

## Alamosa Preliminary Urban Renewal Area Boundary

### Evaluation Criteria

The State Statutes provide for specific criteria that must be used in the evaluation of property to determine if an area is “blighted” in order to establish a URA. CRS 31-25-103(2) defines “blighted area” as an area that in its present condition and use, does the following:

- *substantially impairs or arrests the sound growth of the municipality;*
- *retards the provision of housing accommodations; or*
- *constitutes a social or economic liability; and*
- *is a menace to the public health, safety, morals, or welfare*

The pertinent and specific language and criteria from CRS 31-25-103 are set forth below.

*(2) "Blighted area" means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:*

- a) Slum, deteriorated, or deteriorating structures;*
- b) Predominance of defective or inadequate street layout;*
- c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- d) Unsanitary or unsafe conditions;*
- e) Deterioration of site or other improvements;*
- f) Unusual topography or inadequate public improvements or utilities;*
- g) Defective or unusual conditions of title rendering the title nonmarketable;*
- h) The existence of conditions that endanger life or property by fire or other causes;*
- i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- j) Environmental contamination of buildings or property; or*
- k) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; (note: actually lettered k.5 as k was previously deleted)*