.org/articles/HCDistrict.html> eminent domain

http://www.communitygardensgreenhouse.org/Articles/Lowell_children_turn_unkempt_lot_into_an_oasis.htm
YWCA involvement, grants from:

Disney Corp. for Community Youth Service

New England Community Grassroots Fund

Lawrence:

<http://www.groundworklawrence.org/node/75> community garden with numerous stakeholders

http://www.eagletribune.com/punews/local_story_133012537.html city-owned vacant lots are sold for private development.

Any lots in the Lower Acre city-owned?

“Real Property Responsibility Ordinance” (per Merrimack Valley Housing Report)

In an attempt to minimize the negative impacts of these properties, the Lawrence City Council in May of this year passed the “Real Property Responsibility Ordinance”, which requires owners of abandoned and vacant properties to register with the Inspectional Services Department and “designate a local individual or property management company responsible of the securing and maintenance of the property.” To date, over 450 properties have been registered with the City. Property owner who fail to register, secure, and maintain their property will be fined.

http://www.mass.gov/envir/smart_growth_toolkit/pages/CS-ej-lawrence.html conversion of abandoned industrial site into parkland

<http://www.groundworklawrence.org/node/35> open space plan - qualifies city for P.A.R.C. grants

Fall River:

<http://www.fallriverma.org/pressarticles.asp?ID=197> “Non criminal disposition of ordinance violations” – allows city inspectors to fine property owners without needing to go through county court. Similar programs available in Brockton and Swansea.

Springfield:

http://www.masslive.com/news/index.ssf/2009/04/springfield_oks_vacant_propert.html Vacant property responsibility ordinance. Similar to Lawrence.

<http://www.safeguardproperties.com/content/view/908/106/> Legal crackdown – city authorized to secure and clean properties and recoup costs through liens.

Appendix N Neighborhood Nonprofits & Services

| Organizations | | | Services | | | | | | | | |
|-------------------------------|------------------|--------------|-----------|------------|-----------------------|-----------------|-------------|--------------------|--------------------|-------------------------|----------------|
| Organization | Address | Phone | Childcare | Counseling | After School Programs | Family Services | Summer Camp | Emergency Services | Housing Assistance | Workforce Training/ GED | Emergency Food |
| Community Action Inc. | 145 Essex Street | 978-373-1971 | Y | | | Y | | | Y | Y | Y |
| Citizens Center | 10 Welcome St | 978-374-2388 | | | Y | Y | Y | | | | Y |
| Girls Inc. | 7 William St | 978-372-0771 | Y | | Y | | Y | | | | |
| Haverhill Boys and Girls Club | 55 Emerson St | 978-374-6171 | | | Y | | Y | | | | |
| International Child Care | Cedar Street | | Y | | | | | | | | |
| YMCA | 81 Winter St | 978-374-0506 | Y | | Y | | Y | | Y | | |
| Sombody Cares New | 129 Winter St | 978-912-7676 | | | | Y | | | Y | | Y |
| Team Coordinating Agency | 66 Winter St | 978-373-1181 | | | Y | | | | | | |
| Trinity Church | 26 White St. | 978-372-4244 | | | | | | | | | Y |
| Womens Resources Center | 107 Winter St | 978-371-6121 | | | | | | Y | | | |
| YWCA | 107 Winter St | 978-372-6121 | Y | | Y | | | Y | Y | | |

Compiled by the Haverhill Community Violence Prevention Coalition.

Appendix O

Housing Conditions Survey Raw Data

| Property Conditions/Code Report | | | | | | | | | | | | | |
|--|----------|-----------|------------------|------------|-------|---------|------------------------------------|-----------------------------|-----------------------------|------------------------------------|---|-------------------------------------|------------------------------|
| Conditions | | | | | | | | | | Code Compliance | | | |
| Score: 1 = poor, 2 = fair, 3 = good, 4 = perfect | | | | | | | | | | Y = "Yes," N = "No" | | | |
| Number | Street | Structure | Siding/ paint | Foundation | Doors | Windows | Driveways, sidewalks, patios | Porch, steps, landing | Yard, trees, landscaping | Exits free of obstructions ? | Handrails - porches/ stairs, w/ balusters < 6" apart? | Screens on 1st floor windows? | Yard clear of garbage? |
| 1 | 4th Ave. | 4 | 4 | 3 | 2 | 4 | 2 | 4 | 3 | yes | yes | yes | yes |
| 3 | 4th Ave. | 3 | 4 | 4 | 3 | 4 | 4 | 4 | 3 | yes | yes | yes | yes |
| 5 | 4th Ave. | 2 | 2 | 2 | 1 | 2 | 1 | 2 | 1 | no | yes | yes | no |
| 19 | 4th Ave. | 3 | 2 | 2 | 3 | 2 | 2 | 2 | 2 | yes | no | yes | no |
| 21 | 4th Ave. | 3 | 3 | 3 | 3 | 3 | 2 | 2 | 3 | yes | yes | yes | yes |
| 24 | 4th Ave. | 2 | 1 | 2 | 2 | 1 | 1 | 1 | 1 | yes | yes | yes | yes |
| 27 | 4th Ave. | 3 | 3 | 3 | 3 | 2 | 2 | 2 | 3 | yes | yes | yes | no |
| 29 | 4th Ave. | 4 | 4 | 3 | 2 | 4 | 2 | 4 | 3 | yes | yes | yes | yes |
| 31 | 4th Ave. | 3 | 3 | 3 | 3 | 3 | 1 | 2 | 2 | yes | yes | yes | no |
| 35 | 4th Ave. | 4 | 3 | 3 | 4 | 4 | 2 | 3 | 2 | yes | yes | yes | yes |
| 41 | 4th Ave. | 3 | 3 | 4 | 3 | 4 | 2 | 3 | 2 | yes | yes | yes | yes |
| 42 | 4th Ave. | 2 | 2 | 2 | 1 | 3 | 3 | 2 | 3 | yes | yes | yes | yes |
| 43 | 4th Ave. | 4 | 4 | 4 | 3 | 3 | 2 | 2 | 4 | yes | yes | yes | yes |
| 44 | 4th Ave. | 4 | 4 | 4 | 4 | 3 | 2 | 4 | 3 | yes | yes | yes | yes |
| 46 | 4th Ave. | 3 | 3 | 3 | 3 | 3 | 2 | 2 | 3 | yes | yes | yes | yes |
| 47 | 4th Ave. | 4 | 4 | 4 | 4 | 4 | 2 | 4 | 3 | yes | yes | no | yes |
| 37 & 39 | 4th Ave. | 1 | 3 | 2 | 3 | 3 | 3 | 2 | 2 | yes | yes | yes | yes |
| 25A&25B | 4th Ave. | 3 | 3 | 3 | 3 | 2 | 2 | 2 | 3 | yes | yes | yes | no |
| 65 & 67 | 4th Ave. | 4 | 4 | 3 | 4 | 3 | 2 | 4 | 3 | yes | yes | yes | yes |
| 4 | 5th Ave. | 3 | 3 | 4 | 3 | 2 | 2 | 3 | 3 | yes | yes | yes | no |
| 6 | 5th Ave. | 3 | 4 | 4 | 3 | 4 | 1 | 4 | 2 | yes | yes | yes | yes |
| 9 | 5th Ave. | 3 | 4 | 3 | 2 | 3 | 3 | 2 | 2 | yes | yes | no | yes |
| 12 | 5th Ave. | 4 | 4 | 4 | 3 | 4 | 3 | 3 | 3 | yes | yes | no | yes |
| 13 | 5th Ave. | 2 | 3 | 2 | 1 | 1 | 1 | 2 | 2 | no | yes | yes | no |
| 19 | 5th Ave. | 3 | 3 | 2 | 2 | 2 | 2 | 3 | 1 | no | yes | yes | no |
| 22 | 5th Ave. | 3 | 2 | 4 | 4 | 2 | 3 | 4 | 4 | yes | yes | yes | yes |
| 25 | 5th Ave. | 2 | 1 | 2 | 2 | 3 | 3 | 2 | 3 | yes | yes | yes | yes |
| 27 | 5th Ave. | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 28 | 5th Ave. | 3 | 4 | 3 | 3 | 3 | 4 | 3 | 2 | yes | yes | yes | yes |
| 29 | 5th Ave. | 2 | 2 | 1 | 3 | 3 | 3 | 2 | 2 | no | no | yes | yes |
| 31 | 5th Ave. | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 3 | yes | yes | yes | yes |
| 35 | 5th Ave. | 2 | 3 | 3 | 3 | 1 | 3 | 3 | 2 | yes | yes | no | yes |
| 37 | 5th Ave. | 3 | 4 | 3 | 3 | 3 | 3 | 2 | 2 | yes | no | yes | yes |
| 39 | 5th Ave. | 2 | 3 | 2 | 2 | 1 | 2 | 3 | 2 | yes | yes | yes | yes |
| 41 | 5th Ave. | 1 | 1 | 1 | 2 | 1 | 1 | 2 | 1 | no | yes | no | yes |
| 46 | 5th Ave. | 4 | 4 | 4 | 3 | 4 | 2 | 3 | 3 | yes | no | yes | no |
| 48 | 5th Ave. | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 49 | 5th Ave. | 4 | 4 | 3 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 50 | 5th Ave. | 2 | 2 | 2 | 3 | 3 | 3 | 3 | 3 | yes | no | yes | yes |
| 55 | 5th Ave. | 3 | 3 | 2 | 2 | 3 | 2 | 2 | 1 | yes | yes | no | yes |
| 57 | 5th Ave. | 2 | 4 | 2 | 1 | 4 | 3 | 3 | 3 | yes | yes | yes | yes |
| 58 | 5th Ave. | 3 | 2 | 3 | 3 | 3 | 2 | 1 | 2 | yes | no | no | no |
| 59 | 5th Ave. | 4 | 4 | 4 | 4 | 3 | 4 | 4 | 4 | yes | yes | yes | yes |
| 60 | 5th Ave. | 4 | 3 | 3 | 4 | 4 | 3 | 3 | 4 | yes | yes | yes | yes |
| 62 | 5th Ave. | 2 | 1 | 2 | 1 | 1 | 2 | 1 | 2 | yes | no | no | no |
| 63 | 5th Ave. | 3 | 3 | 3 | 3 | 4 | 4 | 2 | 4 | yes | yes | yes | yes |
| 64 | 5th Ave. | 2 | 1 | 2 | 3 | 1 | 2 | 1 | 2 | yes | yes | yes | yes |
| 65 | 5th Ave. | 4 | 4 | 3 | 3 | 3 | 3 | 1 | 3 | yes | yes | yes | yes |

Appendix O (continued)

| Property Conditions/Code Report | | | | | | | | | | | | | |
|--|------------|-----------|------------------|------------|-------|---------|------------------------------------|-----------------------------|-----------------------------|------------------------------------|---|-------------------------------------|------------------------------|
| Conditions | | | | | | | | | | Code Compliance | | | |
| Score: 1 = poor, 2 = fair, 3 = good, 4 = perfect | | | | | | | | | | Y = "Yes," N = "No" | | | |
| Number | Street | Structure | Siding/ paint | Foundation | Doors | Windows | Driveways, sidewalks, patios | Porch, steps, landing | Yard, trees, landscaping | Exits free of obstructions ? | Handrails - porches/ stairs, w/ balusters < 6" apart? | Screens on 1st floor windows? | Yard clear of garbage? |
| 66 | 5th Ave. | 3 | 3 | 3 | 4 | 3 | 3 | 3 | 3 | yes | yes | yes | no |
| 68 | 5th Ave. | 2 | 1 | 2 | 2 | 1 | 2 | 2 | 2 | yes | yes | no | yes |
| 69 | 5th Ave. | 2 | 1 | 2 | 2 | 1 | 2 | 2 | 1 | no | yes | no | yes |
| 73 | 5th Ave. | 4 | 4 | 4 | 4 | 3 | 3 | 3 | 2 | yes | yes | yes | no |
| 75 | 5th Ave. | 4 | 4 | 4 | 3 | 4 | 3 | 4 | 3 | yes | yes | yes | yes |
| 79 | 5th Ave. | 4 | 4 | 3 | 3 | 2 | 1 | 3 | 2 | yes | yes | yes | no |
| 80 | 5th Ave. | 2 | 2 | 3 | 3 | 1 | 3 | 1 | 3 | yes | yes | no | no |
| 81 | 5th Ave. | 3 | 3 | 3 | 2 | 3 | 2 | 3 | 3 | yes | yes | yes | yes |
| 84 | 5th Ave. | 4 | 4 | 4 | 4 | 4 | 3 | 4 | 4 | yes | yes | yes | yes |
| 85 | 5th Ave. | 3 | 3 | 3 | 3 | 3 | 2 | 3 | 3 | yes | yes | yes | yes |
| 87 | 5th Ave. | 2 | 3 | 3 | 3 | 3 | 3 | 2 | 1 | yes | no | yes | yes |
| 90 | 5th Ave. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 90 | 5th Ave. | 4 | 3 | 4 | 4 | 1 | 3 | 3 | 4 | yes | yes | yes | yes |
| 15 & 17 | 5th Ave. | 3 | 3 | 3 | 3 | 2 | 2 | 2 | 3 | yes | yes | yes | yes |
| 18 & 20 | 5th Ave. | 3 | 3 | 4 | 3 | 2 | 3 | 2 | 3 | yes | no | no | yes |
| 21 & 23 | 5th Ave. | 2 | 3 | 2 | 2 | 1 | 2 | 2 | 2 | no | yes | yes | yes |
| 24 & 26 | 5th Ave. | 3 | 3 | 4 | 3 | 4 | 2 | 2 | 2 | yes | yes | yes | yes |
| 36 & 38 | 5th Ave. | 3 | 2 | 3 | 3 | 2 | 3 | 3 | 3 | yes | no | yes | yes |
| 54 & 56 | 5th Ave. | 4 | 4 | 4 | 4 | 3 | 4 | 4 | 4 | yes | yes | no | yes |
| 8 & 10 | 5th Ave. | 4 | 2 | 3 | 3 | 3 | 3 | 2 | 3 | yes | no | yes | yes |
| 4 | apple st | 4 | 4 | 4 | 2 | 2 | 3 | 1 | 3 | yes | yes | yes | yes |
| 5 | apple st | 3 | 3 | 3 | 3 | 3 | 1 | 2 | 3 | yes | no | yes | no |
| 6 | apple st | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 3 | yes | yes | yes | yes |
| 7 | apple st | 3 | 2 | 3 | 3 | 3 | 3 | 2 | 3 | yes | no | yes | yes |
| 8 | apple st | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | yes | yes | yes | no |
| 25 | Auburn | 4 | 2 | 4 | 2 | 4 | 1 | 1 | 1 | yes | yes | yes | no |
| 41 | Auburn | 1 | 2 | 1 | 1 | 3 | 1 | 1 | 1 | yes | yes | yes | no |
| 75 | Auburn | 3 | 3 | 3 | 1 | 1 | 2 | 2 | 2 | yes | yes | no | no |
| 79 | Auburn | 4 | 4 | 4 | 2 | 4 | 1 | 4 | 4 | yes | yes | no | no |
| 12 | Auburn St. | 3 | 4 | 4 | 3 | 3 | 3 | 3 | 4 | yesa | yes | yes | yes |
| 15 | Auburn St. | 4 | 4 | 4 | 4 | 4 | 2 | 3 | 3 | yes | yes | yes | yes |
| 16 | Auburn St. | 2 | 2 | 3 | 3 | 2 | 2 | 2 | 3 | yes | no | no | yes |
| 28 | Auburn St. | 3 | 3 | 3 | 3 | 2 | 2 | 2 | 3 | yes | no | yes | no |
| 29 | Auburn St. | 2 | 2 | 2 | 3 | 2 | 2 | 1 | 2 | yes | yes | yes | yes |
| 31 | Auburn St. | 2 | 2 | 2 | 3 | 2 | 2 | 1 | 2 | yes | yes | yes | yes |
| 33 | Auburn St. | 2 | 2 | 2 | 3 | 2 | 2 | 1 | 2 | yes | yes | yes | yes |
| 36 | Auburn St. | 3 | 3 | 3 | 3 | 2 | 1 | 3 | 3 | no | yes | no | no |
| 38 | Auburn St. | 3 | 2 | 3 | 3 | 3 | 1 | 1 | 3 | yes | no | yes | yes |
| 43 | Auburn St. | 4 | 2 | 4 | 2 | 4 | 2 | 3 | 3 | yes | yes | yes | no |
| 45 | Auburn St. | 2 | 3 | 2 | 2 | 3 | 2 | 1 | 2 | yes | yes | yes | yes |
| 51 | Auburn St. | 4 | 3 | 3 | 4 | 4 | 2 | 3 | 3 | yes | yes | yes | yes |
| 53 | Auburn St. | 4 | 3 | 4 | 4 | 4 | 2 | 4 | 2 | yes | yes | yes | yes |
| 57 | Auburn St. | 1 | 1 | 1 | 1 | 2 | 2 | 1 | 1 | no | no | yes | no |
| 63 | Auburn St. | 4 | 4 | 4 | 4 | 3 | 2 | 4 | 4 | yes | yes | no | yes |
| 70 | Auburn St. | 3 | 3 | 3 | 3 | 3 | 2 | 2 | 3 | yes | yes | yes | yes |
| 74 | Auburn St. | 2 | 3 | 3 | 2 | 3 | 2 | 1 | 3 | yes | yes | yes | yes |
| 78 | Auburn St. | 4 | 4 | 4 | 4 | 4 | 3 | 3 | 3 | yes | no | yes | yes |
| 80 | Auburn St. | 2 | 3 | 3 | 2 | 3 | 2 | 2 | 3 | no | yes | yes | yes |
| 11&13 | Auburn St. | 3 | 2 | 3 | 2 | 2 | 2 | 3 | 4 | yes | yes | yes | yes |

Appendix O (continued)

| Property Conditions/Code Report | | | | | | | | | | | | | |
|--|-------------|-----------|------------------|------------|-------|---------|------------------------------------|-----------------------------|-----------------------------|------------------------------------|---|-------------------------------------|------------------------------|
| Conditions | | | | | | | | | | Code Compliance | | | |
| Score: 1 = poor, 2 = fair, 3 = good, 4 = perfect | | | | | | | | | | Y = "Yes," N = "No" | | | |
| Number | Street | Structure | Siding/ paint | Foundation | Doors | Windows | Driveways, sidewalks, patios | Porch, steps, landing | Yard, trees, landscaping | Exits free of obstructions ? | Handrails - porches/ stairs, w/ balusters < 6" apart? | Screens on 1st floor windows? | Yard clear of garbage? |
| 17-19 | Auburn St. | 3 | 2 | 3 | 3 | 3 | 4 | 4 | 2 | yes | yes | yes | yes |
| 2&4 | Auburn St. | 3 | Brick | 3 | 3 | 2 | 2 | none | none | no | none | yes | yes |
| 21-23 | Auburn St. | 3 | 3 | 3 | 2 | 3 | 2 | 4 | 3 | no | yes | yes | yes |
| 35-37-39 | Auburn St. | 4 | 4 | 4 | 4 | 4 | 2 | 4 | 2 | yes | yes | yes | yes |
| 54-56 | Auburn St. | 3 | 4 | 4 | 4 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 59-61 | Auburn St. | 2 | 3 | 2 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 64-66 | Auburn St. | 3 | 3 | 3 | 3 | 2 | 1 | 3 | 3 | yes | yes | no | yes |
| 5 & 7 | benjamin st | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 32 | Cedar | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 56 | Cedar | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 39 & 41 | Cedar | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 3 | Cedar St. | 4 | 4 | 4 | 2 | 2 | 2 | 3 | 4 | yes | yes | no | yes |
| 4 | Cedar St. | 2 | 2 | 2 | 1 | 1 | 2 | 2 | 1 | yes | no | yes | no |
| 5 | Cedar St. | 3 | 2 | 2 | 3 | 2 | 2 | 2 | 2 | yes | yes | yes | yes |
| 8 | Cedar St. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 13 | Cedar St. | 4 | 3 | 4 | 3 | 3 | 2 | 4 | 2 | yes | yes | no | no |
| 14 | Cedar St. | 3 | 3 | 3 | 2 | 3 | 2 | 3 | 3 | yes | no | yes | yes |
| 17 | Cedar St. | 3 | 3 | 3 | 2 | 3 | 2 | 3 | 3 | yes | no | yes | yes |
| 18 | Cedar St. | 3 | 3 | 3 | 3 | 2 | 3 | 2 | 4 | yes | yes | yes | yes |
| 22 | Cedar St. | 3 | 2 | 3 | 2 | 3 | 3 | 2 | 3 | yes | no | yes | yes |
| 37 | Cedar St. | 3 | 3 | 3 | 2 | 4 | 2 | 3 | 1 | yes | no | yes | yes |
| 40 | Cedar St. | 3 | 3 | 3 | 2 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 43 | Cedar St. | 4 | 3 | 4 | 4 | 3 | 2 | 2 | 2 | yes | yes | yes | yes |
| 48 | Cedar St. | 3 | 3 | 3 | 4 | 2 | 2 | 3 | 3 | yes | no | yes | no |
| 52 | Cedar St. | 2 | 2 | 3 | 3 | 1 | 3 | 2 | 2 | yes | yes | no | no |
| 52 | Cedar St. | 3 | 4 | 4 | 3 | 3 | 4 | 3 | 4 | yes | yes | yes | yes |
| 60 | Cedar St. | 3 | 3 | 3 | 3 | 3 | 3 | 1 | 3 | yes | no | yes | yes |
| 65 | Cedar St. | 4 | 4 | 4 | 4 | 4 | 3 | 3 | 3 | yes | yes | yes | yes |
| 66 | Cedar St. | 3 | 2 | 3 | 3 | 3 | 1 | 2 | 3 | yes | no | yes | yes |
| 68 | Cedar St. | 3 | 2 | 2 | 2 | 1 | 1 | 1 | 1 | no | no | no | no |
| 72 | Cedar St. | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 2 | yes | yes | yes | yes |
| 74 | Cedar St. | 3 | 3 | 3 | 3 | 3 | 2 | 3 | 3 | yes | yes | yes | no |
| 23/21 | Cedar St. | 2 | 4 | 2 | 3 | 3 | 2 | 1 | 2 | yes | yes | yes | no |
| 24/26 | Cedar St. | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 3 | yes | no | yes | yes |
| 30/28 | Cedar St. | 3 | 3 | 3 | 3 | 2 | 2 | 2 | 3 | no | yes | yes | yes |
| 31/29 | Cedar St. | 4 | 3 | 4 | 4 | 4 | 2 | 3 | 4 | yes | yes | yes | no |
| 51/49 | Cedar St. | 4 | 4 | 4 | 3 | 3 | 2 | 3 | 4 | yes | yes | yes | no |
| 51/49 | Cedar St. | 3 | 3 | 3 | 3 | 3 | 2 | 1 | 2 | no | yes | yes | no |
| 53/55 | Cedar St. | 4 | 2 | 3 | 2 | 3 | 2 | 3 | 2 | yes | yes | yes | yes |
| 59/57 | Cedar St. | 4 | 3 | 2 | 2 | 3 | 2 | 3 | 2 | no | yes | yes | no |
| 63/61 | Cedar St. | 4 | 4 | 4 | 3 | 3 | 2 | 3 | 4 | yes | yes | yes | no |
| 5 | Charles St. | 2 | 1 | 2 | 2 | 1 | 2 | 0 | 0 | yes | no | yes | no |
| 6 | Charles St. | 4 | 4 | 4 | 4 | 3 | 3 | 3 | 4 | yes | yes | yes | yes |
| 7 | Charles St. | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 3 | yes | yes | yes | yes |
| 12 | Charles St. | 3 | 4 | 3 | 2 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 13 | Charles St. | 3 | 4 | 3 | 2 | 3 | 2 | 3 | 3 | yes | yes | yes | yes |
| 20 | Charles St. | 2 | 2 | 3 | 4 | 4 | 3 | 4 | 3 | yes | yes | yes | yes |
| 21 | Charles St. | 2 | 1 | 2 | 2 | 2 | 2 | 2 | 3 | yes | no | no | yes |
| 27 | Charles St. | 2 | 2 | 3 | 3 | 3 | 1 | 3 | 3 | no | yes | yes | no |

Appendix O (continued)

| Property Conditions/Code Report | | | | | | | | | | | | | |
|--|-------------|-----------|------------------|------------|-------|---------|------------------------------------|-----------------------------|-----------------------------|------------------------------------|---|-------------------------------------|------------------------------|
| Conditions | | | | | | | | | | Code Compliance | | | |
| Score: 1 = poor, 2 = fair, 3 = good, 4 = perfect | | | | | | | | | | Y = "Yes," N = "No" | | | |
| Number | Street | Structure | Siding/ paint | Foundation | Doors | Windows | Driveways, sidewalks, patios | Porch, steps, landing | Yard, trees, landscaping | Exits free of obstructions ? | Handrails - porches/ stairs, w/ balusters < 6" apart? | Screens on 1st floor windows? | Yard clear of garbage? |
| 33 | Charles St. | 2 | 2 | 3 | 3 | 2 | 2 | 2 | 2 | yes | yes | yes | yes |
| 37 | Charles St. | 3 | 3 | 3 | 3 | 3 | 2 | 2 | 3 | yes | yes | yes | yes |
| 57 | Charles St. | 3 | 2 | 2 | 2 | 2 | 2 | 2 | 1 | yes | yes | yes | yes |
| 58 | Charles St. | 3 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | yes | yes | yes | yes |
| 27ABC | Charles St. | 2 | 2 | 3 | 3 | 3 | 1 | 3 | 3 | yes | yes | yes | yes |
| 31 39 | Charles St. | 3 | 3 | 3 | 3 | 3 | 2 | 3 | 3 | yes | yes | yes | yes |
| 61 63 | Charles St. | 3 | 4 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 66-63 | Charles St. | 3 | 4 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 9 | Cottage st | 2 | 1 | 1 | 1 | 1 | 1 | 2 | 1 | yes | yes | no | yes |
| 10 | Cottage st | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | no | yes |
| 25 | Dover St. | 3 | 2 | 3 | 2 | 1 | 1 | 2 | 1 | yes | yes | yes | no |
| 13 & 15 | Dover St. | 4 | 3 | 3 | 2 | 2 | 1 | 1 | 1 | yes | yes | yes | no |
| 5 | Dover St. | 4 | 4 | 4 | 4 | 4 | 2 | 4 | 3 | yes | yes | yes | yes |
| 10 | Dover St. | 2 | 3 | 3 | 3 | 3 | 2 | 1 | 4 | yes | yes | no | yes |
| 11&9 | Dover St. | 3 | 3 | 3 | 3 | 2 | 2 | 2 | 3 | yes | yes | no | yes |
| 12&14 | Dover St. | 3 | 2 | 3 | 2 | 2 | 2 | 3 | 2 | yes | yes | yes | yes |
| 19&17 | Dover St. | 2 | 2 | 2 | 2 | 1 | 2 | 1 | 2 | yes | yes | no | yes |
| 3 | Dustin St. | 2 | 3 | 2 | 3 | 3 | 1 | 1 | 1 | no | yes | yes | no |
| 4 | Dustin St. | 3 | 1 | 2 | 2 | 2 | 3 | 3 | 2 | yes | yes | yes | no |
| 5 | Dustin St. | 3 | 2 | 3 | 2 | 3 | 1 | 3 | 1 | no | yes | yes | no |
| 6 | Dustin St. | 2 | 1 | 3 | 2 | 2 | 1 | 1 | 1 | no | no | no | no |
| 7 | Dustin St. | 3 | 3 | 3 | 2 | 2 | 3 | 3 | 3 | yes | yes | yes | yes |
| 8 | Dustin St. | 3 | 2 | 3 | 2 | 1 | 3 | 2 | 1 | no | yes | yes | no |
| 9 | Dustin St. | 1 | 2 | 1 | 2 | 4 | 3 | 2 | 2 | yes | yes | yes | yes |
| 90 | Emerson St. | 2 | 2 | 3 | 2 | 2 | 3 | 3 | 3 | yes | yes | yes | yes |
| 95 | Emerson St. | 3 | 4 | 3 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 99 | Emerson St. | 3 | 3 | 3 | 3 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 104 | Emerson St. | 3 | 1 | 2 | 3 | 2 | 1 | 3 | 3 | yes | yes | yes | yes |
| 105 | Emerson St. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 109 | Emerson St. | 3 | 3 | 2 | 3 | 3 | 2 | 3 | 3 | yes | yes | yes | yes |
| 112 | Emerson St. | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 115 | Emerson St. | 3 | 3 | 2 | 3 | 3 | 3 | 2 | 1 | yes | yes | yes | yes |
| 116 | Emerson St. | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 22 | Franklin | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 38 | Franklin | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | yes | no | no | no |
| 39 | Franklin | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 42 | Franklin | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 72 | Franklin | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | yes | yes | no | no |
| 77 | Franklin | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | no | yes | yes |
| 81 | Franklin | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | yes | yes | yes | no |
| 82 | Franklin | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | yes | yes | yes | no |
| 26 & 28 | Franklin | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 50 | Franklin st | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 51 | Franklin st | 3 | 2 | 4 | 4 | 4 | 2 | 3 | 2 | yes | yes | yes | yes |
| 51 | Franklin st | 4 | 4 | 4 | 4 | 3 | 1 | 4 | 3 | yes | yes | yes | yes |
| 55 | Franklin st | 4 | 4 | 4 | 4 | 3 | 1 | 4 | 4 | yes | yes | yes | yes |
| 56 | Franklin st | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | no | yes | yes |
| 59 | Franklin st | 3 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | yes | yes | yes | yes |
| 60 | Franklin st | 2 | 3 | 3 | 2 | 2 | 2 | 3 | 3 | yes | no | yes | yes |

Appendix O (continued)

| Property Conditions/Code Report | | | | | | | | | | | | | |
|--|--------------|-----------|------------------|------------|-------|---------|------------------------------------|-----------------------------|-----------------------------|------------------------------------|---|-------------------------------------|------------------------------|
| Conditions | | | | | | | | | | Code Compliance | | | |
| Score: 1 = poor, 2 = fair, 3 = good, 4 = perfect | | | | | | | | | | Y = "Yes," N = "No" | | | |
| Number | Street | Structure | Siding/ paint | Foundation | Doors | Windows | Driveways, sidewalks, patios | Porch, steps, landing | Yard, trees, landscaping | Exits free of obstructions ? | Handrails - porches/ stairs, w/ balusters < 6" apart? | Screens on 1st floor windows? | Yard clear of garbage? |
| 64 | Franklin st | 3 | 1 | 3 | 3 | 3 | 3 | 2 | 2 | yes | no | yes | yes |
| 66 | Franklin st | 3 | 1 | 3 | 3 | 3 | 3 | 2 | 2 | yes | no | yes | yes |
| 70 | Franklin st | 2 | 1 | 2 | 1 | 2 | 1 | 1 | 1 | yes | yes | yes | yes |
| 71 | Franklin st | 3 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | yes | yes | yes | yes |
| 85 | Franklin st | 4 | 4 | 4 | 4 | 4 | 1 | 4 | 4 | yes | yes | yes | yes |
| 86 | Franklin st | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | no | no | no | no |
| 87 | Franklin st | 4 | 3 | 4 | 4 | 4 | 1 | 2 | 3 | yes | yes | yes | yes |
| 112 | Franklin st | 3 | 3 | 3 | 3 | 3 | 1 | 3 | 1 | yes | yes | yes | yes |
| 114 | Franklin st | 3 | 3 | 2 | 2 | 1 | 2 | 2 | 1 | yes | no | no | no |
| 116 | Franklin st | 3 | 1 | 2 | 1 | 1 | 2 | 1 | 1 | yes | no | no | no |
| 120 | Franklin st | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 122 | Franklin st | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 124 | Franklin st | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 125 | Franklin st | 3 | 3 | 2 | 3 | 3 | 2 | 3 | 3 | yes | yes | yes | no |
| 131 | Franklin st | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | yes | yes | yes | yes |
| 136 | Franklin st | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | no | yes | no | yes |
| 138 | Franklin st | 2 | 3 | 2 | 3 | 1 | 2 | 1 | 1 | no | no | yes | no |
| 139 | Franklin st | 3 | 3 | 3 | 2 | 2 | 1 | 1 | 1 | no | yes | no | yes |
| 142 | Franklin st | 2 | 2 | 2 | 1 | 1 | 1 | 2 | 1 | no | yes | no | yes |
| 146 | Franklin st | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | no | yes | yes | no |
| 147 | Franklin st | 3 | 3 | 3 | 3 | 3 | 2 | 2 | 3 | yes | yes | yes | yes |
| 119 & 121 | Franklin st | 2 | 3 | 2 | 2 | 2 | 2 | 2 | 2 | yes | yes | yes | yes |
| 141 & 143 | Franklin st | 3 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | yes | no | no | no |
| 151 & 153 | Franklin st | 3 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | yes | yes | yes | no |
| 63 65 67 | Franklin st | 3 | 2 | 4 | 4 | 3 | 1 | 2 | 2 | yes | yes | yes | yes |
| 7 | GrandAve. | 4 | 4 | 4 | 3 | 4 | 1 | 3 | 2 | yes | yes | yes | no |
| 12 | GrandAve. | 4 | 4 | 4 | 4 | 4 | 3 | 4 | 4 | yes | yes | yes | yes |
| 14 | GrandAve. | 3 | 1 | 2 | 3 | 3 | 3 | 3 | 3 | yes | yes | no | yes |
| 20 | GrandAve. | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 3 | yes | no | no | yes |
| 30 | GrandAve. | 3 | 3 | 2 | 3 | 2 | 3 | 2 | 3 | yes | no | yes | yes |
| 34 | GrandAve. | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | no | yes | no | yes |
| 2 4 6 8 10 | GrandAve. | 4 | 4 | 4 | 3 | 3 | 3 | 2 | | yes | yes | yes | yes |
| 24&26 | GrandAve. | 4 | 4 | 4 | 3 | 3 | 1 | 2 | 4 | yes | no | yes | yes |
| 15 | Harrison St. | 3 | 3 | 3 | 2 | 3 | 1 | 3 | 3 | yes | yes | yes | yes |
| 24 | Harrison St. | 3 | 3 | 3 | 2 | 1 | 1 | 1 | 1 | yes | no | no | no |
| 55 | Harrison St. | 4 | 4 | 4 | 2 | 3 | 1 | 2 | 1 | yes | no | no | yes |
| 58 | Harrison St. | 3 | 3 | 3 | 3 | 3 | 1 | 1 | 2 | yes | no | yes | yes |
| 64 | Harrison St. | 3 | 3 | 3 | 3 | 3 | 1 | 1 | 2 | yes | no | yes | no |
| 65 | Harrison St. | 3 | 1 | 3 | 2 | 2 | 2 | 2 | 1 | yes | yes | yes | yes |
| 69 | Harrison St. | 3 | 2 | 3 | 2 | 1 | 1 | 2 | 1 | no | yes | yes | no |
| 70 | Harrison St. | 2 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | yes | yes | yes | no |
| 70 | Harrison St. | 2 | 2 | 2 | 2 | 2 | 2 | 1 | 1 | yes | no | no | no |
| 72 | Harrison St. | 3 | 3 | 3 | 2 | 2 | 2 | 1 | 3 | yes | yes | yes | no |
| 72 | Harrison St. | 3 | 3 | 2 | 2 | 3 | 2 | 2 | 1 | yes | yes | yes | yes |
| 74 | Harrison St. | 3 | 2 | 3 | 3 | 2 | 2 | 1 | 1 | yes | yes | yes | yes |
| 77 | Harrison St. | 3 | 2 | 3 | 1 | 1 | 1 | 2 | 3 | yes | no | no | yes |
| 79 | Harrison St. | 3 | 2 | 3 | 2 | 3 | 3 | 3 | 3 | yes | yes | no | yes |
| 81 | Harrison St. | 3 | 2 | 3 | 2 | 3 | 3 | 3 | 3 | yes | yes | no | yes |
| 92 | Harrison St. | 3 | 3 | 3 | 2 | 2 | 2 | 3 | 3 | no | yes | yes | yes |

Appendix O (continued)

| Property Conditions/Code Report | | | | | | | | | | | | | |
|--|---------------|-----------|------------------|------------|-------|---------|------------------------------------|-----------------------------|-----------------------------|------------------------------------|---|-------------------------------------|------------------------------|
| Conditions | | | | | | | | | | Code Compliance | | | |
| Score: 1 = poor, 2 = fair, 3 = good, 4 = perfect | | | | | | | | | | Y = "Yes," N = "No" | | | |
| Number | Street | Structure | Siding/ paint | Foundation | Doors | Windows | Driveways, sidewalks, patios | Porch, steps, landing | Yard, trees, landscaping | Exits free of obstructions ? | Handrails - porches/ stairs, w/ balusters < 6" apart? | Screens on 1st floor windows? | Yard clear of garbage? |
| 95 | Harrison St. | 3 | 3 | 3 | 3 | 3 | 2 | 3 | 3 | yes | yes | yes | yes |
| 105 | Harrison St. | 2 | 2 | 1 | 2 | 1 | 3 | 2 | 4 | yes | yes | yes | yes |
| 93 & 95 | Harrison St. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | no |
| 19 | Hilldale Ave. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 21 | Hilldale Ave. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 2 | yes | yes | yes | yes |
| 22 | Hilldale Ave. | 3 | 2 | 3 | 2 | 3 | 2 | 2 | 2 | yes | yes | yes | yes |
| 25 | Hilldale Ave. | 4 | 4 | 4 | 4 | 4 | 1 | 4 | 4 | yes | yes | no | yes |
| 50 | Hilldale Ave. | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | yes | yes | yes | no |
| 61 | Hilldale Ave. | 2 | 1 | 2 | 3 | 3 | 3 | 3 | 1 | yes | yes | no | yes |
| 65 | Hilldale Ave. | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | yes | no | yes | no |
| 69 | Hilldale Ave. | 3 | 2 | 2 | 2 | 2 | 2 | 3 | 1 | yes | yes | yes | yes |
| 73 | Hilldale Ave. | 3 | 3 | 3 | 2 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 77 | Hilldale Ave. | 3 | 3 | 3 | 2 | 3 | 3 | 3 | 1 | yes | yes | no | yes |
| 82 | Hilldale Ave. | 3 | 1 | 3 | 2 | 3 | 2 | 2 | 3 | yes | no | no | yes |
| 83 | Hilldale Ave. | 3 | 1 | 3 | 2 | 3 | 3 | 3 | 1 | yes | yes | yes | no |
| 87 | Hilldale Ave. | 3 | 3 | 3 | 1 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 93 | Hilldale Ave. | 3 | 3 | 3 | 1 | 2 | 2 | 3 | 2 | yes | yes | some | yes |
| 95 | Hilldale Ave. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 101 | Hilldale Ave. | 1 | 1 | 1 | 1 | 1 | 3 | 3 | 3 | yes | yes | no | no |
| 107 | Hilldale Ave. | 3 | 3 | 3 | 3 | 3 | 1 | 3 | 2 | yes | yes | yes | yes |
| 111 | Hilldale Ave. | 3 | 2 | 3 | 2 | 2 | 3 | 2 | 3 | yes | no | yes | no |
| 123 | Hilldale Ave. | 2 | 1 | 3 | 1 | 1 | 2 | 1 | 2 | yes | yes | yes | yes |
| 125 | Hilldale Ave. | 3 | 3 | 3 | 3 | 3 | 2 | 1 | 1 | yes | yes | yes | no |
| 133 | Hilldale Ave. | 3 | 3 | 2 | 2 | 3 | 3 | 3 | 2 | no | yes | yes | no |
| 135 | Hilldale Ave. | 2 | 2 | 2 | 3 | 2 | 2 | 2 | 2 | yes | yes | yes | no |
| 139 | Hilldale Ave. | 2 | 2 | 2 | 2 | 2 | 3 | 2 | 1 | no | yes | yes | no |
| 141 | Hilldale Ave. | 4 | 4 | 4 | 4 | 4 | 3 | 4 | 4 | yes | yes | no | yes |
| 145 | Hilldale Ave. | 3 | 3 | 3 | 3 | 3 | 1 | 2 | 3 | yes | no | yes | yes |
| 149 | Hilldale Ave. | 3 | 4 | 3 | 4 | 4 | 2 | 3 | 2 | yes | yes | yes | yes |
| 44 & 46 | Hilldale Ave. | 2 | 3 | 2 | 3 | 3 | 2 | 1 | 2 | yes | yes | yes | yes |
| 111 | How St. | 1 | 1 | 1 | 2 | 1 | 1 | 1 | 1 | yes | yes | yes | yes |
| 113 | How St. | 1 | 1 | 1 | 2 | 1 | 1 | 1 | 1 | yes | yes | yes | yes |
| 118 | How St. | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 120 | How St. | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 123 | How St. | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 3 | yes | yes | yes | yes |
| 134 | How St. | 2 | 3 | 3 | 1 | 1 | 1 | 1 | None | yes | yes | yes | no |
| 139 | How St. | 1 | 2 | 1 | 1 | 3 | 1 | 1 | 1 | yes | no | yes | no |
| 5 | John St. | 4 | 4 | 4 | 2 | 4 | 3 | 3 | 2 | yes | yes | yes | yes |
| 6 | John St. | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | yes | yes | yes | yes |
| 7 | John St. | 3 | 3 | 3 | 3 | 3 | 1 | 4 | 2 | no | yes | yes | no |
| 8 | John St. | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 2 | yes | yes | yes | yes |
| 22 | John St. | 2 | 2 | 2 | 1 | 1 | 2 | 3 | 2 | yes | yes | yes | yes |
| 26 | John St. | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | yes | no | yes | yes |
| 28 | John St. | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 2 | yes | yes | yes | yes |
| 29 | John St. | 3 | 2 | 2 | 3 | 2 | 2 | 3 | 3 | yes | yes | yes | yes |
| 32 | John St. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | no | yes | yes | yes |
| 34 | John St. | 2 | 2 | 3 | 3 | 3 | 4 | 4 | 3 | yes | yes | yes | yes |
| 36 | John St. | 2 | 3 | 3 | 3 | 2 | 2 | 2 | 1 | yes | yes | yes | yes |
| 41 | John St. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |

Appendix O (continued)

| Property Conditions/Code Report | | | | | | | | | | | | | |
|--|---------------|------------------|------------------|------------|-------|---------|------------------------------------|-----------------------------|-----------------------------|------------------------------------|---|-------------------------------------|------------------------------|
| Conditions | | | | | | | | | | Code Compliance | | | |
| Score: 1 = poor, 2 = fair, 3 = good, 4 = perfect | | | | | | | | | | Y = "Yes," N = "No" | | | |
| Number | Street | Structure | Siding/ paint | Foundation | Doors | Windows | Driveways, sidewalks, patios | Porch, steps, landing | Yard, trees, landscaping | Exits free of obstructions ? | Handrails - porches/ stairs, w/ balusters < 6" apart? | Screens on 1st floor windows? | Yard clear of garbage? |
| 25/23 | John St. | 2 | 3 | 2 | 2 | 2 | 1 | 1 | 1 | yes | no | yes | yes |
| 5 | Kimball St. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 7 | Kimball St. | 2 | 2 | 3 | 3 | 3 | 2 | 1 | 2 | yes | yes | yes | yes |
| 8 | Kimball St. | 3 | 3 | 3 | 3 | 2 | 2 | 1 | 3 | yes | yes | yes | yes |
| 11 | Kimball St. | 3 | 2 | 3 | 3 | 3 | 1 | 3 | 3 | no | yes | yes | no |
| 12 | Kimball St. | 3 | 3 | 3 | 3 | 3 | 1 | 1 | 1 | yes | yes | yes | yes |
| 2 | Kimball St. | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | yes | | |
| 3 | Kimball St. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | | |
| 10 | Kimball St. | new construction | | | | | | | | | | | |
| 15 | Kimball St. | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | yes | | |
| 6 | Lancaster St. | 4 | 4 | 4 | 4 | 4 | 4 | none | none | yes | none | yes | yes |
| 8 | Lancaster St. | 3 | 3 | 3 | 3 | 3 | 2 | 3 | 3 | yes | yes | yes | yes |
| 10 | Lancaster St. | 3 | 3 | 3 | 3 | 3 | 2 | 3 | 3 | yes | yes | yes | yes |
| 11 | Lancaster St. | 3 | 2 | 4 | 3 | 1 | 1 | 2 | none | yes | yes | no | yes |
| 23 | Lancaster St. | 2 | 3 | 2 | 2 | 1 | 1 | 1 | 2 | no | no | no | no |
| 26 | Lancaster St. | 4 | 4 | 4 | 4 | 1 | 1 | 1 | 1 | yes | yes | no | no |
| 30 | Lancaster St. | 2 | 1 | 1 | 1 | 2 | 1 | 2 | none | yes | yes | yes | no |
| 7 | Lewis St. | 2 | 2 | 2 | 3 | 3 | 1 | 3 | 3 | yes | yes | yes | no |
| 9 | Lewis St. | 3 | 2 | 4 | 1 | 2 | 3 | 1 | 3 | yes | yes | yes | yes |
| 13 | Lewis St. | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 15 | Lewis St. | 3 | 3 | 2 | 2 | 3 | 2 | 1 | 3 | yes | no | yes | no |
| 23 | Lewis St. | 3 | 3 | 3 | 3 | 3 | 1 | 2 | 3 | yes | yes | yes | no |
| 28 | Lewis St. | 4 | 3 | 3 | 4 | 4 | 1 | 3 | 4 | yes | yes | yes | yes |
| 29 | Lewis St. | 3 | 3 | 3 | 2 | 2 | 3 | 3 | 1 | no | yes | yes | no |
| 31 | Lewis St. | 2 | 2 | 2 | 4 | 3 | 2 | 1 | 2 | yes | no | yes | yes |
| 31 | Lewis St. | 2 | 2 | 2 | 4 | 4 | 1 | 4 | 3 | yes | yes | yes | yes |
| 33 | Lewis St. | 3 | 3 | 2 | 3 | 3 | 2 | 3 | 3 | yes | yes | yes | yes |
| 35 | Lewis St. | 2 | 2 | 1 | 1 | 2 | 1 | 1 | none | no | yes | no | yes |
| 37 | Lewis St. | 2 | 2 | 1 | 2 | 2 | 2 | 2 | 2 | no | yes | yes | no |
| 39 | Lewis St. | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | no |
| no # | Lewis St. | 3 | 3 | 3 | 3 | 3 | 3 | 1 | | yes | yes | | |
| 1 | Little River | 3 | 2 | 3 | 2 | 2 | 2 | 3 | 2 | yes | yes | yes | yes |
| 2 | Little River | 3 | 3 | 3 | 3 | 3 | 1 | 3 | 1 | no | no | no | yes |
| 3 | Little River | 4 | 4 | 4 | 4 | 4 | 3 | 4 | 2 | yes | yes | yes | yes |
| 5 | Little River | 4 | 3 | 3 | 4 | 3 | 4 | 3 | 4 | yes | yes | yes | yes |
| 6 | Little River | 3 | 2 | 3 | 3 | 3 | 1 | 3 | 3 | yes | yes | yes | yes |
| 7 | Little River | 3 | 3 | 3 | 3 | 3 | 1 | 3 | 3 | yes | yes | yes | yes |
| 9 | Little River | 4 | 4 | 3 | 4 | 4 | 3 | 2 | 2 | yes | yes | yes | yes |
| 45 | Locust st | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 47 | Locust st | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 49 | Locust st | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 100 | Locust st | 4 | 4 | 4 | 3 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 106 | Locust st | 3 | 3 | 3 | 3 | 2 | 3 | 2 | 2 | yes | no | yes | yes |
| 113 | Locust st | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | no | yes | yes |
| 118 | Locust st | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | no | yes | yes |
| 120 | Locust st | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | no | yes | yes |
| 122 -126 | Locust st | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| j&r store | Locust st | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | no | no | no |
| | Locust st | 4 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | no | yes | yes |

Appendix O (continued)

| Property Conditions/Code Report | | | | | | | | | | | | | |
|--|--------------|-----------|------------------|------------|-------|---------|------------------------------------|-----------------------------|-----------------------------|------------------------------------|---|-------------------------------------|------------------------------|
| Conditions | | | | | | | | | | Code Compliance | | | |
| Score: 1 = poor, 2 = fair, 3 = good, 4 = perfect | | | | | | | | | | Y = "Yes," N = "No" | | | |
| Number | Street | Structure | Siding/ paint | Foundation | Doors | Windows | Driveways, sidewalks, patios | Porch, steps, landing | Yard, trees, landscaping | Exits free of obstructions ? | Handrails - porches/ stairs, w/ balusters < 6" apart? | Screens on 1st floor windows? | Yard clear of garbage? |
| 358 | Main St. | 3 | 3 | 3 | 2 | 3 | 3 | 3 | 3 | yes | yes | no | yes |
| 366 | Main St. | 1 | 1 | 2 | 1 | 1 | 2 | 1 | 2 | yes | no | yes | no |
| 370 | Main St. | 3 | 3 | 3 | 3 | 1 | 3 | 3 | 3 | yes | yes | yes | yes |
| 380 | Main St. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | no | no |
| 386 | Main St. | 2 | 2 | 1 | 1 | 1 | 2 | 1 | 3 | yes | yes | yes | no |
| 364/362 | Main St. | 2 | 1 | 2 | 1 | 1 | 2 | 2 | 1 | no | yes | yes | no |
| 376 | Main St. | 2 | 2 | 2 | 2 | 3 | 2 | 4 | 2 | yes | yes | yes | yes |
| 1 | Mulberry St. | 2 | 3 | 3 | 3 | 2 | 1 | 3 | 3 | yes | yes | yes | no |
| 2 | Mulberry St. | 2 | 3 | 3 | 3 | 2 | 1 | 3 | 3 | yes | yes | yes | no |
| 3 | Mulberry St. | 2 | 3 | 2 | 3 | 2 | 1 | 3 | 3 | yes | yes | yes | no |
| 5 | Mulberry St. | 2 | 1 | 2 | 3 | 3 | 2 | 1 | 1 | yes | no | yes | yes |
| 7 | Mulberry St. | 3 | 3 | 2 | 3 | 3 | 3 | 2 | 1 | yes | yes | yes | no |
| 8 | Mulberry St. | 3 | 3 | 3 | 3 | 3 | 1 | 3 | 1 | yes | yes | yes | yes |
| 11 | Mulberry St. | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 14 | Mulberry St. | 3 | 3 | 2 | 3 | 3 | 2 | 1 | 1 | no | no | no | no |
| 15 | Mulberry St. | 3 | 3 | 3 | 2 | 2 | 2 | 4 | 2 | yes | yes | yes | no |
| 16 | Mulberry St. | 3 | 2 | 3 | 1 | 2 | 1 | 1 | 1 | yes | no | yes | yes |
| 17 | Mulberry St. | 3 | 3 | 2 | 2 | 2 | 2 | 1 | 3 | yes | yes | yes | yes |
| 18 | Mulberry St. | 3 | 2 | 3 | 1 | 2 | 1 | 1 | 1 | yes | no | yes | yes |
| 29 | Mulberry St. | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 3 | yes | yes | yes | yes |
| 2 | New St. | 1 | 2 | 1 | 1 | 2 | 3 | 2 | 1 | yes | no | yes | no |
| 11 | New St. | 2 | 2 | 3 | 3 | 3 | 1 | 3 | 3 | yes | yes | yes | yes |
| 13 | New St. | 2 | 1 | 3 | 2 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 18 | New St. | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | yes | yes | yes | no |
| 20 | New St. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 22 | New St. | 2 | 2 | 2 | 1 | 3 | 1 | 1 | 1 | yes | yes | yes | yes |
| 24 | New St. | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 1 | yes | yes | yes | yes |
| 27 | New St. | 2 | 3 | 3 | 3 | 3 | 1 | 1 | 2 | no | yes | no | yes |
| 28 | New St. | 3 | 3 | 3 | 3 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 29 | New St. | 3 | 3 | 3 | 2 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 31 | New St. | 3 | 4 | 3 | 3 | 4 | 4 | 4 | 3 | yes | yes | yes | yes |
| 12 14 | New St. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 21-19 | New St. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 25/23 | New St. | 2 | 2 | 3 | 1 | 1 | 1 | 3 | 4 | yes | yes | yes | yes |
| 7 | Nichols St. | 3 | 3 | 3 | 3 | 2 | 2 | 1 | 1 | yes | yes | yes | yes |
| 12 | Nichols St. | 1 | 1 | 2 | 2 | 1 | 2 | 2 | 1 | yes | yes | no | no |
| 17 | Nichols St. | 3 | 3 | 2 | 2 | 2 | 2 | 2 | 2 | yes | yes | no | yes |
| 18 | Nichols St. | 3 | 2 | 2 | 3 | 3 | 4 | 2 | 3 | yes | yes | yes | no |
| 22 | Nichols St. | 2 | 2 | 1 | 2 | 2 | 2 | 2 | 2 | yes | yes | yes | yes |
| 24 | Nichols St. | 2 | 1 | 2 | 2 | 1 | 2 | 1 | 1 | yes | yes | no | no |
| 25 | Nichols St. | 3 | 3 | 3 | 3 | 3 | 1 | 3 | 1 | yes | yes | no | yes |
| 27 | Nichols St. | 3 | 1 | 3 | 2 | 4 | 2 | 2 | 3 | yes | yes | yes | yes |
| 28 | Nichols St. | 3 | 2 | 2 | 2 | 2 | 2 | 1 | 1 | no | no | yes | no |
| 31 | Nichols St. | 3 | 2 | 3 | 2 | 2 | 4 | 3 | 2 | yes | yes | yes | yes |
| 32 | Nichols St. | 2 | 2 | 3 | 3 | 2 | 3 | 2 | 1 | yes | no | yes | no |
| 40 | Nichols St. | 1 | 1 | 1 | 1 | 1 | 2 | 1 | 2 | yes | no | yes | no |
| 44 | Nichols St. | 3 | 2 | 2 | 3 | 3 | 2 | 1 | 3 | no | no | yes | yes |
| 15/13 | Nichols St. | 3 | 2 | 2 | 2 | 3 | 2 | 2 | 2 | yes | yes | no | yes |
| 16/14 | Nichols St. | 1 | 1 | 1 | 1 | 1 | 2 | 1 | 1 | no | no | yes | no |

Appendix O (continued)

| Property Conditions/Code Report | | | | | | | | | | | | | |
|--|-------------|-----------|------------------|------------|-------|---------|------------------------------------|-----------------------------|-----------------------------|------------------------------------|---|-------------------------------------|------------------------------|
| Conditions | | | | | | | | | | Code Compliance | | | |
| Score: 1 = poor, 2 = fair, 3 = good, 4 = perfect | | | | | | | | | | Y = "Yes," N = "No" | | | |
| Number | Street | Structure | Siding/ paint | Foundation | Doors | Windows | Driveways, sidewalks, patios | Porch, steps, landing | Yard, trees, landscaping | Exits free of obstructions ? | Handrails - porches/ stairs, w/ balusters < 6" apart? | Screens on 1st floor windows? | Yard clear of garbage? |
| 19/21 | Nichols St. | 2 | 3 | 2 | 2 | 2 | 1 | 3 | 1 | yes | yes | no | yes |
| 34/35 | Nichols St. | 1 | 1 | 1 | 1 | 2 | 1 | 1 | 1 | no | no | no | no |
| 35/33 | Nichols St. | 4 | 4 | 4 | 4 | 3 | 3 | 3 | 1 | yes | yes | no | yes |
| 43/45 | Nichols St. | 2 | 3 | 2 | 4 | 1 | 4 | 1 | 1 | yes | no | yes | no |
| 8 | North St. | 3 | 3 | 3 | 3 | 3 | 1 | 3 | 1 | yes | yes | yes | some |
| 9 | North St. | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | | | | |
| 10 | North St. | 3 | 3 | 3 | 3 | 3 | 1 | 3 | 2 | no | yes | no | no |
| 11 | North St. | 2 | 2 | 2 | 2 | 2 | 1 | 4 | 1 | | | | |
| 14 | North St. | 1 | 1 | 1 | 1 | 1 | 3 | 1 | 1 | no | no | no | no |
| 18 | North St. | 3 | 1 | 3 | 3 | 3 | 4 | 4 | 4 | yes | yes | yes | yes |
| 19 | North St. | 4 | 4 | 4 | 4 | 4 | 4 | 3 | 4 | yes | no porch | yes | yes |
| 24 | North St. | 3 | 3 | 3 | 3 | 3 | 4 | 4 | 4 | yes | yes | yes | yes |
| 27 | North St. | 3 | 1 | 3 | 3 | 1 | 3 | 1 | 3 | yes | yes | yes | yes |
| 28 | North St. | 2 | 2 | 1 | 2 | 3 | 2 | 3 | 4 | yes | yes | yes | yes |
| 34 | North St. | 2 | 3 | 3 | 1 | 3 | 2 | 3 | 3 | yes | yes | no | yes |
| 40 | North St. | 2 | 3 | 4 | 3 | 3 | 3 | 3 | 2 | yes | yes | yes | some |
| 42 | North St. | 3 | 3 | 3 | 2 | 3 | 1 | 2 | 1 | yes | yes | yes | no |
| 43 | North St. | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 44 | North St. | 3 | 2 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | no |
| 45 | North St. | 3 | 3 | 3 | 3 | 3 | 2 | 2 | 3 | yes | no | yes | yes |
| 47 | North St. | 3 | 3 | 3 | 3 | 2 | 3 | 1 | 3 | yes | no | yes | yes |
| 48 | North St. | 2 | 2 | 3 | 4 | 4 | 4 | 4 | 3 | yes | yes | yes | yes |
| 50 | North St. | 3 | 3 | 3 | 3 | 2 | 3 | 3 | 3 | yes | yes | yes | yes |
| 52 | North St. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | some |
| 54 | North St. | 2 | 2 | 2 | 3 | 4 | 2 | 3 | 2 | yes | yes | yes | no |
| 56 | North St. | 2 | 3 | 3 | 2 | 2 | 3 | 1 | 2 | yes | yes | some | no |
| 15-17 | North St. | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 23-25 | North St. | 3 | 3 | 3 | 2 | 3 | 3 | 2 | 3 | yes | yes | yes | yes |
| 29-31 | North St. | 3 | 2 | 3 | 2 | 1 | 3 | 2 | 3 | yes | no | yes | yes |
| 33-35 | North St. | 3 | 2 | 2 | 2 | 1 | 3 | 1 | 3 | yes | no | no | no |
| 36-38 | North St. | 3 | 2 | 3 | 2 | 3 | 3 | 1 | 2 | yes | yes | yes | some |
| 37-39 | North St. | 3 | 4 | 3 | 3 | 4 | 3 | 2 | 3 | yes | yes | yes | yes |
| 2 | Orchard St. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 2 | yes | no | yes | yes |
| 3 | Orchard St. | 3 | 3 | 3 | 3 | 3 | 4 | none | 4 | yes | none | yes | yes |
| 5 | Orchard St. | 3 | 3 | 3 | 3 | 3 | 4 | none | 4 | yes | none | yes | yes |
| 6 | Orchard St. | 4 | 3 | 3 | 2 | 2 | 1 | 1 | 2 | yes | no | no | no |
| 7 | Orchard St. | 3 | 3 | 3 | 3 | 3 | 4 | none | 4 | yes | none | yes | yes |
| 9 | Orchard St. | 3 | 3 | 3 | 3 | 3 | 4 | none | 4 | yes | none | yes | yes |
| 11 | Orchard St. | 3 | 3 | 2 | 2 | 1 | 3 | 3 | 3 | yes | yes | yes | yes |
| 18 | Orchard St. | 4 | 3 | 3 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 22 | Orchard St. | 4 | 2 | 3 | 2 | 3 | 1 | 4 | 4 | yes | yes | yes | yes |
| 64 | Pecker St. | 3 | 3 | 3 | 3 | 4 | 1 | 3 | 2 | yes | yes | yes | no |
| 65 | Pecker St. | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | no | no | no | no |
| 66 | Pecker St. | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | no | no | no | no |
| 67 | Pecker St. | 2 | 2 | 3 | 2 | 2 | 1 | 1 | 1 | yes | yes | yes | no |
| 68 | Pecker St. | 2 | 3 | 3 | 3 | 4 | 1 | 3 | 2 | yes | yes | yes | no |
| 69 | Pecker St. | 2 | 2 | 3 | 3 | 3 | 3 | 2 | 3 | yes | yes | yes | yes |
| 74 | Pecker St. | 3 | 3 | 2 | 3 | 3 | 2 | 2 | 4 | no | no | yes | yes |
| 71/73 | Pecker St. | 3 | 3 | 3 | 2 | 3 | 2 | 1 | 3 | yes | yes | yes | yes |

Appendix O (continued)

| Property Conditions/Code Report | | | | | | | | | | | | | |
|--|---------------|-----------|------------------|------------|-------|---------|------------------------------------|-----------------------------|-----------------------------|------------------------------------|---|-------------------------------------|------------------------------|
| Conditions | | | | | | | | | | Code Compliance | | | |
| Score: 1 = poor, 2 = fair, 3 = good, 4 = perfect | | | | | | | | | | Y = "Yes," N = "No" | | | |
| Number | Street | Structure | Siding/ paint | Foundation | Doors | Windows | Driveways, sidewalks, patios | Porch, steps, landing | Yard, trees, landscaping | Exits free of obstructions ? | Handrails - porches/ stairs, w/ balusters < 6" apart? | Screens on 1st floor windows? | Yard clear of garbage? |
| 1 | Pentucket St. | 1 | 1 | 1 | 1 | 1 | 2 | 1 | 1 | no | no | no | no |
| 4 | Pentucket St. | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 3 | yes | no | yes | yes |
| 5 | Pentucket St. | 1 | 1 | 1 | 2 | 1 | 2 | 1 | 1 | yes | yes | yes | yes |
| 11 | Pentucket St. | 1 | 1 | 1 | 1 | 2 | 2 | 1 | 2 | no | no | no | yes |
| 13 | Pentucket St. | 1 | 2 | 2 | 1 | 1 | 1 | 2 | 1 | yes | no | no | yes |
| 14 | Pentucket St. | 3 | 3 | 3 | 2 | 3 | 2 | 2 | | yes | yes | yes | yes |
| 15 | Pentucket St. | 2 | 3 | 3 | 3 | 3 | 1 | 3 | 3 | yes | yes | no | yes |
| 16 | Pentucket St. | 3 | 2 | 2 | 2 | 1 | 2 | 3 | 1 | yes | yes | yes | yes |
| 17 | Pentucket St. | 1 | 1 | 1 | 1 | 1 | 2 | 1 | 1 | no | no | no | no |
| 18 | Pentucket St. | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | no | no | yes | no |
| 20 | Pentucket St. | 3 | 1 | 2 | 3 | 3 | 3 | 3 | 1 | yes | yes | yes | no |
| 21 | Pentucket St. | 3 | 3 | 3 | 2 | 1 | 3 | 3 | 1 | yes | yes | yes | no |
| 22 | Pentucket St. | 1 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | yes | yes | yes | no |
| 24 | Pentucket St. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 17 | Portland | 3 | 3 | 3 | 3 | 4 | 3 | 1 | 3 | yes | no | yes | yes |
| 21 | Portland | 3 | 2 | 2 | 1 | 2 | 2 | 2 | 1 | yes | no | no | no |
| 24 | Portland | 2 | 3 | 2 | 1 | 2 | 1 | 1 | 1 | no | yes | no | yes |
| 25 | Portland | 3 | 3 | 3 | 2 | 2 | 3 | 2 | 3 | yes | no | no | yes |
| 26 | Portland | 2 | 3 | 3 | 2 | 3 | 2 | 3 | 3 | yes | yes | yes | yes |
| 29 | Portland | 3 | 3 | 3 | 2 | 3 | 2 | 2 | 3 | yes | no | no | yes |
| 30 | Portland | 3 | 3 | 3 | 3 | 2 | 3 | 3 | 3 | no | no | yes | no |
| 54 | Portland | 2 | 2 | 3 | 2 | 2 | 2 | 2 | 2 | yes | no | yes | yes |
| 56 | Portland | 3 | 4 | 4 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 62 | Portland | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 69 | Portland | 3 | 3 | 2 | 2 | 1 | 2 | 3 | 3 | yes | yes | yes | no |
| 86 | Portland | 3 | 1 | 1 | 2 | 1 | 2 | 3 | 2 | yes | yes | no | yes |
| 94 | Portland | 3 | 3 | 2 | 2 | 2 | 2 | 1 | 1 | yes | yes | yes | no |
| 98 | Portland | 3 | 4 | 2 | 3 | 4 | 1 | 4 | 3 | yes | yes | yes | no |
| 101 | Portland | 3 | 2 | 3 | 2 | 2 | 2 | 3 | 3 | yes | yes | yes | yes |
| 103 | Portland | 2 | 2 | 1 | 2 | 1 | 1 | 2 | 1 | no | yes | no | no |
| 104 | Portland | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | no | yes | yes | yes |
| 106 | Portland | 3 | 3 | 3 | 2 | 3 | 1 | 3 | 2 | no | yes | yes | no |
| 114 | Portland | 2 | 3 | 4 | 1 | 3 | 3 | 1 | 1 | yes | yes | yes | no |
| 122 | Portland | 2 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | no | yes | no | no |
| 126 | Portland | 2 | 2 | 2 | 2 | 2 | 1 | 1 | 2 | yes | no | yes | yes |
| 127 | Portland | 3 | 3 | 3 | 2 | 3 | 1 | 2 | 1 | yes | yes | yes | yes |
| 135 | Portland | 3 | 2 | 3 | 2 | 2 | 3 | 2 | 3 | yes | yes | yes | yes |
| 135 | Portland | 1 | 1 | 2 | 1 | 1 | 1 | 2 | 1 | yes | yes | yes | yes |
| 139 | Portland | 3 | 3 | 4 | 3 | 3 | 3 | 4 | 3 | no | yes | yes | yes |
| 75 & 77 | Portland | 2 | 1 | 3 | 1 | 1 | 2 | 3 | 1 | no | no | no | yes |
| 1 & 2 | Portland | 3 | 3 | 3 | 2 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 113 & 115 | Portland | 3 | 2 | 1 | 3 | 2 | 3 | 3 | 1 | yes | yes | yes | yes |
| 117 & 119 | Portland | 3 | 2 | 3 | 3 | 2 | 2 | 2 | 2 | yes | yes | yes | yes |
| 118 & 120 | Portland | 3 | 1 | 4 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | no |
| 34&36 | Portland | 3 | 3 | 1 | 2 | 2 | 3 | 2 | 2 | yes | yes | yes | no |
| 42 & 44 | Portland | 2 | 2 | 3 | 3 | 4 | 4 | 2 | 3 | yes | yes | yes | yes |
| 71 & 73 | Portland | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | yes | no | no | yes |
| 72 & 74 | Portland | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | yes | yes | yes | no |
| 76 & 78 | Portland | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 3 | no | yes | no | no |

Appendix O (continued)

| Property Conditions/Code Report | | | | | | | | | | | | | |
|--|-------------|-----------|------------------|------------|-------|---------|------------------------------------|-----------------------------|-----------------------------|------------------------------------|---|-------------------------------------|------------------------------|
| Conditions | | | | | | | | | | Code Compliance | | | |
| Score: 1 = poor, 2 = fair, 3 = good, 4 = perfect | | | | | | | | | | Y = "Yes," N = "No" | | | |
| Number | Street | Structure | Siding/ paint | Foundation | Doors | Windows | Driveways, sidewalks, patios | Porch, steps, landing | Yard, trees, landscaping | Exits free of obstructions ? | Handrails - porches/ stairs, w/ balusters < 6" apart? | Screens on 1st floor windows? | Yard clear of garbage? |
| 64 | Primrose St | 3 | 3 | 3 | 3 | 3 | 2 | 2 | 3 | yes | yes | yes | yes |
| 64 | Primrose St | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | yes | yes | yes | yes |
| 71 | Primrose St | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 74 | Primrose St | 2 | 2 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 89 | Primrose St | 2 | 2 | 1 | 2 | 2 | 1 | 2 | 2 | yes | yes | yes | yes |
| 97 | Primrose St | 3 | 2 | 3 | 2 | 2 | 1 | 2 | 1 | yes | yes | yes | yes |
| 98 | Primrose St | 3 | 2 | 3 | 3 | 1 | 3 | 1 | 3 | yes | yes | yes | yes |
| 100 | Primrose St | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 111 | Primrose St | 2 | 2 | 1 | 1 | 1 | 2 | 1 | 2 | yes | yes | yes | yes |
| 114 | Primrose St | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | yes | no | no | yes |
| 119 | Primrose St | 2 | 2 | 1 | 2 | 2 | 2 | 1 | 2 | yes | yes | yes | yes |
| 142 | Primrose St | 3 | 4 | 3 | 3 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 143 | Primrose St | 3 | 2 | 3 | 2 | 2 | 3 | 2 | 3 | yes | yes | yes | yes |
| 144 | Primrose St | 2 | 3 | 3 | 3 | 3 | 3 | 3 | 2 | yes | yes | yes | yes |
| 135 & 137 | Primrose St | 2 | 3 | 1 | 2 | 2 | 3 | 2 | 3 | yes | yes | yes | yes |
| 59 & 57 | Primrose St | 2 | 1 | 2 | 2 | 2 | 4 | 2 | 3 | yes | yes | yes | yes |
| 88 & 90 | Primrose St | 3 | 3 | 3 | 2 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 90-88 | Primrose St | 3 | 3 | 3 | 2 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 99 & 103 | Primrose St | 2 | 2 | 2 | 2 | 2 | 2 | 1 | 2 | yes | yes | yes | yes |
| | Primrose St | 3 | 3 | 3 | 3 | 3 | 2 | 2 | 3 | yes | yes | yes | yes |
| 1 | Rose St. | 4 | 4 | 4 | 4 | 4 | 2 | 3 | 2 | yes | yes | yes | yes |
| 3 | Rose St. | 2 | 2 | 2 | 1 | 3 | 2 | 2 | 3 | yes | yes | yes | yes |
| 4 | Rose St. | 3 | 3 | 3 | 3 | 3 | 3 | 4 | 3 | yes | yes | yes | yes |
| 6 | Rose St. | 3 | 2 | 3 | 2 | 3 | 4 | 3 | 4 | yes | yes | yes | yes |
| 9 | Rose St. | 3 | 2 | 3 | 2 | 2 | 2 | 2 | 3 | yes | yes | yes | yes |
| 11 | Rose St. | 3 | 4 | 4 | 3 | 3 | 4 | 3 | 3 | yes | yes | yes | yes |
| 15 | Rose St. | 3 | 4 | 3 | 4 | 3 | 1 | 2 | 2 | yes | yes | yes | yes |
| 5, 7 | Rose St. | 3 | 3 | 3 | 2 | 2 | 2 | 2 | 2 | yes | yes | yes | yes |
| 2 | Stewart St. | 4 | 2 | 4 | 4 | 3 | 4 | 2 | 4 | yes | yes | yes | yes |
| 1 | Union St. | 2 | 2 | 3 | 3 | 2 | 2 | 3 | 3 | yes | yes | no | yes |
| 3 | Union St. | 2 | 2 | 3 | 3 | 2 | 2 | 3 | 3 | yes | yes | no | yes |
| 5 | Union St. | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 3 | yes | yes | yes | yes |
| 7 | Union St. | 3 | 3 | 3 | 3 | 3 | 2 | 2 | 2 | yes | yes | yes | yes |
| 9 | Union St. | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 2 | yes | yes | yes | yes |
| 11 | Union St. | 3 | 3 | 3 | 2 | 3 | 3 | 2 | 3 | yes | yes | yes | yes |
| 13 | Union St. | 3 | 3 | 3 | 2 | 3 | 3 | 2 | 3 | yes | yes | yes | yes |
| 16 | Union St. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 17 | Union St. | 3 | 2 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 21 | Union St. | 4 | 4 | 4 | 4 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 22 | Union St. | 2 | 1 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | no |
| 24 | Union St. | 3 | 2 | 3 | 3 | 3 | 2 | 2 | 2 | yes | yes | yes | no |
| 25 | Union St. | 4 | 4 | 4 | 4 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 26 | Union St. | 3 | 2 | 3 | 3 | 2 | 2 | 3 | 2 | yes | yes | yes | no |
| 27 | Union St. | 3 | 2 | 2 | 2 | 3 | 2 | 2 | 2 | yes | yes | yes | yes |
| 29 | Union St. | 3 | 3 | 3 | 2 | 3 | 2 | 3 | 3 | yes | no | yes | yes |
| 30 | Union St. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | no | yes | yes |
| 31 | Union St. | 3 | 3 | 3 | 2 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 9 | Vine st | 2 | 1 | 1 | 1 | 2 | 1 | 1 | 1 | yes | yes | yes | yes |
| 10 | Vine st | 2 | 2 | 1 | 2 | 1 | 2 | 2 | 1 | yes | yes | some | yes |

Appendix O (continued)

| Property Conditions/Code Report | | | | | | | | | | | | | |
|--|-------------|-----------|------------------|------------|-------|---------|------------------------------------|-----------------------------|-----------------------------|------------------------------------|---|-------------------------------------|------------------------------|
| Conditions | | | | | | | | | | Code Compliance | | | |
| Score: 1 = poor, 2 = fair, 3 = good, 4 = perfect | | | | | | | | | | Y = "Yes," N = "No" | | | |
| Number | Street | Structure | Siding/ paint | Foundation | Doors | Windows | Driveways, sidewalks, patios | Porch, steps, landing | Yard, trees, landscaping | Exits free of obstructions ? | Handrails - porches/ stairs, w/ balusters < 6" apart? | Screens on 1st floor windows? | Yard clear of garbage? |
| 13 | Vine St. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 7 | Vine St. | 1 | 1 | 3 | 1 | 2 | 3 | 3 | 3 | yes | yes | yes | yes |
| 8 | Vine St. | 2 | 1 | 1 | 1 | 2 | 1 | 1 | 1 | yes | yes | yes | yes |
| 15 | Vine St. | 3 | 2 | 2 | 2 | 2 | 2 | 3 | 2 | yes | yes | yes | no |
| 17 | Vine St. | 3 | 3 | 4 | 2 | 3 | 3 | 3 | 3 | yes | yes | no | yes |
| 22 | Vine St. | 1 | 2 | 1 | 2 | 3 | 3 | 1 | 1 | no | yes | yes | yes |
| 23 | Vine St. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 2 | yes | no | yes | no |
| 25 | Vine St. | 3 | 2 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 27 | Vine St. | 2 | 1 | 2 | 2 | 2 | 1 | 1 | 1 | no | no | no | no |
| 30 | Vine St. | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | no | yes | yes | no |
| 31 | Vine St. | 3 | 3 | 4 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | no |
| 32 | Vine St. | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | yes | no | yes | no |
| 33 | Vine St. | 3 | 2 | 3 | 2 | 2 | 3 | 2 | 2 | yes | yes | yes | yes |
| 39 | Vine St. | 3 | 3 | 2 | 3 | 3 | 3 | 3 | 1 | yes | yes | yes | yes |
| 26/28 | Vine St. | 2 | 1 | 2 | 2 | 2 | 1 | 2 | 1 | yes | yes | yes | no |
| 1 | Welcome St. | 2 | 2 | 3 | 2 | 1 | 3 | 1 | 1 | yes | yes | yes | yes |
| 40 | Welcome St. | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 55 | Welcome St. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 57 | Welcome St. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 34 | White St. | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | yes | none | no | no |
| 40 | White St. | 3 | 1 | 2 | 1 | 2 | 3 | 3 | 3 | yes | yes | no | no |
| 44 | White St. | 3 | 2 | 2 | 1 | 1 | 2 | 3 | 3 | yes | yes | no | no |
| 44 | White St. | 3 | 3 | 2 | 1 | 1 | 2 | none | none | yes | none | yes | yes |
| 50 | White St. | 3 | 3 | 3 | 2 | 1 | 3 | 3 | 3 | yes | yes | no | yes |
| 84 | White St. | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 86 | White St. | 3 | 3 | 3 | 2 | 1 | 2 | 3 | 4 | yes | yes | no | yes |
| 93 | White St. | 3 | 3 | 2 | 1 | 2 | 3 | 3 | 3 | yes | none | no | no |
| 113 | White St. | 4 | 3 | 4 | 4 | 4 | 4 | 4 | 4 | yes | yes | yes | yes |
| 85-89 | White St. | 3 | 2 | 2 | 1 | 1 | 2 | 1 | 2 | yes | yes | no | no |
| 15 | William St. | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 3 | yes | no | yes | yes |
| 16 | William St. | 3 | 3 | 3 | 3 | 2 | 3 | 3 | 3 | yes | yes | no | yes |
| 17 | William St. | 2 | 1 | 1 | 1 | 1 | 2 | 1 | 3 | yes | yes | no | yes |
| no # | William St. | 1 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | | | | |
| 12 | Winter St. | | 3 | 2 | 3 | 3 | 3 | 3 | 3 | yes | yes | yes | yes |
| 96 | Winter St. | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | yes | yes | no | no |
| 100 | Winter St. | 4 | 3 | 4 | 3 | 4 | 2 | 3 | 3 | yes | no | no | no |
| 105 | Winter St. | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | no | yes | no | no |
| 107 | Winter St. | 4 | 4 | 4 | 4 | 4 | 4 | 3 | 4 | yes | yes | yes | yes |
| 6 | York St. | 3 | 2 | 3 | 3 | 3 | 3 | 3 | 3 | yes | no | yes | yes |
| 8 | York St. | 3 | 2 | 2 | 3 | 3 | 3 | 2 | 1 | no | no | yes | no |
| 14 | York St. | 3 | 3 | 3 | 2 | 3 | 3 | 2 | 1 | yes | yes | yes | yes |
| 16 | York St. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | | |
| 18 | York St. | 3 | 3 | 3 | 2 | 3 | 2 | 2 | 3 | yes | yes | yes | yes |
| 20 | York St. | 2 | 3 | 3 | 3 | 1 | 2 | 3 | 3 | yes | yes | yes | yes |
| 22 | York St. | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | yes | yes | | |
| 2 & 3 | York St. | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 4 | yes | yes | yes | yes |

Compiled by the Haverhill Community Violence Prevention Coalition.

Appendix P

Cost Estimates: High-Priority Streets in Lower Acre

The following is based on information on sidewalk, planting, street lighting and signage collected by the MVPC. Detail on specific projects and cost estimates are listed. This exemplifies the detailed information on the Lower Acre the city has, or will soon receive.

Street: Fifth Avenue

Section(s): From Cedar Street to Main Street

| <u>Length(ft)</u> | <u>Width(ft)</u> | <u>Pavement</u> | | <u>Repair</u> | <u>Repair</u> | <u>Repair</u> | |
|-------------------|------------------|------------------|------------|-----------------|-------------------|---------------|---------------|
| | | <u>Area (sf)</u> | <u>PCI</u> | <u>Strategy</u> | <u>Unit</u> | <u>Cost</u> | <u>SAY</u> |
| | | | | | <u>Cost (/sy)</u> | <u>Cost</u> | <u>Repair</u> |
| | | | | | | | <u>Cost</u> |
| 918 | 34 | 31,212 | 48 | Reclaim | \$24.50 | \$84,966.00 | \$85,000 |

Sidewalk, Planting, Lighting, and Signing Needs

| <u>Item</u> | <u>Quantity</u> | <u>Unit</u> | <u>Improvement</u> | <u>Unit</u> | <u>Improvement</u> | <u>SAY</u> | |
|-------------|-----------------|-------------|-----------------------------------|------------------------------------|--------------------|-------------|-------|
| | | | <u>Strategy</u> | <u>Cost</u> | <u>Cost</u> | <u>Cost</u> | |
| Sidewalk | 1.3333333 | 3 | SY | Replace 4x3' slab @ tree @ 26 | \$75 | \$100.00 | \$100 |
| | 4.4444444 | 4 | SY | Replace 5x8' PCC slab @ 25 | \$75 | \$333.33 | \$400 |
| | 4.4444444 | 4 | SY | Replace 8x5' PCC slab @ 25 | \$75 | \$333.33 | \$400 |
| | 4.4444444 | 2 | SY | Rep 3x6' hvd slab @ tree @ 19 | \$75 | \$150.00 | \$200 |
| | 4.4444444 | 4 | SY | Replace 5x8' slab @ 13-11 | \$75 | \$333.33 | \$400 |
| | 4.4444444 | 4 | SY | Replace 5x8' PCC slab @ 4 | \$75 | \$333.33 | \$400 |
| | 7.1111111 | 1 | SY | Replace 2 4x8' slabs @ Portland St | \$75 | \$533.33 | \$600 |
| | | 2 | SY | Rep 3x6' hvd slab @ tree @ | \$75 | \$150.00 | \$200 |
| | | 6 | SY | Rep poor ramp with 3 new slabs | \$75 | \$450.00 | \$500 |
| | | 6 | SY | Const new perp ramp @ Portland | \$108 | \$648.00 | \$700 |
| | 20 | LF | Remove and reset curbing | \$20 | \$400.00 | \$400 | |
| Trees | 6 | LF | Remove curved curb @ 26 | \$6 | \$36.00 | \$100 | |
| | 1 | EA | Plant new tree in well @ 26 | \$700 | \$700.00 | \$700 | |
| | 6 | LF | Install straight curbing @ 26 | \$36 | \$216.00 | \$300 | |
| | 1 | EA | Plant new tree in well @ 31 | \$700 | \$700.00 | \$700 | |
| | 1 | EA | Remove dead tree in well @ 19 | \$1,200 | \$1,200.00 | \$1,200 | |
| | 1 | EA | Plant new tree in well @ 19 | \$700 | \$700.00 | \$700 | |
| | 1 | EA | Grind out stump in well near Main | \$400 | \$400.00 | \$400 | |
| | 1 | EA | Plant new tree in well near Main | \$700 | \$700.00 | \$700 | |
| | 1 | LS | Clear weeds from curbs & wells | \$100 | \$100.00 | \$100 | |

Appendix P (continued)

| | | | | | | |
|-----------------|---|----|----------------------------------|-------|----------|----------------|
| Signs | 1 | EA | Attach "CEDAR ST" sign to UP | \$70 | \$70.00 | \$100 |
| | 1 | EA | Attach 6" "AUBURN ST" to UP | \$70 | \$70.00 | \$100 |
| | 1 | EA | Attach "5TH AV" sign to UP | \$70 | \$70.00 | \$100 |
| | 1 | EA | Install Sign Post at Portland St | \$100 | \$100.00 | \$100 |
| | 1 | EA | Post "PORTLAND ST" sign | \$70 | \$70.00 | \$100 |
| | 1 | EA | Post "5TH AV" sign | \$70 | \$70.00 | \$100 |
| | 1 | EA | Attach "MAIN ST" sign to UP | \$70 | \$70.00 | \$100 |
| SubTotal | | | | | | \$9,900 |

Fifth Avenue Total \$94,900

Street: Driscoll Street

Section(s): From 6th Avenue to 5th Avenue

| | | | | | | | |
|--------------------------|-------------------------|--------------------|-------------------|------------------------|-----------------------|--------------------|--------------------|
| | | | | | Repair | | SAY |
| | | Pavem | | | Unit | Repair | Repair |
| | | | | | | | |
| <u>Length(ft)</u> | <u>Width(ft)</u> | <u>Area</u> | <u>PCI</u> | <u>Strategy</u> | <u>Cost (/</u> | <u>Cost</u> | <u>Cost</u> |
| 241 | 18 | 4,338 | 45 | Reclaim | \$24.50 | \$11,809.00 | \$12,000 |

Sidewalk, Planting, Lighting, and Signing Needs

| | | | | | | | |
|--------------------|----------------------|--------------------|-----------------------------|--------------------|--------------------|--------------------|----------------|
| | | | | | | | SAY |
| | | | | | Unit | Improveme | Improv. |
| | | | | Improvement | | nt | |
| | | | | | | | |
| <u>Item</u> | <u>Quanti</u> | <u>Unit</u> | <u>Strategy</u> | <u>Cost</u> | <u>Cost</u> | <u>Cost</u> | |
| Signs | 1 | EA | Install Sign Post at 5th Av | \$100 | \$100.00 | \$100 | |
| | 1 | EA | Post "DRISCOLL ST" sign | \$70 | \$70.00 | \$100 | |
| | 1 | EA | Post "6TH AV" sign | \$70 | \$70.00 | \$100 | |
| SubTotal | | | | | | | \$300 |

Driscoll Total \$12,300

Appendix P (continued)

Street: North Street

Section(s): From Union Street to Charles Street

| <u>Length(ft)</u> | <u>Width(ft)</u> | <u>Pavem Area (sf)</u> | <u>PCI</u> | <u>Repair Strategy</u> | <u>Unit Cost (/sy)</u> | <u>Repair Cost</u> | <u>Repair Cost</u> |
|-------------------|------------------|------------------------|------------|------------------------|------------------------|--------------------|--------------------|
| 1071 | 28 | 29,988 | 55 | Cold Plane and Overlay | \$24.50 | \$81,634.00 | \$82,000 |
| | | | | | | SubTotal | \$82,000 |

Sidewalk, Planting, Lighting, and Signing Needs

| <u>Item</u> | <u>Quantity</u> | <u>Unit</u> | <u>Improvement Strategy</u> | <u>Unit Cost</u> | <u>Improvement Cost</u> | <u>Improvement Cost</u> |
|-----------------|-----------------|-------------|---------------------------------|------------------|-------------------------|-------------------------|
| Sidewalk | 2.7777 | SY | Replace 5x5' raveled slab @ 48 | \$75 | \$208.33 | \$300 |
| | 5.5555 | SY | Replace 2 5x5' cr slabs @ 48 dr | \$75 | \$416.67 | \$500 |
| | 2.7777 | SY | Replace 5x5' hvd, cr slab @ 36 | \$75 | \$208.33 | \$300 |
| | 1.7777 | SY | Replace 4x4' slab @ 14 (gas ut) | \$75 | \$133.33 | \$200 |
| | 1.7777 | SY | Replace 4x4' PCC slab @ 2 | \$75 | \$133.33 | \$200 |
| Trees | 1 | LS | Clear weeds from curbs | \$100 | \$100.00 | \$100 |
| Signs | 1 | EA | Install Sign Post at Union | \$100 | \$100.00 | \$100 |
| | 1 | EA | Post "UNION ST" sign | \$70 | \$70.00 | \$100 |
| | 1 | EA | Post "NORTH ST" sign | \$70 | \$70.00 | \$100 |
| | 1 | EA | Attach "4TH AV" sign to UP | \$70 | \$70.00 | \$100 |
| | 1 | EA | Attach "NORTH ST" sign to UP | \$70 | \$70.00 | \$100 |
| | 1 | EA | "NORTH ST" sign to UP @ | \$70 | \$70.00 | \$100 |
| | 1 | EA | "NORTH ST" sign on old post | \$70 | \$70.00 | \$100 |
| | 1 | EA | "CHARLES ST" sign on old post | \$70 | \$70.00 | \$100 |
| | | | | | SubTotal | \$2,400 |

North Total \$84,400

Appendix P (continued)

Street: **Locust Street**
Section(s): From Winter Street to Orchard Street

| <u>Length(ft)</u> | <u>Width(ft)</u> | <u>Pavement</u> <u>Area (sf)</u> | <u>PCI</u> | <u>Repair</u> <u>Strategy</u> | <u>Repair</u> <u>Unit</u> <u>Cost (/sy)</u> | <u>Repair</u> <u>Cost</u> | <u>SAY</u> <u>Repair</u> <u>Cost</u> |
|-------------------|------------------|-------------------------------------|------------|----------------------------------|---|------------------------------|--|
| 575 | 34 | 19,550 | 53 | Cold Plane and Overlay | \$14.50 | \$31,497.22 | \$31,000 |
| | | | | | | SubTotal | \$31,000 |

Sidewalk, Planting, Lighting, and Signing Needs

| <u>Item</u> | <u>Quantity</u> | <u>Unit</u> | <u>Improvement</u> <u>Strategy</u> | <u>Unit</u> <u>Cost</u> | <u>Improvement</u> <u>Cost</u> | <u>SAY</u> <u>Improv.</u> <u>Cost</u> |
|---------------------|-----------------|-------------|---------------------------------------|----------------------------|-----------------------------------|---|
| Sidewalk | 357.777778 | SY | Reconst 460', 7' BC walk e. side | \$40 | \$14,311.11 | \$14,300 |
| | 67 | LF | Install granite curbing s. side | \$36 | \$2,412.00 | \$2,500 |
| | 393 | LF | Remove and reset curbing | \$20 | \$7,860.00 | \$7,900 |
| | 217.777778 | SY | Reconst 280', 7' BC walk w. side | \$40 | \$8,711.11 | \$8,700 |
| | 62 | LF | Install granite curbing s. side | \$36 | \$2,232.00 | \$2,300 |
| | 218 | LF | Remove and reset curbing | \$20 | \$4,360.00 | \$4,400 |
| | 23.3333333 | SY | Reconst 30', 7' PCC walk w. side | \$75 | \$1,750.00 | \$1,800 |
| | 30 | LF | Remove and reset curbing | \$20 | \$600.00 | \$600 |
| | 2.72222222 | SY | Reconst. 2 3.5x3.5' PCC slabs | \$75 | \$204.17 | \$300 |
| | 36 | SY | Const 6 new perp wc ramps | \$108 | \$3,888.00 | \$3,900 |
| | 78 | LF | Install new gran curb @ ramps | \$36 | \$2,808.00 | \$2,900 |
| | 120 | LF | Remove and reset curved curbing | \$20 | \$2,400.00 | \$2,400 |
| Trees | 1 | EA | Grind stump on east side | \$400 | \$400.00 | \$400 |
| | 1 | EA | Plant new tree in new well | \$700 | \$700.00 | \$700 |
| Signs | 1 | EA | "WINTER ST" sign on UP | \$70 | \$70.00 | \$100 |
| | 1 | EA | "LOCUST ST" sign UP@ Grand | \$70 | \$70.00 | \$100 |
| | 1 | EA | Install Sign Post at Orchard St | \$100 | \$100.00 | \$100 |
| | 1 | EA | Post "LOCUST ST" sign | \$70 | \$70.00 | \$100 |
| | 1 | EA | Post "ORCHARD ST" sign | \$70 | \$70.00 | \$100 |
| SubTotal | | | | | | \$53,600 |
| Locust Total | | | | | | \$84,600 |

Appendix Q Photos



Homes in the Lower Acre are in a variety of states of repair. Many code violations and unsafe conditions were found in a survey of exterior conditions.



Lafayette Square, a small commercial area on the periphery of the Lower Acre.



A view of a typical residential area in the Lower Acre. Most of the land in the Lower Acre is residential.



Another residential street in the Lower Acre.

Appendix Q (continued)



A view down Winter Street, the most important commercial area of the Lower Acre.



A commercial block on Winter Street.



Abandoned lots and storefronts along Winter Street. Note the presence of graffiti.



St. James' Catholic Church. A dominant structure on Winter Street. Spanish worship is offered here.

Appendix Q (continued)



A vacant lot on Emerson Street.



Cahsman Park. This is the largest park in the study area. It is inaccessible to some residents of the district and some maintenance issues were observed.



Lower Acre streets are marked by many damaged or missing signs.



White Street, a small commercial area in the Lower Acre.

Appendix Q (continued)



Haverhill Mayor James Fiorentini meets with MVPC and city staff regarding pavement data collection.



A Lower Acre community meeting sponsored by the MVPC.



Lower Acre residents attending a community meeting sponsored by the MVPC.



The team of student workers, all local residents, who collected data for this study through a partnership with the Haverhill Community Violence Prevention Coalition.

Appendix R

Preliminary Winter Street Improvement Designs

Key Design Elements For an Improved Winter Street:

The project extends from the MBTA bridge to Main Street, a distance of about 2,700 feet.

The typical roadway section, in general, consists of one 12' travel lane and one 8' parking lane in each direction (similar to the section at the railroad bridge on the west end of the project and Washington Street).

The proposed roadway improvements narrow the roadway width in many locations but maintain all travel lanes as they currently exist and provide wider sidewalk areas. When combined with other streetscape elements (street trees, ornamental lights, patterned crosswalks, etc.) the narrower pavement width should provide some traffic calming benefits and will provide a more pedestrian friendly (safer) environment.

The existing roadway centerline alignment was held where possible so any widening of the sidewalks would occur on both sides of the roadway providing equal opportunities for streetscape improvements. One notable exception is at the church where a wider area in front of the church (for vehicular staging during church events) was retained and enhanced for safety.

Left turning lanes were provided at Primrose Street and Locke Street considering the heavy turns anticipated. A wider through lane (15') was provided at Welcome Street, which will allow a through vehicle to pass a left turning vehicle if needed.

Improvements proposed in front of the Church included a stamped concrete parking surface and flush median island (also stamped concrete) to direct traffic through the area and help define the wide parking area for safety.

There intersection improvements at the Emerson/White Street intersection include creating or enhancing neckdowns, adding street trees and creating a large pedestrian area on the southwest quadrant for potential outdoor dining. The travel lanes and curb lines on all approach and departure movements will remain unchanged.

The improvements at the Portland Street/Welcome Street intersection area include roadway realignment to the south, neckdowns and a high visibility crosswalk. This will provide a much safer crosswalk across Winter Street and provide a significantly wider sidewalk on both sides of the roadway (at the YMCA for children waiting for school busses and on the south side for potential outdoor dining/displays). The new sidewalk configuration also provides substantial opportunity for streetscape enhancements to the area.

A 3' wide brick band, street trees, ornamental lighting, benches, trash receptacles and other streetscape elements will be added throughout the corridor. The design of those elements will be similar to the Washington Street project (currently in final design) to provide visual continuity between Winter Street and other downtown roadways.

Appendix R (continued)



KVPartners LLC

P.O. Box 898
Manchester, NH 03105

STREETSCAPE IMPROVEMENTS
WINTER STREET
HAVERHILL, MASSACHUSETTS

CONCEPT PLAN

MERRIMACK VALLEY PLANNING COMMISSION
AUGUST 2009 SHEET 1 OF 3