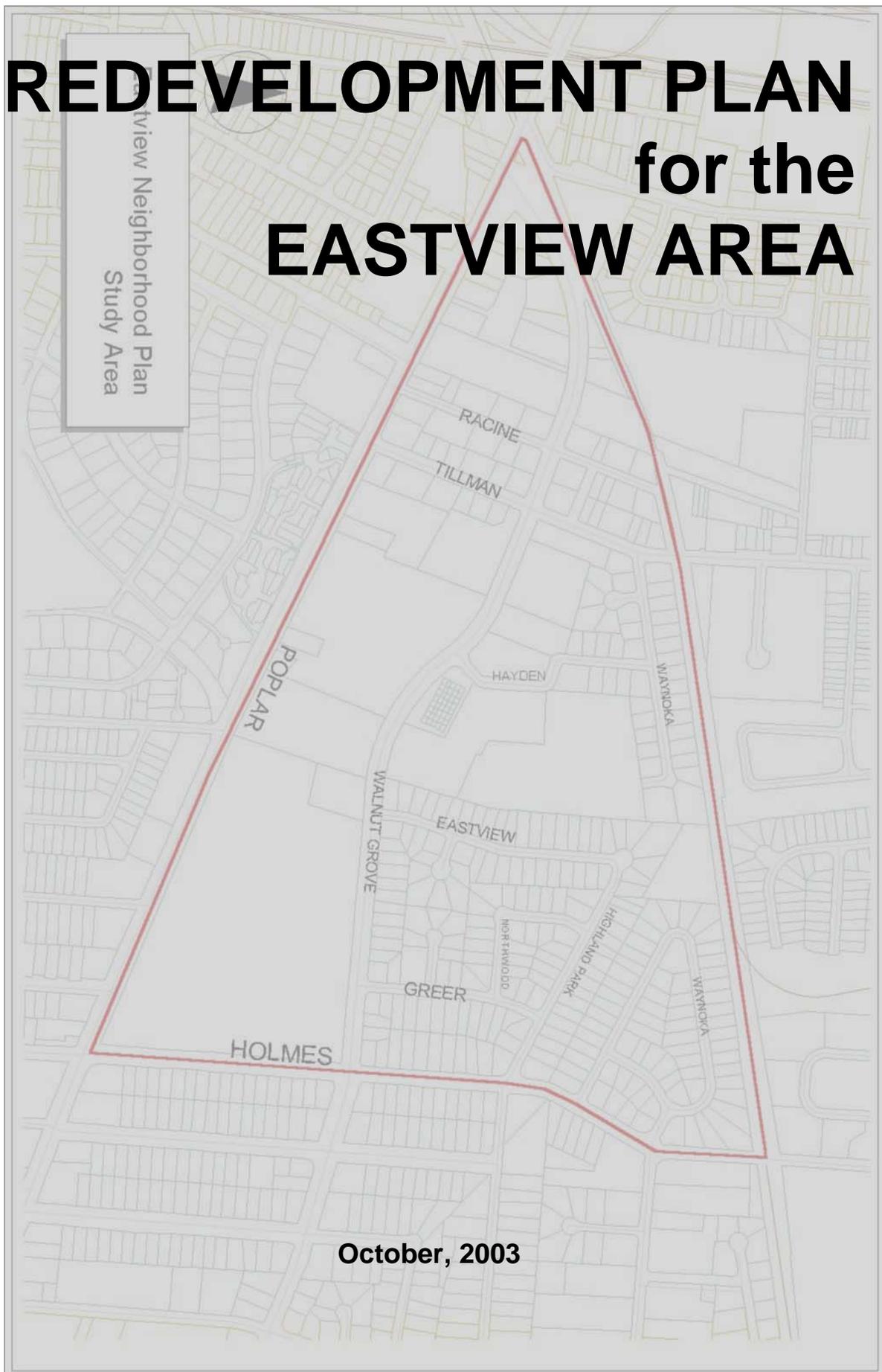


REDEVELOPMENT PLAN for the EASTVIEW AREA

Eastview Neighborhood Plan
Study Area



October, 2003

REDEVELOPMENT PLAN for the EASTVIEW AREA



City of Memphis

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REDEVELOPMENT PLAN FOR THE EASTVIEW AREA

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RESOLUTION

**ADOPTING A REDEVELOPMENT PLAN
FOR THE EASTVIEW AREA**

WHEREAS, Joint Ordinance/Resolution 2524 provides for the preparation, adoption and recommendation of detailed plans for neighborhoods or other appropriate planning areas;

WHEREAS, A plan has been prepared for the Eastview Neighborhood located in the area bounded by Poplar Avenue, Walnut Grove and Holmes Road; and,

WHEREAS, The plan studied the general property conditions, the availability of public facilities, transportation elements, land use compatibility, and established recommendations regarding the land use and other matters pertaining to public safety and general welfare; and

WHEREAS, as the general plan for the Eastview Neighborhood Area recommended that a redevelopment plan be prepared for this area; and

WHEREAS, in accordance with Tennessee Code Annotated Section 13-20-202; it is necessary to first determine that an area is blighted before adopting a redevelopment plan;

WHEREAS, the Memphis and Shelby County Division of Planning and Development has examined the area known as Eastview which is further defined by the attached map labeled Exhibit "A"; and

WHEREAS, the Memphis and Shelby County Division of Planning and Development has determined pursuant to Tennessee Code Annotated 13-20-201 that conditions exist in the Eastview area to warrant the undertaking of redevelopment activities in the interest of safety, health, morals and the general welfare of the community and that such conditions should be eliminated in the public interest and the members of the Memphis City Council have been duly apprised and made aware of these conditions; and

WHEREAS, the Memphis and Shelby County Division of Planning and Development has prepared a redevelopment plan for the Eastview Area in cooperation with The City of Memphis Division of Housing and Community Development and the Memphis Housing Authority, attached hereto as Exhibit "B" pursuant to Tennessee Code Annotated 13-20-201 through 13-20-216; and

WHEREAS, such plan has been reviewed by the City Administration and found to be consistent with current city policies; and

WHEREAS, Memphis Housing Authority and the City of Memphis Division of Housing and Community Development will work together to address these problems, and Memphis Housing Authority will implement its powers under Tennessee Code Annotated 13-20-201 to 13-20-205 to redevelop the Eastview Area in accordance with the plan prepared for the area; and

WHEREAS, Three or more public meetings were held in the Eastview Community at which

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the findings and recommendations of the plan were presented; and

WHEREAS, The Memphis/Shelby County Division of Planning and Development and the City Council Planning and Zoning Committee reported its recommendations to the City Council regarding the objectives, standards and criteria, and the effect of adopting this plan; and

WHEREAS, The Council of the City of Memphis has reviewed the recommendations of the committee and the community and the report and recommendation of the Office of Planning and Development; and

WHEREAS, The Council of the City of Memphis has held a public hearing on the plan and determined that the plan meets the objectives, standards and criteria for a neighborhood plan, and said plan is consistent with the public interest.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MEMPHIS, that the Redevelopment Plan For The Eastview Area (shown on the map labeled Exhibit A) be adopted and shall be in full force and effect as a guide for the future development and redevelopment of properties in the Eastview Community.

BE IT FURTHER RESOLVED, That the Memphis City Council hereby adopts the Redevelopment Plan For The Eastview Area to serve as the main implement of future development in the area bounded by Poplar Avenue, Walnut Grove and Holmes Road.

BE IT FURTHER RESOLVED, That this resolution shall take effect from and at its adoption, the welfare of the City requiring it.

ATTEST:

I hereby certify that the foregoing is a true copy
and document was adopted, approved by the
Council of the City of Memphis in regular
session on

Date DEC 2 2003

Jenice E. Watson
Deputy Comptroller - Council Records

I. BACKGROUND

This is a working plan that has been developed by the Memphis and Shelby County Division of Planning and Development in cooperation with The City of Memphis Division of Housing and Community Development and the Memphis Housing Authority. This plan represents a key component in the revitalization and renewal of the Binghampton and Eastview Area. The Eastview Redevelopment Plan will demonstrate that private investment has not occurred to overcome the slum and blighted conditions that currently exist. The study area is not expected to be developed without the efforts and leadership of the City, including the adoption of the Eastview Redevelopment Plan.

It is anticipated that the City of Memphis, pursuant to Tennessee statute will use the powers of the Memphis Housing Authority to create and implement the Eastview Redevelopment Plan. The adoption of the redevelopment plan will facilitate the redevelopment of the area to eliminate those existing conditions, which make the area susceptible to slum and blight.

II. INTRODUCTION

Purpose of the Redevelopment

The City of Memphis is authorized to execute an urban renewal plan under the provisions of §13-20-201 et seq. The redevelopment is for the purpose of improving the quality of life through the removal of slum and blight within City of Memphis.

The City of Memphis is committed to combat slum and blighted areas that constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of Memphis. The existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests sound growth, retards the provision of housing accommodations, aggravates traffic problems, and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of policy and concern in order that Memphis shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization and other forms of public protection, services, and facilities.

The city has found and declared that the preservation or enhancement of the tax base from which the city and county realizes tax revenues as essential to the continued existence and financial health of the community. The community redevelopment activities can be undertaken by appropriating funds to be used to facilitate community redevelopment in a specified area where it is necessary to preserve the interest of the public health, safety or welfare of the residents of Memphis.

TCA Section 13-20-202 establishes the powers as to blighted areas, including the power to carry out redevelopment projects.

- (a) Any housing authority now or hereafter established under and pursuant to the provisions of this chapter (including any municipal housing authority

whether created under and pursuant to the provisions of such law or of any special statute), may carry out any undertaking hereinafter called a "redevelopment project" and to that end may:

- (1) Acquire blighted areas;
- (2) Acquire other real property for the purpose of removing, preventing, or reducing blight, blighting factors, or the causes of blight;
- (3) Acquire real property where the condition of the title, the diverse ownership of the real property to be assembled, the street or lot layouts, or other conditions, prevent a proper development of the property and where the acquisition of the area by the authority is necessary to carry out a redevelopment plan;
- (4) Acting on its own or through third parties engaged to act on the housing authority's behalf:
 - (A) Clear any areas acquired, including relocation of utility facilities and demolition (in whole or in part) of buildings and improvements thereon and removal or remediation of any environmental contamination;
 - (B) Install, construct, or reconstruct streets, utilities, and site improvements essential to the preparation and development of sites for uses in accordance with a redevelopment plan;
 - (C) Install, construct, or reconstruct parks, public open spaces, public playgrounds, pedestrian ways, and parking garages in accordance with a redevelopment plan; and
 - (D) Pay expenses for relocation, administrative costs, planning and engineering costs and legal expenses associated with exercising the powers granted in this section or with carrying out a redevelopment plan;
- (5) Sell or lease land so acquired for uses in accordance with the redevelopment plan;
- (6) Accomplish a combination of the foregoing to carry out a redevelopment plan;
- (7) Have and enjoy all the rights, powers, privileges and immunities granted to housing authorities under such law, and/or under any special act by which the authority may have been created, and/or any other provisions of law relating to slum clearance and housing projects for persons of low income; and
- (8) (A) Borrow money upon its bonds, notes or other evidences of indebtedness to finance any of the foregoing and to carry out a redevelopment plan and secure the same by pledges of its income and revenues generally or its income and revenues from a particular redevelopment project or projects, including moneys received by any authority and placed in a special fund or funds pursuant to tax increment

financing provisions contained in a redevelopment plan, or from grants or contributions from any government, or in any other manner.

(B) Nothing contained in § 13-20-113, § 13-20-413 and/or in any special municipal housing authorities law shall be construed as limiting the power of an authority, in the event of default by a purchaser or lessee of land in a redevelopment plan, to acquire property and operate it free from restrictions contained in §§ 13-20-113 and 13-20-413, or in any special statute as aforementioned relating to tenant selection or operation without profit.

Goals For Community Redevelopment

Create neighborhoods in which people share a sense of belonging.

Encourage preservation and a mixture of uses and activities that welcome and serve citizens of diverse incomes and ages.

Preserve historic, cultural and natural assets, and use them to reinforce a unique sense of place. The architecture of any redevelopment should be in keeping with the surrounding area.

Use the best design practices available to increase personal safety and social interaction.

Maximize the use of existing infrastructure and give public funding priority to preserving and rebuilding existing neighborhoods.

Encourage the preservation of natural resources and use environmentally sustainable development practices.

Incorporate green spaces as a part of neighborhoods.

III. CHARACTERISTICS OF BLIGHT IN THE EASTVIEW REDEVELOPMENT AREA

Definitions

A slum area is comprised of a predominance of buildings indicative of dilapidation, deterioration, age or obsolescence. A slum area is characterized by inadequate ventilation, sanitation or open space; population density and overcrowding; and conditions, which endanger life or property, and is detrimental to the public health, safety, morals, or welfare. These characteristics are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime.

Blighted areas are areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use, or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community. Dilapidation means extreme deterioration and decay due to lack of repairs to and care of the area.

A blighted area is comprised of a substantial number of slum, deteriorated, or deteriorating structures; conditions which endanger life or property; impairs the sound

growth of a county; and a menace to the public health, safety, morals or welfare. A blighted area is characterized by a predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility or usefulness; unsanitary or unsafe conditions; the deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; and diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or an area in which there exists faulty or inadequate street layout; inadequate parking facilities; or roadways; bridges, or public transportation facilities incapable of handling the volume of traffic flow into or through the area, either at present or following proposed construction.

Description of Eastview Redevelopment Area

The Eastview Redevelopment Area is a predominately residential area. Safe housing opportunities are available to the east of the redevelopment area, however these opportunities are available only to those who can afford middle to upper income priced homes. In the remaining of the area along Walnut Grove Road, Eastview Avenue and Waynoka (west of Eastview Avenue) homes are substandard, poverty rates are high, crime is widespread, and the area in general shows signs of years of neglect.

The Railroad follows an east/west route along the northern edge of the neighborhood.

The adjacent neighborhoods are fully developed with residential uses to the east, residential and industrial uses to the north and west, and a mix of residential, institutional and other businesses to the south.

This report will show that the Eastview Redevelopment Area meets the definition of a combination of types of conditions necessary for redevelopment.

Slum Conditions

The following are concentrations of building conditions and environmental conditions which can be classed as slum:

This area contains a substantial number of deteriorating, deteriorated and dilapidated duplex and multi-family structures. This area also contains vacant weeded lots as well as a creek.

Housing Age

Age presumes the existence of problems or limiting conditions that result from the normal and continuous use of structures over a period of years. Since building deterioration and related structural problems are a function of time, temperature, moisture and normal routine maintenance, structures that are 35 years old or more typically exhibit more problems than recently constructed structures. At least 99% of the housing stock in this area is more than 35 years old. The following table lists a breakdown of the year housing units were built.



Year Built	Buildings	Percent
Built 1946	9	8%
Built 1948	55	50%
Built 1949	2	2%
Built 1950	31	28%
Unknown, probably late 40s to early 50s	13	12%
Unknown, 10 unit apartment building	1	1%
Total Structures	111	100%

Source: Shelby County Assessor's 2000 roll

Conditions Which Endanger Life or Property

The existence of brownfields and the presence of a creek indicate the presence of environmental elements which pose potential health and safety issues. The presence of debris throughout the study area on vacant lots indicates the presence of dumping.

Infant Mortality

Infant Mortality citywide is 13.3 infant deaths per 1,000 live births. The non-white mortality rate is 17.7 infant deaths per 1,000 people. The predominant race in the community redevelopment area is black with approximately 66% of the population.

Geography	Block Group 4, CT 30	percent
Total population: Total	499	
Total population: White alone	170	34.1%
Total population: Black or African American alone	329	65.9%
Total population: American Indian and Alaska Native alone	0	0.0%
Total population: Asian alone	0	0.0%
Total population: Native Hawaiian and Other Pacific Islander alone	0	0.0%
Total population: Some other race alone	0	0.0%
Total population: Two or more races	0	0.0%

Source: U.S. Census 2000

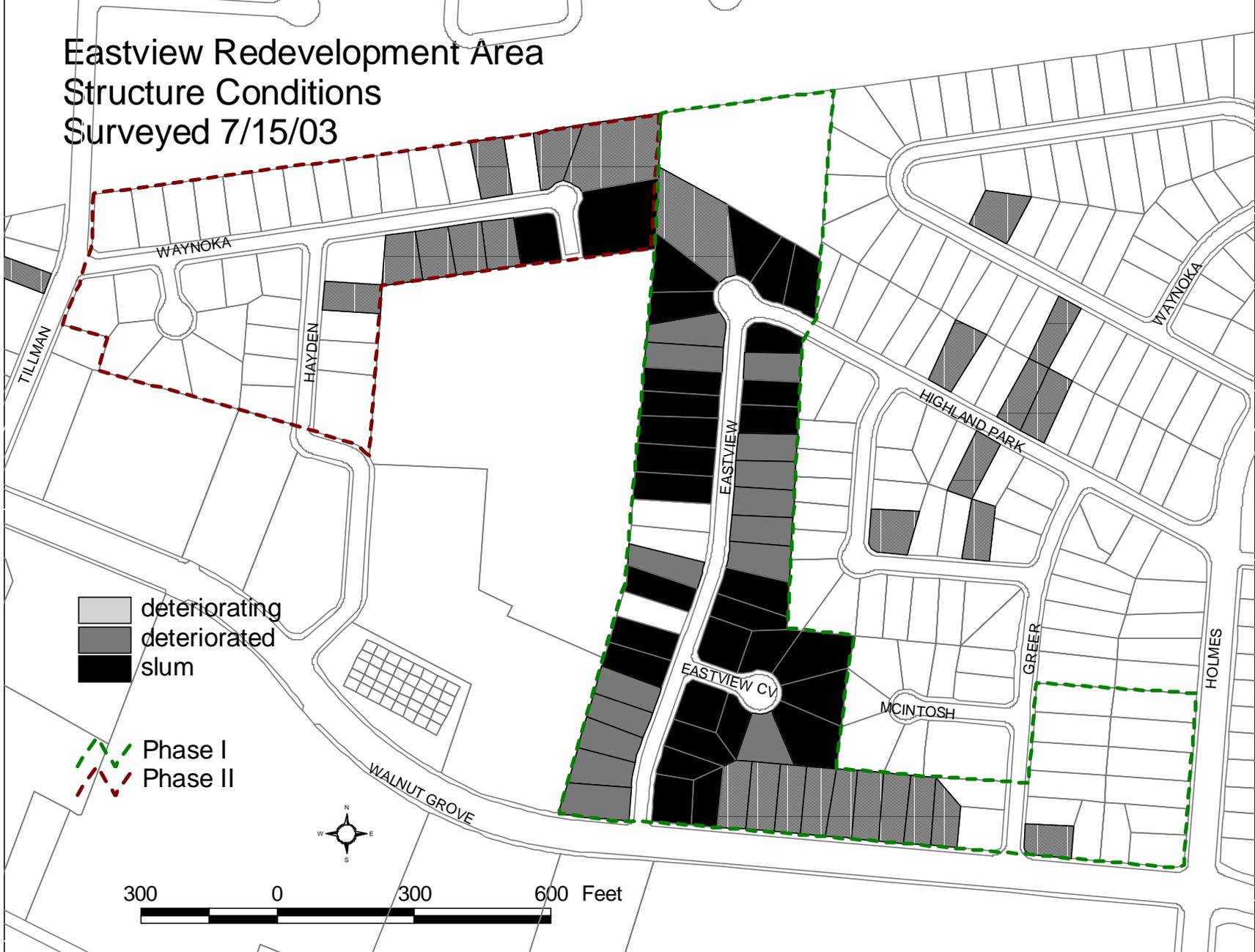
The number of non-white births and deaths dominate the population trend for this area by an overwhelming ratio.

Crime Statistics

Generally speaking, the amount of crime directly correlates to the number of people (density) and the environmental/economic conditions of people i.e. age, income, education, poverty, etc. The Memphis Police Department provided the following crime statistics for the Eastview Redevelopment Area.

Since mid 2000, 87 crime reports have been filed on Eastview, compared to none on Greer and five on Highland Park, both of which are in near proximity to Eastview. Likewise the 3000 block of Waynoka (the four-plex apartments) had 42 crime reports filed in the same time period. (See crime report table in appendix)

Eastview Redevelopment Area Structure Conditions Surveyed 7/15/03



Existence of Blight

The Eastview Redevelopment Area shows significant signs of blight in concentrated areas. The residential and commercial code enforcement activities show that a substantial number of structures per year are cited for building codes within the area. The extensive manpower as well as financial and opportunity costs to local government cannot be understated. The neglect and deterioration of these structures affect public perception of the area and reinvestment by private interests and potential residents. The lack of investment coupled with varying stages of neglect affect revenue from property taxes and is symptomatic of other blighting conditions. These blighting conditions or the mere perception of them can further erode the tax base as residents move to the suburbs within or without the City of Memphis. As residents move outside the corporate limits but within the City of Memphis Growth Area, the City of Memphis is expected to extend costly infrastructure to support and sustain this outward migration of residents with an ever-eroding tax base.



Unsanitary or unsafe conditions

Structures that do not meet the minimum building code standards are located throughout the Eastview Redevelopment Area. These structures represent a substantial percentage of the available housing units located in the redevelopment area. In addition, the number of vacant structures and lots scattered throughout the redevelopment area may be indicative of the number of housing code violations. Given the number of structures that are in need of minor or major repair, a new wave of demolitions may occur in the near future if action is not taken to correct these housing code violations.



IV. RELATIONSHIP TO LOCAL OBJECTIVES

The *Memphis 2000 Policy Plan* serves as a guide for the physical, economic and social development of Memphis and Shelby County through the year 2000. Policies within this plan provide the framework by which decisions are made that are consistent with the community's development objectives. The *Community Compact* is another document that identifies Guiding Principles that would help guide the growth of Memphis and Shelby County during the 21st Century. It's four major themes include; developing safe neighborhoods, using tax dollars efficiently, expanding our green spaces and protecting natural resources, and creating more transportation options. The goals of the Redevelopment Area and its plan will adhere to both the Memphis 2000 Policy Plan and The Community Compact.

In a report prepared by the City of Memphis Real Estate Department regarding the *East High School Study Target Area*, it was noted that there are 21 Class A duplexes and 37 Class B duplexes located in the Eastview area. The distinction between the two classifications is based on building configuration. Class A is defined as "being a deviation from the 'Box' style of duplex with two doors facing the front. Class A duplexes are located on Walnut Grove, Greer Street and Eastview Cove. Class B is described "as being the essential 'Box' or 'Rectangular' style which is effective but generally less attractive." Class B duplexes are located on Eastview Street and Highland Park Place. In addition, the report states that 30 properties out of 58 total properties were cited as being in poor condition. The report also states "the paint job appears to be shoddy because it was painted over poorly renovated wood and with inadequate coating."

The report also states that it was difficult to determine if the property was being occupied unless it was vacant or boarded up.

The *Mayor's Urban Agenda* supports the provision of affordable housing to the citizens of Memphis. The development of a comprehensive housing plan that sets for the strategic goals and objectives for developing and redeveloping inner city communities is the backdrop for which affordable housing development has spawned. This comprehensive plan, more formally known as the *Strategic Redevelopment Plan for the Memphis Housing Authority* contemplates a shared effort between the MHA and the City of Memphis, Division of Housing and Community Development to provide effective services and effectuate revitalization activities for targeted communities in the City of Memphis.

Essential to the successful completion of this agenda is the involvement and support of the residents in these various communities. Effective communication is essential to inform the residents of the plans and procedures for development in the proposed area as well as provide them with any opportunity to provide input on the development process. Through community meetings, publications, and other vehicles, the MHA will seek to ensure that information is made available to adequately inform all members of the proposed redevelopment community.

The plan states:

As development efforts commence, the HCD/MHA will make appropriate assessments based on the ongoing redevelopment strategies that will exist. If

relocation issues should occur, the MHA will exert every effort to ensure that all applicable federal, state, and local directives are followed in the execution of relocation procedures. In that connection, the MHA and the Division of Housing and Community Development will work in conjunction to utilize various housing programs such as, the Housing and Rehabilitation Program (H.A.R.P.), and the Down Payment Assistance Program (DPA), as tools for providing housing to displaced and relocated persons in the target communities.

Tools for Redevelopment

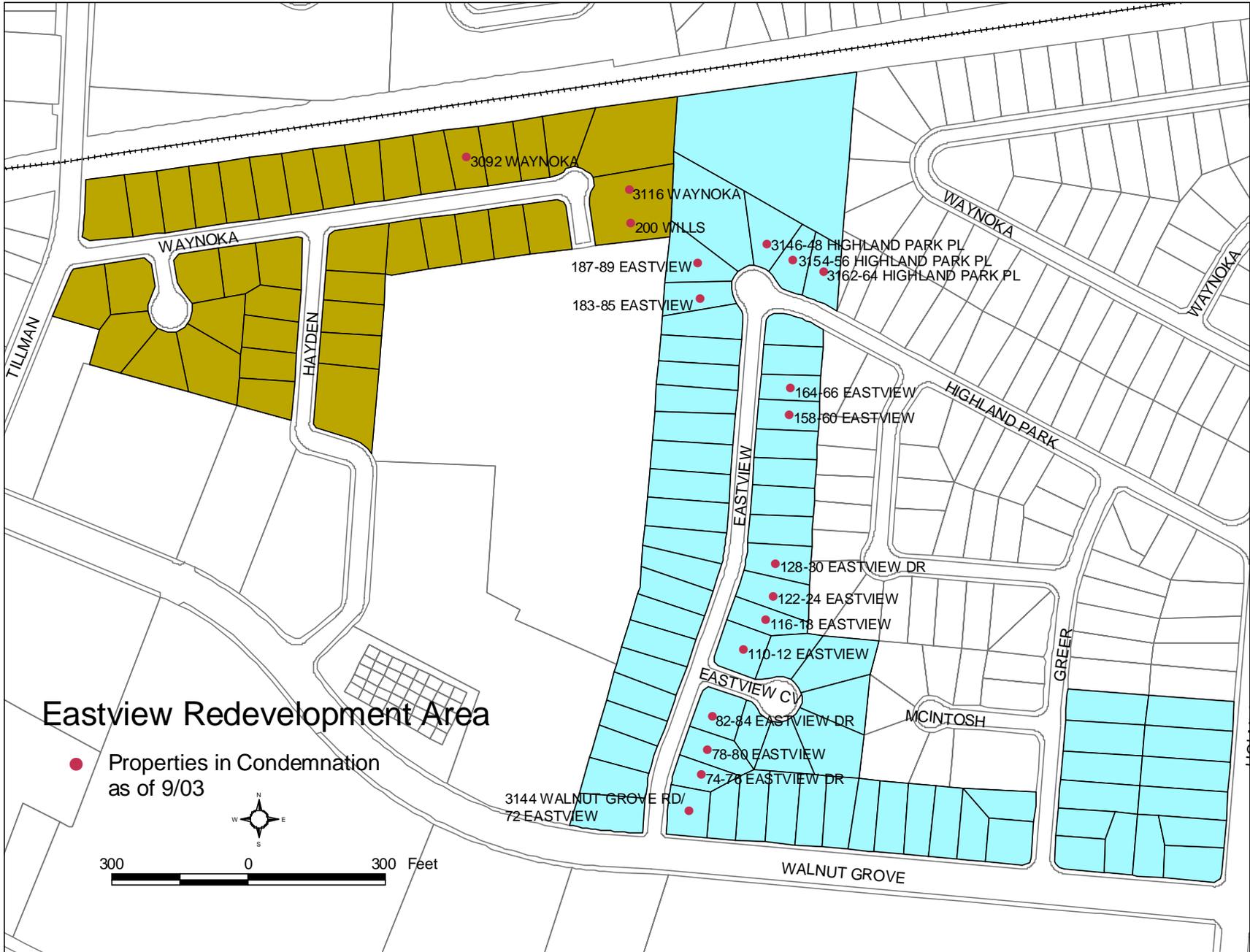
The key to any redevelopment strategy is the availability of funding to execute the strategy. MHA's funding sources are limited. Therefore, it is imperative to identify alternative sources of funds to execute the redevelopment strategy. The funding options include the following:

- Existing Comp Grant and Capital funds
- HOPE VI funds (competitive)
- Borrowing against future Capital funds
- Requesting funding from the City of Memphis
- Tax incentives (Freezes, Tax Increment Financing, Abatements)
- Private financing as part of Mixed-Financing, Abatements)
- Low-Income Housing Tax Credits as part of HOPE VI and Mixed-Finance projects
- HOME/CDBG/CIP funding as part of HOPE VI and Mixed-Finance Projects

Currently, HUD is requiring the PHA's to leverage the limited funds that are available for capital improvements for acquiring more commercial and traditional sources of funding (e.g. bank debt, bond proceeds, etc.). In that connection, the Memphis Housing Authority is currently proceeding in the manner prescribed as a method of obtaining the necessary capital to carry out its proposed redevelopment projects in a methodical and timely manner. In addition to providing improved housing in this venture, it has been determined that the number of jobs created by the consistency of MHA's redevelopment efforts will result in a significant economic impact in the Memphis community.

Another goal of the urban agenda is to develop a proactive comprehensive plan that addresses the total strategic housing needs of the community. The plan must focus, link, and leverage all available resources in an effort to provide effective solutions for affordable housing in Memphis.





Of the 111 structures within the redevelopment area, 34 (44%) were found to be deteriorating or deteriorated in a windshield survey conducted in July 2003. 29 or 38% of the structures were found to be in slum condition.

Classification	Structures	Percent
Deteriorating	19	25%
Deteriorated	15	19%
Slum	29	38%
Other	14	18%
Total	77	100%

Occupancy Status	Buildings	Percent
Vacant	8	7%
Boarded	14	13%
Occupied	85	77%
Unknown Status	4	4%
Total	111	100%

Source: Windshield survey conducted July, 2003

Note: Structure Conditions Criteria

Deteriorating structures are basically sound but are in need of some routine maintenance such as exterior paint, or replacement of minor building components such as banisters, light fixtures or building ornaments. Deteriorated structures are in need of some maintenance that is not part of normal routine maintenance. A deteriorated structure would have major defects to the immediate structure or secondary building components such as doors, windows, porches, gutter and down spouts or fascia material and general building trim. A slum structure is one that has had at least 65% of its integrity compromised by fire, natural elements or excessive deterioration. The structure could be void of primary building fixtures such as doors, windows or steps, have a faulty roof, a weak or sinking foundation or sagging or bowing exterior walls.

Deterioration of Site or Other Improvements

Other signs of blight and deterioration throughout the community include aging and cracked infrastructure, particularly cracked sidewalks.

The general blighted conditions described above are prevalent throughout the Eastview Redevelopment Area. These conditions contribute to and describe the reasons for the decline of this area. These conditions make the area ripe for redevelopment and renewed investment in the area by means of various partnerships between the public, private and nonprofit sectors.

Summary

The Eastview Redevelopment Area meets the criteria for redevelopment. Conditions of slum and blight are prevalent throughout the Eastview Redevelopment Area. The majority of the structures show signs of deterioration to varying degrees. While most of the deterioration appears to be minor, left unattended this deterioration will continue. This continuing cycle of neglect creates a powerful incentive for redevelopment activities based on the public health, safety, morals and welfare obligation of local government. The cost of providing extensive code enforcement activity to the area represents an exhaustive financial as well as opportunity cost (opportunities that are foregone as a result of making a particular decision) to local government as well.

The Housing components of the *Mayor's Urban Agenda* include the following:

- Single Family Homeownership
- Multi-Family Homeownership
- Housing for the homeless
- Public Housing

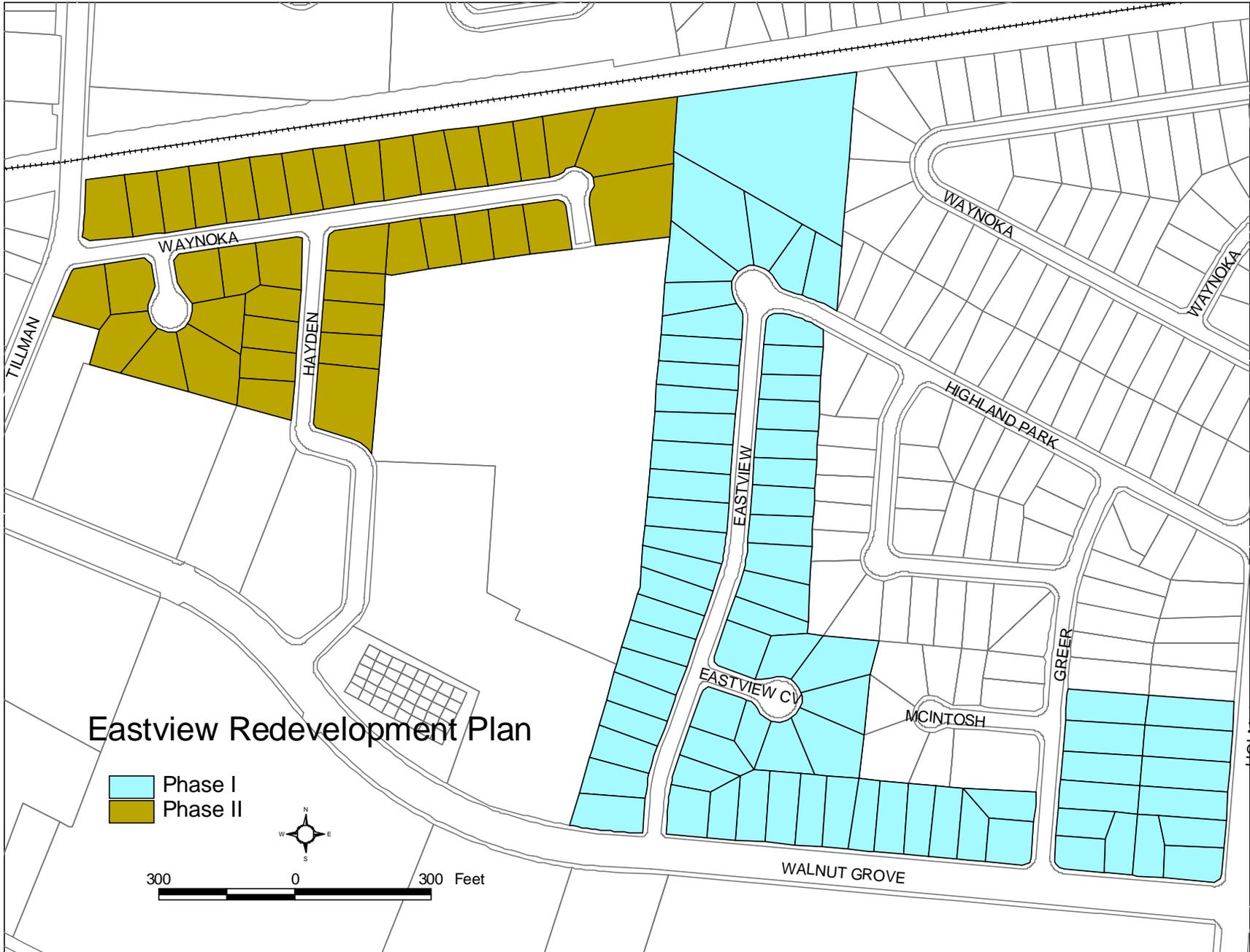
The City of Memphis, Division of Housing and Community Development prepared a "***Consolidated Plan for Housing and Community Development: Three-Year Strategy for 2002-2004 and FY 02 Action Plan.***" This plan lists specific housing objectives including the redevelopment and revitalization of neighborhoods. This strategy represents the City's policy of supporting and building strong and balanced neighborhoods that contain a health mix of homeownership and rental housing. The stabilization policy seeks to create safe and attractive communities where investment and development is encouraged.



The *City of Memphis Urban Growth Plan* presents recommendations for designating the Urban Growth Area for the City of Memphis as defined by Public Chapter 1101. The plan recognizes and corroborates the city's programs for revitalization of housing, commercial and industrial properties to encourage the redevelopment and revitalization of the older neighborhoods.

V. DESCRIPTION OF THE REDEVELOPMENT AREA

The Eastview Redevelopment Area includes parcels on both sides of Waynoka Avenue and Wills Street, includes a vacant parcel north of Eastview Drive, includes parcels facing Eastview Drive, including two parcels facing Highland Park Avenue, include parcels facing Eastview Cove, includes parcels facing Walnut Grove Road on the north side between Holmes Street and Eastview Drive, includes 5 parcels facing Greer on the east side and 5 parcels facing Holmes Street on the west side, includes a vacant parcel between Eastview Drive and Hayden Street, and includes parcels facing Hayden Street.



Eastview Redevelopment Plan

- Phase I
- Phase II



300 0 300 Feet

VI. LAND USE PLAN

Population

The method used to calculate population for this report was to extrapolate figures from a visual survey conducted in 2003 and U.S. Census 2000 data. According to the survey, there were 198 occupied living units in the redevelopment area. Census 2000 data indicates that the average household size was approximately 2. Multiplying the number of living units by the occupancy rate and average household size results in 394 estimated population for the area.

Table 1

Occupied Units	198
Average HH size	1.99
Estimated Population	394

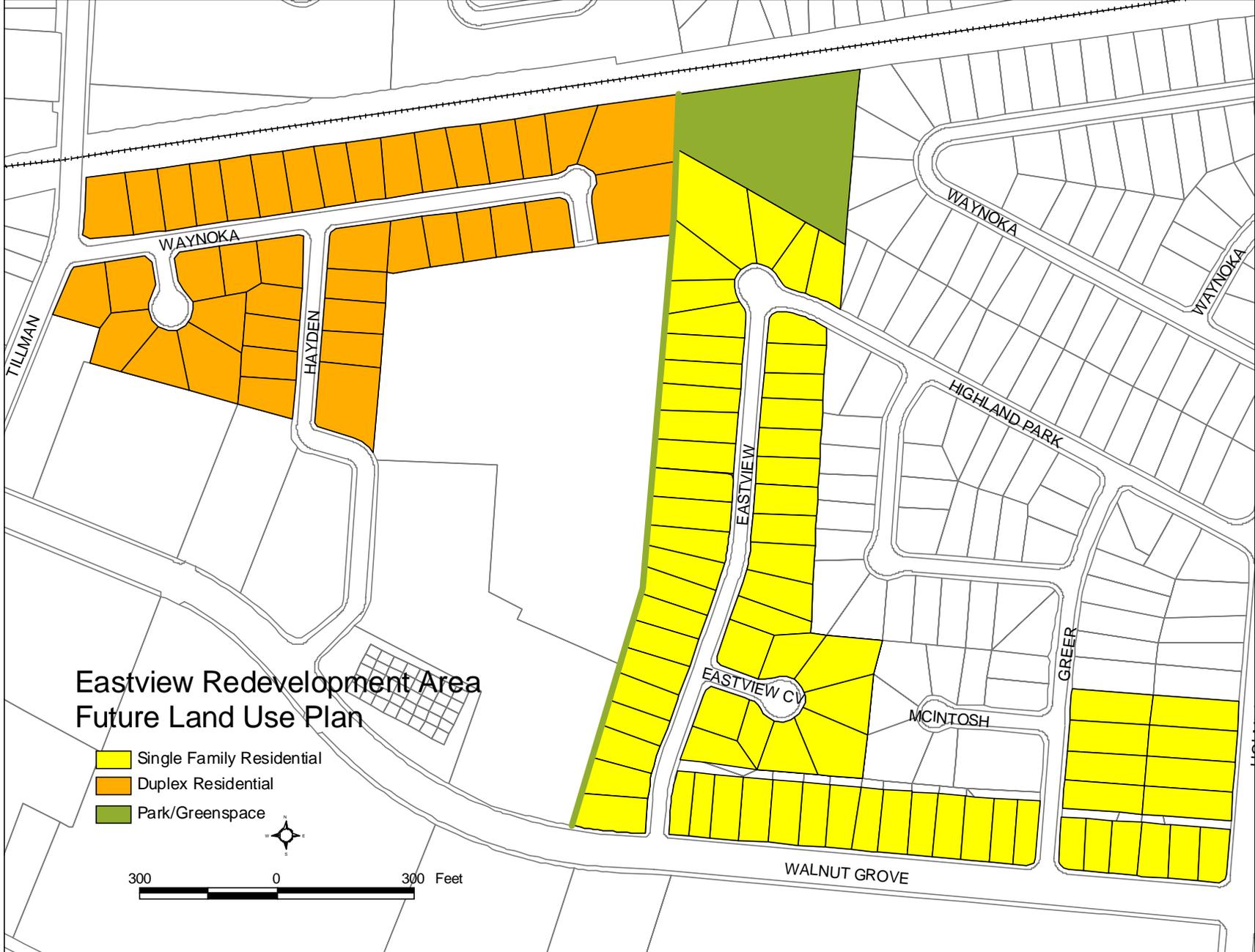
Source: Windshield survey conducted July, 2003

Area Population and Growth Trend

A land use survey was conducted through a field survey and by referencing the use of each parcel of land according to Shelby County Tax Assessor Maps (see Existing Land Use Map) The following land uses were determined to exist within the study area boundaries: single-family, two-family, and multi-family residential.

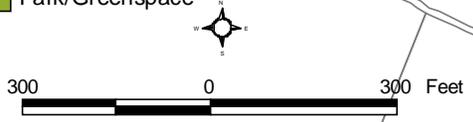
VII. DESCRIPTION OF THE REDEVELOPMENT PLAN

The area will be redeveloped for new housing compatible with the surrounding neighborhoods. The replacement housing will be predominantly single family residential. In some instances the existing multi-family units will be renovated and rehabilitated to provide improved housing units. The deteriorating houses and duplexes located along Walnut Grove, Eastview, Waynoka and Hayden streets will be either removed or renovated. Vacant land resulting from the demolitions will be developed with new housing units on the existing lots. In addition, the lots on Walnut Grove, between Holmes and Greer will be re-platted to lots with frontages on Walnut Grove in a similar pattern to those west of Greer. A new alley will provide rear access to all lots fronting on Walnut Grove. The vacant land west of the creek and north of the business park will be subdivided with a lot pattern similar to the nearby residential areas. New streets will be connected with the existing streets to allow access and a consistent neighborhood street pattern. The vacant parcel adjacent to the railroad and north of the lots on Highland Park will be dedicated as public open space. This open space will also be connected with a greenbelt along the creek south to Walnut Grove. The greenbelt will require a dedication of an easement along the rear of lots along the creek and will be used for a pathway connecting the neighborhood to the park on the south side of Walnut Grove.

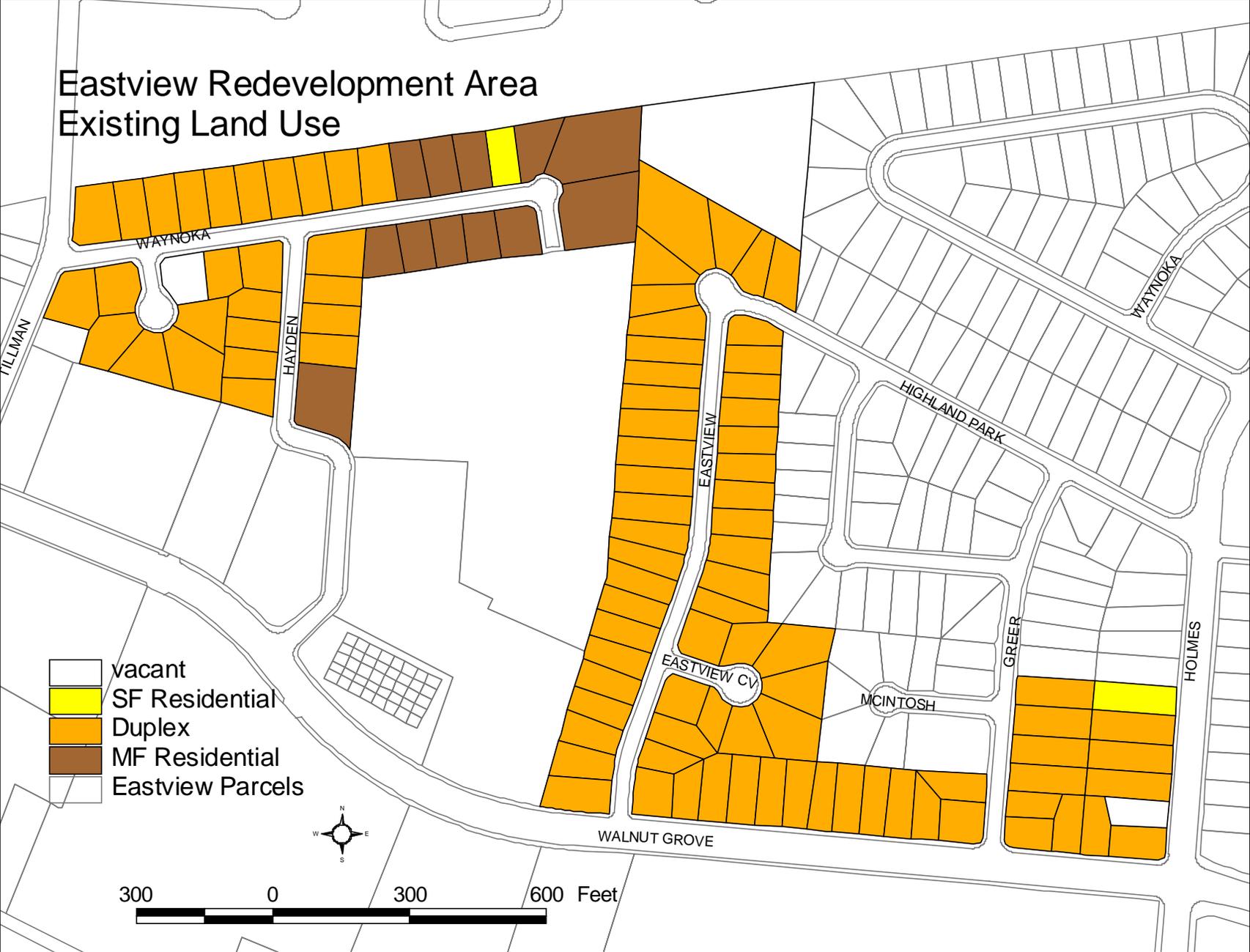


Eastview Redevelopment Area Future Land Use Plan

- Single Family Residential
- Duplex Residential
- Park/Greenspace



Eastview Redevelopment Area Existing Land Use



VIII. ACQUISITION STRATEGIES FOR THE EASTVIEW REDEVELOPMENT PROJECT

It is the mission of the City of Memphis Division of Housing and Community Development to develop a system of integrated services, investments, and planning that drives neighborhood redevelopment, safe, decent, affordable housing construction, and a continuum of care, supportive services, and business development.

Currently the area along Walnut Grove Road, Eastview Avenue, and Waynoka (west of Eastview Ave.) consist of substandard duplex housing, high poverty rates, and visible blight and neglect. The Eastview Redevelopment will bring new housing units to the area surrounded by market rate homes.

This Implementation plan outlines the necessary steps in the redevelopment process after the adoption of the Redevelopment Plan. It includes a project description, Acquisition and Relocation Strategy, Financial Analysis, and a redevelopment schedule.

Phase I

Phase I boundaries are east of the Wills property to the intersection of Walnut Grove and Holmes, south to Walnut Grove Road and north to the RR tracks. Currently 62 housing units exist in this area. Phase I of the Eastview redevelopment will be developed for single family housing compatible with the surrounding neighborhoods. The deteriorating houses and duplexes located along Walnut Grove and Eastview streets will be either removed or renovated. Vacant land resulting from demolitions will be developed into new single family houses on the existing lots.



In addition, the lots on Walnut Grove, between Holmes and Greer will be re-platted to lots with frontages on Walnut Grove in a similar pattern to those west of Greer. A new alley will provide rear access to all lots fronting on Walnut Grove.

Parcels, north of the lots on Highland Park, will be dedicated as public open space. This open space will also be connected with a greenbelt along the creek south of Walnut Grove. The greenbelt will require a dedication of an easement along the rear of lots along the creek and will be used for a pathway connecting the neighborhood to the park on the south side of Walnut Grove

Phase II

The deteriorating houses and duplexes located along Waynoka and Hayden streets will be either removed or renovated. Similar to Phase I, the second phase of the Eastview Redevelopment will maintain its current residential land use. The options of revitalizing Phase II properties include: rehabilitation, demolition, and new construction.



Acquisition, Generally

The acquisition strategy for the Eastview Redevelopment Project has been devised in consideration of a number of factors, including, but not limited to the following:

- A. The number of parcels sought to be acquired by the developing entity, and the proposed use of the redeveloped parcel
- B. The number of occupied and vacant parcels, and with respect to occupied parcels, a distinction of those parcels that are owner occupied versus rental occupied properties
- C. Whether the use of occupied properties is commercial or residential, and whether such use is consistent with current or [[proposed zoning ordinances and guidelines
- D. The appraised value of the parcels sought to be acquired
- E. Whether the appraised value of the property has been or will be affected by certain extrinsic factors (anti-neglect, tax delinquency, foreclosure, court proceedings, etc.)

THE UNIFORM RELOCATION ACT

For all properties sought to be acquired through the use of federal funds 42 U.S.C. §4620 requires that the Uniform Relocation Act be applied to all eligible owners and tenants in determining relocation strategies for such persons currently living in proposed relocation areas. T.C.A. 13-20-205 provides that a relocation strategy be adopted by the Housing Authority, or other redeveloping agency and included in any plan for redevelopment.

Generally, the Uniform Relocation Act provides that whenever a program or project to be undertaken by a Housing Authority or other displacing agency will result in the displacement of a person, the agency shall generally provide for 1.) Actual moving expenses for moving the displaced person, 2.) actual direct losses for tangible personal property (with regard to businesses) 3.) Actual reasonable expenses in searching for a replacement dwelling 4.) Rents and reasonable expenses associated therewith. All of which provided that the person or entity has been displaced as provided in the Act. The City of Memphis, by and through its Division of Housing and Community Development and in conjunction with the Memphis Housing Authority shall utilize this statutory directive in applying relocation strategies at a minimum for all persons who are deemed eligible for relocation and / or the receipt of relocation expenses under the Act.

PRELIMINARY LAND ACQUISITION IN THE EASTVIEW AREA

A preliminary review of the proposed Eastview area has been initiated, and the following acquisition concerns have been discovered:

- A. Current redevelopment of existing structures by entities other than the City of Memphis and the Memphis Housing Authority (this concern effects the redevelopment of the area into single family homes because duplex developments are being rehabilitated and re-leased).
- B. Consistent change in ownership of properties (this is a matter that could slow down acquisition because of the title difficulties that may occur).

C. Anti-Neglect and Weed bills levied as taxes on existing properties (these may affect acquisition costs)

D. Current rental properties with occupants that may not qualify for relocation benefits

E. Current Dilapidated properties where owners, heirs, or other persons with an interest in said property cannot be located

ACQUISITION STRATEGIES AND PROCEDURES

A. Title search or review, will be conducted on every parcel in the redevelopment area to determine correct ownership of the parcels in the redevelopment area.

B. A property assessment will also be conducted to determine occupancy, MLG&W statistics will also be used in this process.

C. Because some of the properties have been purchased at tax sale, the City of Memphis has contemplated the purchase of said parcels through exerting the redemptive rights of the original owner(s). This procedure, however, may require further review.

D. Once correct ownership has been determined, the City of Memphis will execute Notice of Interest letters to the property owners to advise them of the City's position with respect to their interest in the property in the redevelopment area.

E. After an appraisal is completed on the parcel(s), the owner will be provided with a formal Offer of Purchase which will contain the City's formal offer. If relocation will be necessary for eligible tenants, a plan for relocation will be articulated in a separate correspondence and provided to the tenant, as well as the property owner. The correspondence will also provide that the City of Memphis has the authority to acquire the property through eminent domain proceedings.

F. Reasonable negotiation will be allowed in order for all parties to arrive at a mutually agreeable settlement concerning the acquisition of property. If the parties cannot agree upon the general terms of sale, the property will be recommended for condemnation through eminent domain pursuant to T.C.A. §29-17-101 et seq.

FINANCIAL ANALYSIS

Approximate Redevelopment Costs are estimated at just over \$1.7million dollars. This cost includes demolition of current units, property assessments, relocation and moving expenses of current residents, and reimbursements for current rehabilitation work being performed. (Table 1)

Table 1. Source & Uses of Funds

SOURCE			
Bridge Loan - City of Memphis			\$ 2,000,000
USES			
	# of Units	Avg. Cost/Unit	Total
Demolition	62	\$ 3,500	\$ 217,000
Property Assessment*	62	\$ 15,404	\$ 955,065
Relocation	54	\$ 4,500	\$ 243,000
Moving Expenses	54	\$ 500	\$ 27,000
Reimbursement of Rehab.	14	\$ 20,000	\$ 280,000
Total Expenses:			\$ 1,722,065
CONTINGENCY FUND**			
			\$ 277,935

* Average P.A. per unit = \$15,404.27, based on Shelby County Assessor of Property website.

**For Additional Cost

The following assumptions of the Eastview Redevelopment area were used to create this financial analysis:

1. Phase I boundaries are east of the Wills property to corner of Greer and Holmes, south to Walnut Grove Road and north to the RR tracks.
2. Total number of units = 62.
3. Acquisition of properties through Eminent Domain, therefore the acquisition cost will be equal to the "assessed value" shown on the property assessment.
4. Properties under rehab and those already rehabbed will receive "reasonable" reimbursement for cost expended. For the purposes of this report, we are assuming a "reasonable" cost to be equal to \$20,000 per structure.
5. Relocation costs - we assume that any occupied unit, approximately 54 units occupied, will receive assistance for moving expenses, (\$500.00) and rental assistance of \$4,500

Parcel ID	Property Address	Owner	Owner Address	Appraisal Assessment
Parcels in Phase I				
044016 00026	69 EASTVIEW	LONGVIEW HEIGHTS PARTNERS	3559 SUMMER AVE	MEMPHIS TN 38122 45,700 18,280
044013 00040	74 EASTVIEW	EASTVIEW-PHOENIX ONE L P	1426 W CRESTWOOD DR	MEMPHIS TN 38119 49,800 19,920
044016 00025	75 EASTVIEW	LONGVIEW HEIGHTS PARTNERS	3559 SUMMER AVE	MEMPHIS TN 38122 45,700 18,280
044013 00041	78 EASTVIEW	EASTVIEW-PHOENIX ONE L P	1426 W CRESTWOOD DR	MEMPHIS TN 38119 24,600 9,840
044016 00024	81 EASTVIEW	LONGVIEW HEIGHTS PARTNERS	3559 SUMMER AVE	MEMPHIS TN 38122 45,700 18,280
044013 00042	82 EASTVIEW	EASTVIEW-PHOENIX ONE L P	1426 W CRESTWOOD DR	MEMPHIS TN 38119 53,900 21,560
044013 00043	86 EASTVIEW	MAXWELL KIMBERLY E	7655 PARKMONT AVE	MEMPHIS TN 38125 24,500 9,800
044016 00023	87 EASTVIEW	LONGVIEW HEIGHTS PARTNERS	3559 SUMMER AVE	MEMPHIS TN 38122 45,700 18,280
044013 00044	90 EASTVIEW	MAXWELL KIMBERLY E	7655 PARKMONT AVE	MEMPHIS TN 38125 33,600 13,440
044016 00022	91 EASTVIEW	LONGVIEW HEIGHTS PARTNERS	3559 SUMMER AVE	MEMPHIS TN 38122 17,700 7,080
044013 00045	94 EASTVIEW	SWAN SCOTT	465 LEONORA DR	MEMPHIS TN 38117 37,300 14,920
044016 00021	97 EASTVIEW	BROWN WYMON AND JUDY BROWN AND	160 W DAVANT	MEMPHIS TN 38109 17,900 7,160
044013 00046	98 EASTVIEW	WELLS MARY	3997 ROBIN CREST CV	MEMPHIS TN 38125 32,100 12,840
044013 00047	102 EASTVIEW	HARRIS BARRY	4630 SANDY PARK DR	MEMPHIS TN 38141 64,600 25,840
044016 00020	103 EASTVIEW	HOWELL VALERIE	4369 FOX HOUND	MEMPHIS TN 38141 57,800 23,120
044013 00048	106 EASTVIEW	HARRIS BARRY	4630 SANDY PARK DR	MEMPHIS TN 38141 55,700 22,280
044016 00019	109 EASTVIEW	HOWELL VALERIE	4369 FOX HOUND	MEMPHIS TN 38141 57,800 23,120
044013 00049	110 EASTVIEW	NORTH CHICKASAW PARKWAY LTD	1426 W CRESTWOOD DR	MEMPHIS TN 38119 27,500 11,000
044013 00050	116 EASTVIEW	NORTH CHICKASAW PARKWAY LTD	1426 W CRESTWOOD DR	MEMPHIS TN 38119 26,100 10,440
044016 00018	119 EASTVIEW	HOWELL VALERIE	4369 FOX HOUND	MEMPHIS TN 38141 57,800 23,120
044013 00051	122 EASTVIEW	HOWELL VALERIE	4369 FOX HOUND	MEMPHIS TN 38141 57,400 22,960
044016 00017	123 EASTVIEW	HOWELL VALERIE	4369 FOX HOUND	MEMPHIS TN 38141 57,800 23,120
044013 00052	128 EASTVIEW	HOWELL VALERIE	4369 FOX HOUND	MEMPHIS TN 38141 55,600 22,240
044016 00016	131 EASTVIEW	HOWELL VALERIE	4369 FOX HOUND	MEMPHIS TN 38141 57,900 23,160
044013 00053	134 EASTVIEW	LONGVIEW HEIGHTS PARTNERS	3559 SUMMER AVE	MEMPHIS TN 38122 51,500 20,600
044016 00015	137 EASTVIEW	HOWELL VALERIE	4369 FOX HOUND	MEMPHIS TN 38141 57,800 23,120
044013 00054	140 EASTVIEW	LONGVIEW HEIGHTS PARTNERS	3559 SUMMER AVE	MEMPHIS TN 38122 51,400 20,560
044016 00014	143 EASTVIEW	HOWELL VALERIE	4369 FOX HOUND	MEMPHIS TN 38141 57,800 23,120
044013 00055	146 EASTVIEW	LONGVIEW HEIGHTS PARTNERS	3559 SUMMER AVE	MEMPHIS TN 38122 46,700 18,680
044016 00013	149 EASTVIEW	SHELBY COUNTY TAX SALE 94.4 E	P O BOX 2751	MEMPHIS TN 38101 45,700 0
044013 00056	152 EASTVIEW	LONGVIEW HEIGHTS PARTNERS	3559 SUMMER AVE	MEMPHIS TN 38122 46,700 18,680
044016 00012	155 EASTVIEW	SHELBY COUNTY TAX SALE 94.4 E	P O BOX 2751	MEMPHIS TN 38101 45,700 0
044013 00057	158 EASTVIEW	NORTH CHICKASAW PARKWAY LTD	1426 W CRESTWOOD DR	MEMPHIS TN 38119 24,800 9,920
044016 00011	161 EASTVIEW	SHELBY COUNTY TAX SALE 94.4 E	P O BOX 2751	MEMPHIS TN 38101 20,600 0
044013 00058	164 EASTVIEW	SHELBY COUNTY TAX SALE 97.1 EX	PO BOX 2751	MEMPHIS TN 38101 23,100 0
044016 00010	167 EASTVIEW	SHELBY COUNTY TAX SALE 94.4 E	PO BOX 2751	MEMPHIS TN 38101 20,600 0
044013 00059	170 EASTVIEW	EPSTEIN LOUIS AND WILLIAM LP	3559 SUMMER AVE	MEMPHIS TN 38122 57,000 22,800
044016 00009	173 EASTVIEW	SHELBY COUNTY TAX SALE 94.4 E	P O BOX 2751	MEMPHIS TN 38101 20,600 0
044016 00008	179 EASTVIEW	WEBBER CARSETT F	1491 HARVERWOOD AVE	MEMPHIS TN 38116 45,700 18,280
044016 00007	183 EASTVIEW	NORTH CHICKASAW PARKWAY LTD	P O BOX 2751	MEMPHIS TN 38101 17,700 7,080
044016 00006	187 EASTVIEW	EASTVIEW-PHOENIX ONE L P	1426 W CRESTWOOD DR	MEMPHIS TN 38119 17,800 7,120
044013 00028	69 GREER	HILTON HEAD IRREVOCABLE TRUST	1426 W CRESTWOOD DR	MEMPHIS TN 38119 77,300 30,920
044013 00027	75 GREER	CHARLESTON & ASSOCIATES INC	1426 W CRESTWOOD DR	MEMPHIS TN 38119 70,500 28,200
044014 00017	76 GREER	NORTHEAST MENTAL HEALTH HOUSIN	PO BOX 38657	MEMPHIS TN 38183 58,100 0
044014 00018	82 GREER	MILAN HAROLD	82 N GREER ST	MEMPHIS TN 38111 56,200 22,480
044014 00019	88 GREER	LIGON ROBERT K	5285 NORMANDY AVE	MEMPHIS TN 38120 52,000 20,800

Parcel ID	Property Address	Owner	Owner Address			Appraisal Assessment	
044014 00020	94 GREER	G & L INVESTMENTS LLC	1203 POPLAR AVE STE 3	MEMPHIS TN	38104	79,200	31,680
044014 00021	102 GREER	TANNER MARY M	102 N GREER ST	MEMPHIS TN	38111	79,800	19,950
044016 00005	3142 HIGHLAND PARK	EAST HIGH GARDENS LTD	1426 W CRESTWOOD DR	MEMPHIS TN	38119	57,800	23,120
044016 00004	3146 HIGHLAND PARK	EASTVIEW-PHOENIX ONE L P	1426 W CRESTWOOD DR	MEMPHIS TN	38119	17,900	7,160
044013 00001	3151 HIGHLAND PARK	EASTVIEW-PHOENIX ONE L P	1426 W CRESTWOOD DR	MEMPHIS TN	38119	55,100	22,040
044016 00003	3154 HIGHLAND PARK	EASTVIEW-PHOENIX ONE L P	1426 W CRESTWOOD DR	MEMPHIS TN	38119	17,900	7,160
044016 00002	3162 HIGHLAND PARK	EASTVIEW-PHOENIX ONE L P	1426 W CRESTWOOD DR	MEMPHIS TN	38119	17,900	7,160
044014 00012	73 HOLMES	LIPSEY JAKE	3480 DEMOCRAT RD	MEMPHIS TN	38118	11,300	2,825
044014 00011	79 HOLMES	NORTHEAST MENTAL HEALTH HOUSIN	PO BOX 38657	MEMPHIS TN	38183	57,300	0
044014 00010	85 HOLMES	CHARLESTON & ASSOCIATES IRREVO	1426 W CRESTWOOD DR	MEMPHIS TN	38119	55,100	13,775
044014 00009	91 HOLMES	CHARLESTON & ASSOCIATES IRREVO	1426 W CRESTWOOD DR	MEMPHIS TN	38119	53,600	21,440
044014 00008	97 HOLMES	MCMURRY ROBERT W	1224 HAMSTEAD CT	KNOXVILLE TN	37922	39,000	15,600
044016 00001	Vacant Parcel fronting RR	BENTLEY PROPERTIES LTD	1426 W CRESTWOOD DR	MEMPHIS TN	38119	1,000	250
044013 00039	3144 WALNUT GROVE	EASTVIEW-PHOENIX ONE L P	1426 W CRESTWOOD DR	MEMPHIS TN	38119	56,700	22,680
044013 00038	3152 WALNUT GROVE	EASTVIEW-PHOENIX ONE L P	1426 W CRESTWOOD DR	MEMPHIS TN	38119	65,100	26,040
044013 00037	3162 WALNUT GROVE	CHARLESTON & ASSOCIATES INC	1426 W CRESTWOOD DR	MEMPHIS TN	38119	72,300	28,920
044013 00036	3166 WALNUT GROVE	TENNESSEE INVESTMENT PROPERTIE	4158 SUMMER AVE	MEMPHIS TN	38122	72,700	29,080
044013 00035	3168 WALNUT GROVE	HILTON HEAD IRREVOCABLE TRUST	1426 W CRESTWOOD DR	MEMPHIS TN	38119	69,300	27,720
044013 00034	3174 WALNUT GROVE	HILTON HEAD IRREVOCABLE TRUST	1426 W CRESTWOOD DR	MEMPHIS TN	38119	68,900	27,560
044013 00033	3180 WALNUT GROVE	LIPSEY JAKE	3480 DEMOCRAT RD	MEMPHIS TN	38118	71,100	28,440
044013 00032	3186 WALNUT GROVE	HILTON HEAD IRREVOCABLE TRUST	1426 W CRESTWOOD DR	MEMPHIS TN	38119	69,100	27,640
044013 00031	3192 WALNUT GROVE	HILTON HEAD IRREVOCABLE TRUST	1426 W CRESTWOOD DR	MEMPHIS TN	38119	68,300	27,320
044013 00030	3198 WALNUT GROVE	HILTON HEAD IRREVOCABLE TRUST	1426 W CRESTWOOD DR	MEMPHIS TN	38119	70,600	28,240
044013 00029	3204 WALNUT GROVE	HILTON HEAD IRREVOCABLE TRUST	1426 W CRESTWOOD DR	MEMPHIS TN	38119	55,800	22,320
044014 00016	3228 WALNUT GROVE	HILTON HEAD IRREVOCABLE TRUST	1426 W CRESTWOOD DR	MEMPHIS TN	38119	58,500	23,400
044014 00015	3238 WALNUT GROVE	HILTON HEAD IRREVOCABLE TRUST	1426 W CRESTWOOD DR	MEMPHIS TN	38119	56,100	22,440
044014 00014	3244 WALNUT GROVE	HILTON HEAD IRREVOCABLE TRUST	1426 W CRESTWOOD DR	MEMPHIS TN	38119	56,000	22,400
044014 00013	3256 WALNUT GROVE	HILTON HEAD IRREVOCABLE TRUST	1426 W CRESTWOOD DR	MEMPHIS TN	38119	58,000	23,200

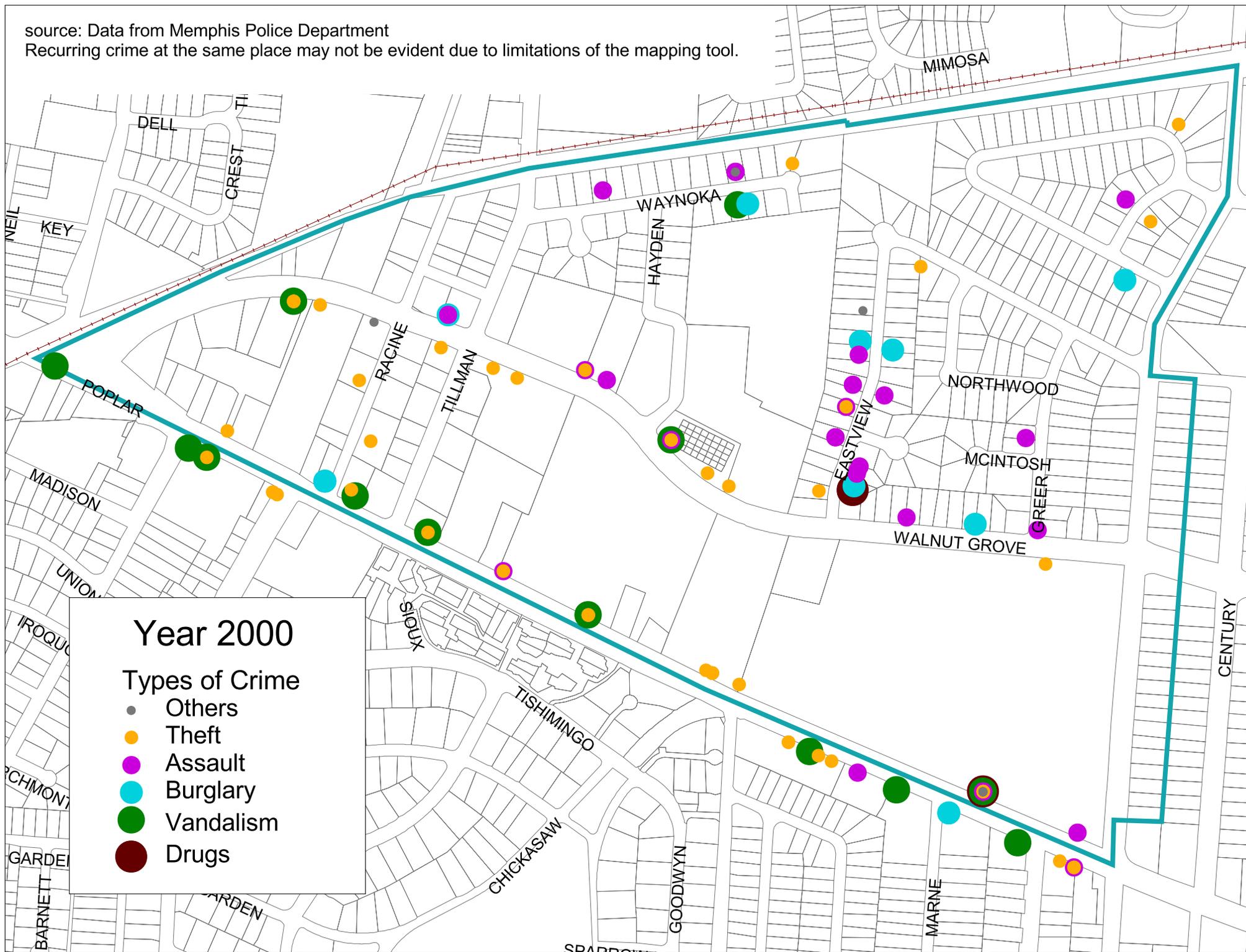
Parcel ID	Property Address	Owner	Owner Address	Appraisal Assessment	
Parcels in Phase II					
044011 00050	159 HAYDEN	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 42,900 17,160
044011 00049	167 HAYDEN	EAST COVE INC	182 TILLMAN ST	MEMPHIS TN	38111 40,300 16,120
044011 00028	170 HAYDEN	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 72,700 29,080
044011 00048	173 HAYDEN	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 41,000 16,400
044011 00027	178 HAYDEN	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 73,200 29,280
044011 00047	181 HAYDEN	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 40,300 16,120
044011 00026	186 HAYDEN	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 72,700 29,080
044011 00029C	160 HAYDEN PLACE ST	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 89,000 35,600
044011 00038	180 TILLMAN	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 73,000 29,200
044011 00010	0 WAYNOKA	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 6,000 1,500
044011 00039	2983 WAYNOKA	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 76,400 30,560
044011 00001	3012 WAYNOKA	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 76,100 30,440
044011 00002	3020 WAYNOKA	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 42,100 16,840
044011 00044	3025 WAYNOKA	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 19,000 4,750
044011 00003	3026 WAYNOKA	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 42,100 16,840
044011 00004	3034 WAYNOKA	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 42,100 16,840
044011 00005	3040 WAYNOKA	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 41,400 16,560
044011 00045	3041 WAYNOKA	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 40,900 16,360
044011 00006	3046 WAYNOKA	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 41,400 16,560
044011 00046	3049 WAYNOKA	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 43,300 17,320
044011 00007	3054 WAYNOKA	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 42,100 16,840
044011 00008	3060 WAYNOKA	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 42,100 16,840
044011 00025	3065 WAYNOKA	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 43,900 17,560
044011 00009	3068 WAYNOKA	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 41,400 16,560
044011 00011	3084 WAYNOKA	JEFFERSON ELIZABETH J	3205 COOKIE CV	MEMPHIS TN	38118 37,300 14,920
044011 00012	3092 WAYNOKA	BILLINGSLEY JEFFERY	1723 BALFOUR DOWNS CR	FUQUAY VARINA NC	27526 37,400 14,960
044011 00021	3097 WAYNOKA	GRAY RONALD H	3097 WAYNOKA AVE	MEMPHIS TN	38111 37,300 14,920
044011 00013	3098 WAYNOKA	GALEY G GORDON & CHRISTINE A	4916 BRIARCLIFF AVE	MEMPHIS TN	38117 37,400 14,960
044011 00014	3104 WAYNOKA	GHOLSON GEORGE & PEGGY J	8825 EATONWICK DR	CORDOVA TN	38018 37,300 14,920
044011 00015	3110 WAYNOKA	WASHINGTON FREDIA M	3110 WAYNOKA AVE #3	MEMPHIS TN	38111 37,300 14,920
044011 00016	3116 WAYNOKA	GILL ROBERT H JR AND CHECLISS	3540 SUMMER AVE STE 201	MEMPHIS TN	38122 37,400 14,960
044011 00024	3077 WAYNOKA AVE	COOPER ROBERT JR AND BETTY J C	8231 CRAVEN RD	ARLINGTON TN	38002 37,300 14,920
044011 00023	3085 WAYNOKA AVE	SIMMONS ANGELA	2363 ORCHID DR N	MEMPHIS TN	38114 37,300 14,920
044011 00022	3089 WAYNOKA AVE	S P S INVESTMENT INC	PO BOX 901284	MEMPHIS TN	38190 37,300 14,920
044011 00040	2995 WAYNOKA CV	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 43,900 17,560
044011 00041	3001 WAYNOKA CV	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 36,200 14,480
044011 00042	3007 WAYNOKA CV	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 77,900 31,160
044011 00043	3013 WAYNOKA CV	EAST COVE INC	70 E CHICKASAW PKWY	MEMPHIS TN	38111 43,400 17,360
044011 00020	203 WILLS	DOTY CORNELIOUS	203 WILLS ST	MEMPHIS TN	38111 37,300 14,920
044011 00017	206 WILLS	COLLINS THOMAS W	206 WILLS ST	MEMPHIS TN	38111 37,300 14,920

Appendix: Crime Statistics

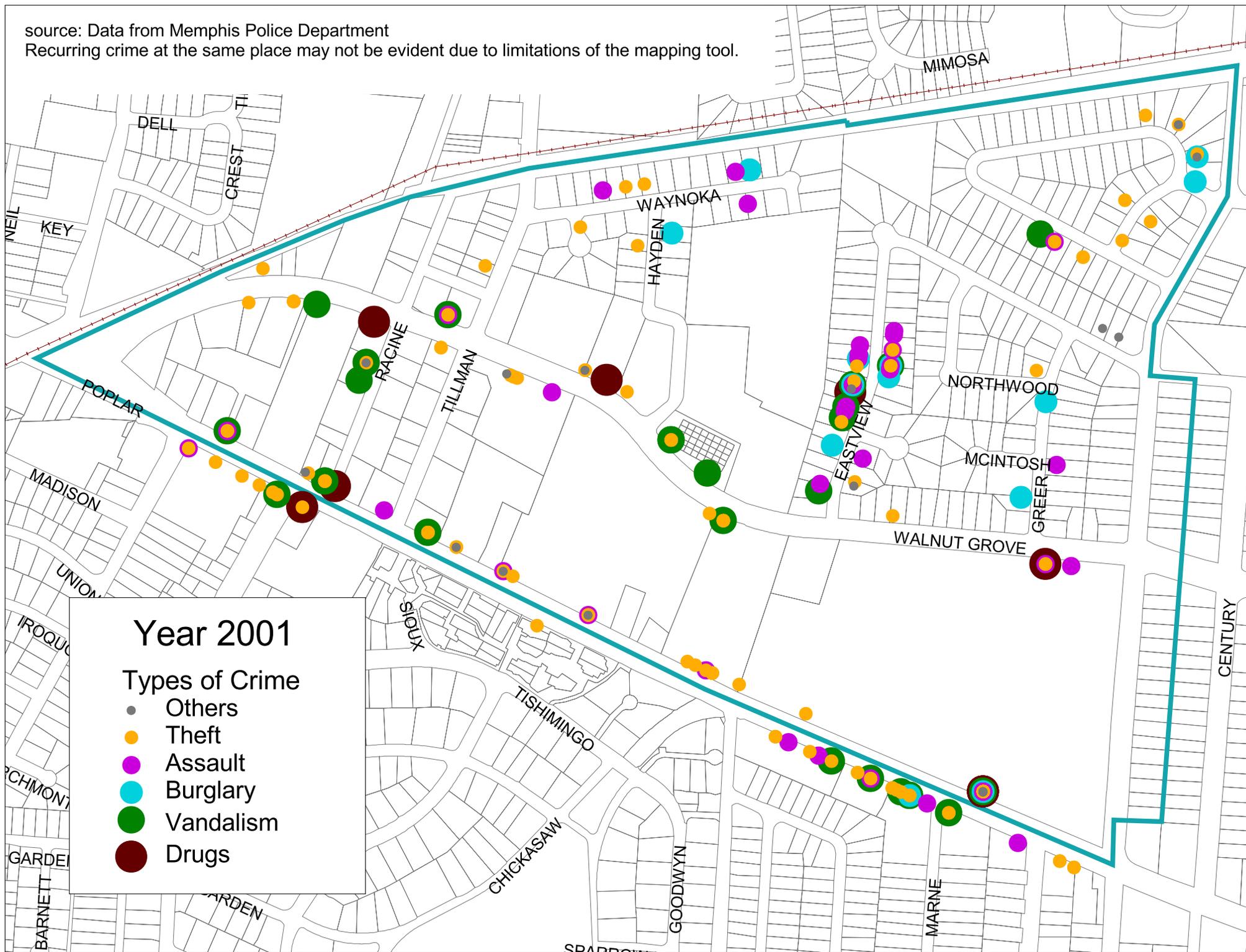
Date_Report	Dept_Code_Desc	Block	Street_Name
7/3/00 12:06	Aggravated Assault	82	Eastview
8/20/00 23:35	Simple Assault D/V	111	Eastview
9/16/00 23:30	Simple Assault	122	Eastview
9/27/00 7:15	Possible Stolen	161	Eastview
8/15/00 11:01	Other Theft / Non-Specific	69	Eastview
11/20/00 23:31	Simple Assault D/V	84	Eastview
11/24/00 19:09	Other Theft / Non-Specific	111	Eastview
11/24/00 19:09	Simple Assault D/V	111	Eastview
11/30/00 17:52	Simple Assault D/V	139	Eastview
12/7/00 19:28	Burglary/Residential	142	Eastview
12/17/00 22:48	Simple Assault D/V	123	Eastview
1/15/01 5:54	MVT/ Passenger Vehicle	103	Eastview
1/17/01 5:20	Burglary/Residential	128	Eastview
1/17/01 0:20	Aggravated Assault	123	Eastview
1/17/01 0:20	Weapons Law Violation / Misdemeanor	123	Eastview
2/8/01 16:20	Drug/Narcotics Violation/Felony	119	EASTVIEW DR
2/20/01 17:00	Vandalism/ Misdemeanor	105	EASTVIEW DR
2/25/01 11:45	Burglary/Residential	137	Eastview
2/26/01 22:15	Aggravated Assault	111	EASTVIEW DR
2/20/01 17:50	Vandalism/ Misdemeanor	111	Eastview
3/25/01 19:10	Aggravated Assault D/V	142	Eastview
3/25/01 19:10	Burglary/DV (Domestic Violence)	142	Eastview
5/6/01 13:40	Simple Assault D/V	152	EASTVIEW DR
5/17/01 20:30	Burglary/Residential	123	Eastview
5/17/01 20:30	Burglary/Residential	123	Eastview
5/20/01 20:33	Aggravated Assault	123	Eastview
5/21/01 0:59	Vandalism/ Misdemeanor	123	Eastview
5/24/01 22:28	Obscene/Harassing Phone Calls	74	EASTVIEW
6/13/01 23:40	Simple Assault	139	Eastview
6/30/01 0:22	Other Theft / Non-Specific	136	EASTVIEW DR
7/1/01 18:55	Simple Assault D/V	136	EASTVIEW DR
7/13/01 21:45	Aggravated Assault D/V	109	EASTVIEW DR
7/16/01 10:20	Obscene/Harassing Phone Calls	121	EASTVIEW DR
8/1/01 15:00	Credit Card/ATM Fraud	125	Eastview
8/1/01 18:15	Theft of Vehicle Parts/Accessories	133	EASTVIEW DR
8/8/01 2:04	Simple Assault	134	EASTVIEW DR
8/28/01 18:20	Possible Stolen	76	EASTVIEW DR
9/2/01 12:26	Burglary/Residential	136	EASTVIEW DR
9/13/01 21:40	Simple Assault D/V	137	Eastview
9/18/01 21:10	Theft of Vehicle Parts/Accessories	103	EASTVIEW DR
9/26/01 12:35	Aggravated Assault	150	Eastview
9/29/01 15:51	Other Theft / Non-Specific	142	Eastview Drive.
10/6/01 18:45	Vandalism/ Felony	136	EASTVIEW DR
10/7/01 16:02	Simple Assault	88	EASTVIEW
10/9/01 18:44	Burglary/Residential	89	EASTVIEW DR
10/15/01 21:52	Simple Assault	143	E View
10/17/01 13:04	Simple Assault D/V	139	Eastview
10/21/01 14:40	Vandalism/ Misdemeanor	69	EASTVIEW DR
10/27/01 18:35	Simple Assault D/V	139	Eastview

10/28/01 12:34	Simple Assault	71	EASTVIEW DR
11/1/01 16:32	Simple Assault	109	EASTVIEW DR
12/21/01 4:15	Burglary/Residential	130	EASTVIEW DR
1/9/02 14:20	Aggravated Assault	130	EASTVIEW DR
1/10/02 8:04	Other Theft / Non-Specific	86	Eastview CV
1/10/02 10:00	Burglary/Non-Residential	86	Eastview
2/20/02 5:10	Drugs/Narcotics Violation/Misdemeanor	116	Eastview
2/27/02 15:36	Theft from Motor Vehicle	87	EASTVIEW DR
3/17/02 16:10	Burglary/Residential	137	Eastview
3/26/02 10:53	Other Theft / Non-Specific	69	EASTVIEW DR
4/9/02 9:37	Threatening Phone Call	139	Eastview
4/24/02 17:36	Aggravated Assault D/V	121	Eastview
7/9/02 0:05	Vandalism/ Misdemeanor	133	EASTVIEW DR
7/15/02 19:36	Theft from Building	83	EASTVIEW DR
7/16/02 19:48	Burglary/DV (Domestic Violence)	83	EASTVIEW
7/16/02 21:20	Simple Assault	106	Eastview
7/23/02 3:36	Simple Assault D/V	84	Eastview
8/22/02 12:51	Simple Assault	124	Eastview
8/27/02 15:35	Burglary/Residential	86	Eastview CV
8/13/02 19:05	Simple Assault D/V	89	EASTVIEW DR
9/20/02 19:09	Possible Stolen	185	EASTVIEW DR
9/23/02 22:15	Simple Assault	106	Eastview
10/11/02 19:50	Simple Assault	77	EASTVIEW DR
10/23/02 12:11	Threatening Phone Call	154	EASTVIEW DR
11/27/02 15:30	Simple Assault D/V	106	Eastview
12/11/02 18:30	Burglary/Residential	71	EASTVIEW DR
12/26/02 1:30	Simple Assault D/V	84	EASTVIEW DR
1/7/03 12:08	Burglary/Residential	86	Eastview
1/25/03 19:20	Simple Assault D/V	89	EASTVIEW DR
2/4/03 10:00	Burglary/DV (Domestic Violence)	99	EASTVIEW DR
3/5/03 1:40	Vandalism/ Felony	91	EASTVIEW DR
5/30/03 11:07	Simple Assault D/V	84	EASTVIEW DR
6/30/03 3:09	Burglary/Residential	84	EASTVIEW
7/2/03 3:43	Vandalism/ Misdemeanor	96	Eastview Cove
7/22/03 18:30	Theft of Vehicle Parts/Accessories	75	Eastview Drive
7/31/03 13:53	Threatening Phone Call	136	EASTVIEW DR
8/5/03 21:09	Simple Assault D/V	96	Eastview

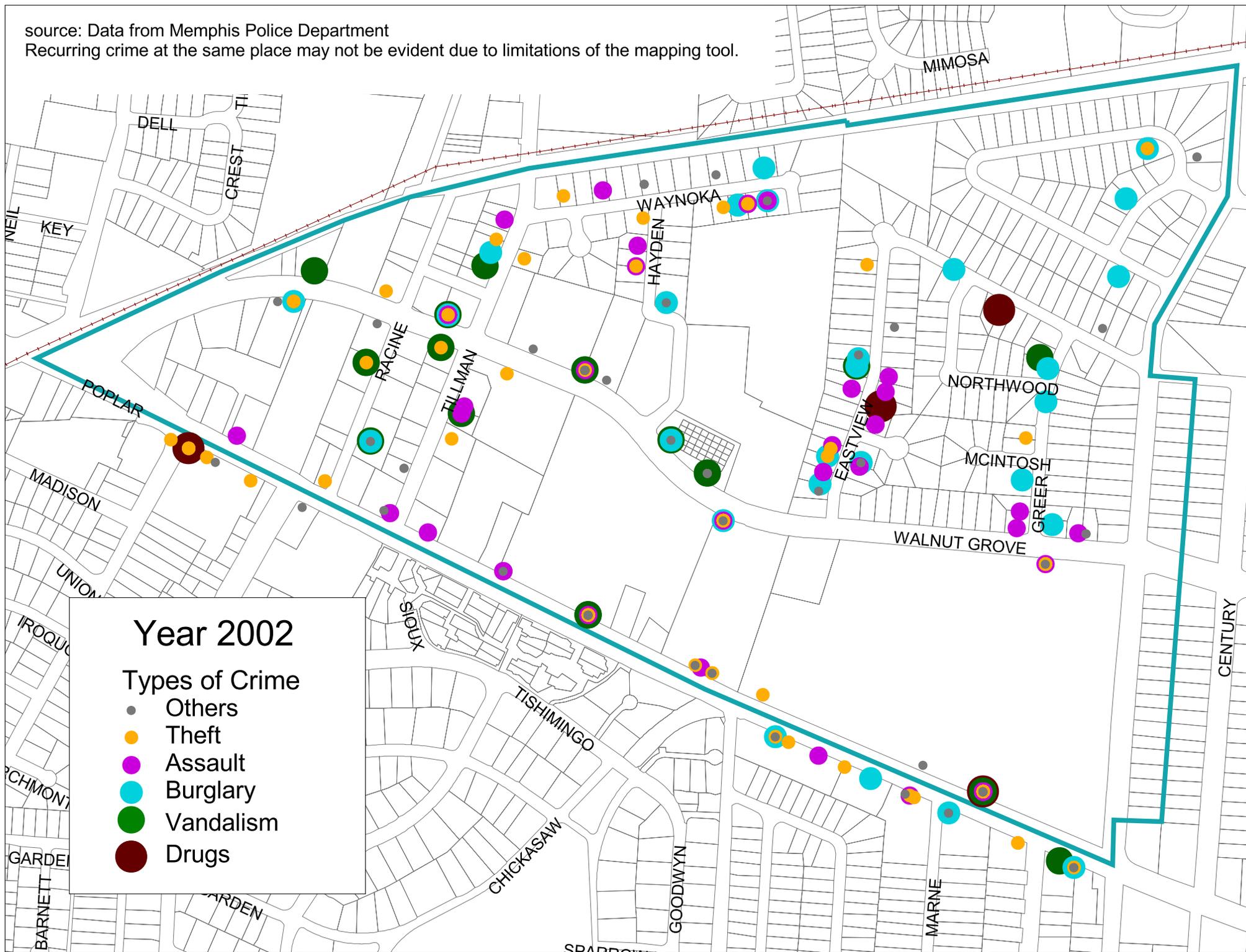
source: Data from Memphis Police Department
Recurring crime at the same place may not be evident due to limitations of the mapping tool.



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Recurring crime at the same place may not be evident due to limitations of the mapping tool.



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