

**SAMPLE RESOLUTION  
Declaring A Slum & Blighted Area**

WHEREAS, the City of \_\_\_\_\_ is concerned about the lack of economic viability of a slum and blighted area within its corporate limits, and

WHEREAS, the slum and blighted area projects a negative visual image of the community, and

WHEREAS, the economic, social, physical, and cultural well-being of the City is adversely affected by the conditions of this slum and blighted area, and

WHEREAS, there exists the opportunity to improve, preserve, and re-develop this slum and blighted area to the benefit of the community, and

WHEREAS, the slum and blighted area qualifies as such under the provisions of ordinance \_\_\_\_\_ passed in Council on \_\_\_\_\_(date), and

WHEREAS, the following detrimental conditions have been identified which qualify the area under State law and Community Development Block Grant Program requirements:

- 1) Public Improvements are in a general state of deterioration; or
- 2) At least 25% of the buildings are deteriorated or deteriorating, and have the following characteristics: **(check one or more boxes that apply)**
  - Physical deterioration of buildings or improvements
  - Abandonment of properties
  - Chronic high turnover or vacancy rates in commercial/industrial buildings
  - Significant decline in property values or abnormally low property values in relation to other areas of the community
  - Known or suspected environmental contamination.

NOW THEREFORE, BE IT RESOLVED, that the following area is designated a "Slum and Blighted Area"

***(Include the name of the designated area and describe the location and boundaries)***

***(Describe and quantify the selected characteristics of the area and quantify the specific conditions causing the blight)***

Resolved and agreed upon this  
12th Day of May 2016.

*Attach the following:*

- *Map of the area boundaries*
- *Map showing location of all buildings and public improvements that are deteriorated*
- *Inventory and description of public improvements or*
- *Inventory and description of deteriorated buildings which do not comply with local codes*

## **SAMPLE RESOLUTION**

### **Defining Slum and Blight Conditions**

WHEREAS, Community Development Block Grants and other sources of funding may be available from time to time for redevelopment of slum and blighted areas; and

WHEREAS, it is appropriate to define "blighted area" for purposes of designation of such areas for which funds may be granted for preservation, improvement, and redevelopment in a manner consistent with CDBG program requirements and State law;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of \_\_\_\_\_ duly assembled this \_\_\_ day of \_\_\_, 20\_\_ that the following definition of a "Slum and Blighted Area" is adopted for purposes of designating areas, making application for funds, and expenditure of funds for the improvement, preservation, conservation, or redevelopment of such areas as may be identified by Resolution of Council describing the area and identifying the conditions which meet the standards in the definition.

In accordance with State law, a "Slum and Blighted Area" means any improved or vacant area within identified boundaries located within the territorial limits of the municipality, which meets state law and the following CDBG definition:

Public improvements are in a general state of deterioration in the designated area, or a substantial number of buildings in the designated area are deteriorated or deteriorating, and at least 25% of properties in the area have one or more of the following characteristics:

- Physical deterioration of buildings or improvements
- Abandonment of properties
- Chronic high turnover or vacancy rates in commercial/industrial buildings
- Significant decline in property values or abnormally low property values in relation to other areas in the community; or
- Known or suspected environmental contamination

WHEREUPON, This Ordinance is declared passed and adopted on this \_\_\_ day OF \_\_\_, 20\_\_

### CALIFORNIA HEALTH AND SAFETY CODE

Section 33030 defines a blighted area as an area in which the physical conditions that cause blight is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.

Section 33031 defines blight to include but are not limited to buildings in which it is unsafe or unhealthy for persons to live or work; conditions that prevent or substantially hinder the viable use or capacity of buildings or lots; adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area; depreciated or stagnant property values; abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings.

### HUD SPOT BLIGHT NATIONAL OBJECTIVE

Acquisition may qualify under the Spot Blight category if the acquired property is located outside a designated slum or blighted area and the acquisition is required for clearance which will eliminate specific conditions of blight or physical decay on a spot basis.

Spot Blight is a **surgical and specific tool** for the redevelopment or rehabilitation of real property. The tool is designed to address situations where a particular abandoned property or set of properties is adversely affecting the value of nearby occupied properties.