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 (1) Age, obsolescence, defective design and character of physical construction

 (2) Deterioration and/or dilapidation

 (3) Faulty or inadequate utilities

 (4) Factors that prevent or substantially hinder economically viable use or capacity

 (5) Incompatible uses

 D. NON-STRUCTURAL (ECONOMIC) BLIGHT WITHIN THE PROJECT AREA

 (1) Inadequate public improvements

 (2) The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership

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