

Criteria for Urban Renewal Decisions in N/NE

1. To what extent is the area poorly planned, underutilized, deteriorating, lack appropriate infrastructure or have other real estate based needs? (meets the statutory definition of blight)
2. Would the urban renewal area produce increment and generate revenues sufficient to achieve area goals of the existing district and the area to be included at a reasonable pace and within the life of the district?
3. To what extent would the existing or expansion area and related strategies meet citywide goals and priorities?
 - economic development and job creation
 - social equity
 - housing development and affordable housing preservation
 - commercial and retail revitalization
 - neighborhood plans
 - regional and local capital improvement plans
 - health and environmental equity
4. To what extent would this action impair the ability of other taxing jurisdictions to deliver services to their constituents?
5. Is there a high level of community support in the area?
6. What are the potential development opportunities in the expansion area and is there willingness to redevelop?
7. What is the likelihood that the existing or expansion area would significantly leverage city investment with private and/or local, state or federal government investment?
8. Will the proposed expansion areas and existing area meet the technical, legal and financial criteria as stipulated by the statute, including citywide acreage and assessed value limitations?
9. What are the other urban renewal area options that would be foregone if these expansion areas were included in an existing URA?
10. How does the project or program investment directly advance goals of other taxing jurisdictions?