

Housing Conditions Study: Exhibit A

Jeffery Square Community Reinvestment Area

Boundaries:

North: Second Avenue

South: First Avenue

East: Sixth Avenue

West: Fourth Street

In late July of 2003 a survey of the area was conducted. The purpose of the survey was to determine the number, condition, and location of existing housing units in the proposed Jeffery Square CRA.

In general, the current landscape is a vestige former industrial area with four housing units remaining. The units are single family, occupied, and are located at: 233 Second Avenue and 930, 934, and 936 Fourth Avenue. They are in need of repair and it appears as if new investment in the area has indeed been discouraged. All are in need of substantial repairs to foundations, roofs, porches and exterior siding. There are five other structures in the area that are commercial in nature including the former Jeffery Manufacturing Headquarters Building. Three of these properties are in need of substantial repair. Additionally, several vacant lots comprise the remaining land use and are strewn with broken bottles, rubbish and overgrown with weeds.

The proposed Jeffery Square CRA will and resulting residential project will undoubtedly spur renovation and new investment in all the disparaged properties.