

### URBAN RENEWAL AUTHORITY

## IDENTIFICATION OF “SLUM OR BLIGHTED AREAS”

Checklist

Summer 2015

### Part 1: Are the properties a Slum Area?

Q. 1. Is the area predominantly residential?  Yes  No

Q. 2. Do any of the properties suffer from any of the following factors?  Yes  No

- Dilapidation
- Deterioration
- Old age or obsolescence
- Inadequate provision for ventilation, light, air, sanitation, or open spaces
- High density of population and overcrowding
- The existence of conditions which endanger life or property by fire
- Any other cause that is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime

Q. 3. Do the factor(s) you checked apply to a majority of the properties in the area?  Yes  No

**If you answered Yes to the 3 questions above, the area being identified is a slum area.**

**If you answered No to any of the questions above, the area is not a slum area. Please review Part 2 on the back of this form to see if the property is a blighted property.**

*Prior to the creation of an Urban Renewal Authority, a governing body must determine that slum or blighted areas exist in the community. Once a URA is established, the governing body must formally designate slum or blighted areas/properties for redevelopment.*

#### Description of Area in Question

Owner(s)

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Parcel ID Numbers(s)

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Physical Address(es)

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Miscellaneous Comments

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**DISCLAIMER:** This checklist has been developed by the Land Use and Sustainable Development Law Clinic at the West Virginia College of Law. The checklist is for informational purposes and should only be used as a guideline when identifying slum or blighted areas in West Virginia. This checklist is not legal advice, which can only be provided by a licensed attorney. All rights reserved.

## Part 2: Are the properties a Blighted Area?

Q. 1. Is the area a slum area?

*(If Yes, the area may not be listed as a blighted area)*

Yes  No

Q. 2. Do the properties create an economic or social liability, prevent growth in the community or prevent housing accommodation in the community?

Yes  No

Q.3. Do any of the properties suffer from any of the following factors?

Yes  No

- (U)Insanitary or unsafe conditions
- Deterioration of site improvement
- Existence of conditions which endanger life or property by fire and other causes
- [A] defective or inadequate street
- Faulty lot layout in relation to size, adequacy, accessibility or usefulness
- Diversity of ownership
- Tax or special assessment delinquency exceeding the fair market value of the land
- Defective or unusual conditions of title
- Improper subdivision or obsolete platting

Q.4. Do the factor(s) you checked in Question 3 apply to a majority of the properties in the area?

Yes  No

**If you answered Yes to Questions 2, 3 and 4, then the area being identified is a blighted area.**

### Notes:

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For more information please visit our website at:

<http://www.landuse.law.wvu.edu>

Or call us at:  
(304) 293-4633

