SACRAMENTO COUNTY

HOUSING CONDITIONS SURVEY (2010)

County Of Sacramento
Municipal Services Agency
Planning And Community Development Department

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2009 SACRAMENTO COUNTY HOUSING CONDITIONS SURVEY

A Housing Conditions Survey is the best way to determine the overall condition of housing stock in a jurisdiction. A policy of the Sacramento County Housing Element indicated that such a survey would be conducted. The Sacramento County Housing and Community Development Department developed and conducted a detailed survey during the summer of 2009. The survey focused on four selected areas of the unincorporated County determined most likely to contain deteriorating housing stock. The results of the survey led to the conclusion that the overall conditions that existed in the selected areas did not show pervasive signs of distress, however there were portions of these areas that stood out and will require assistance to prevent hazards from developing.

In late 2008, the Sacramento County Board of Supervisors adopted an updated General Plan Housing Element. As a part of that update process, the California Department of Housing and Community Development (State HCD) recommended that Sacramento County undertake a housing conditions survey to determine the general conditions of Sacramento County’s housing stock, as the last such survey had been conducted in 1990. The program that arose from State HCD’s suggestion was included as HE-17(h) in the adopted Housing Element, which states:

To help preserve the quality of residential neighborhoods and support sub-strategies III-A and II-B for the maintenance of housing, the County will conduct a sample exterior housing conditions survey using a methodology recommended by the California Department of Housing and Community Development. The County will establish the appropriate sample size for this survey and targeted neighborhoods in which to conduct the survey based on consultation with the Code Enforcement Division and SHRA (Sacramento Housing and Redevelopment Agency).

The stated objective of the program is:

To obtain an accurate estimate of housing rehabilitation and replacement needs to assist the County and SHRA in implementing neighborhood preservation and housing maintenance strategies.

This program was assigned a target date of December 2009 for the completion of the survey.

PURPOSE OF THE SURVEY

The purpose of the survey was to identify areas within unincorporated Sacramento County that contain residential structures exhibiting signs of stress or wear. Residential structures that are improperly or insufficiently maintained can develop hazardous conditions that may endanger those living within the structure and/or decrease their overall quality of life. Some of the effects that could arise from the conditions surveyed include roof leakage/collapse, increased utilities from poorly sealed, broken, or missing windows, and perhaps even structure failure from unprotected or rotting walls and support beams. For these reasons, it is important to identify areas that are showing symptoms of the sort of wear that could lead to one of these effects. Once identified, programs could be established to assist those living within these areas to help rehabilitate the homes already exhibiting some of the signs of stress or help prevent a sound home from becoming otherwise.
DETERMINATION OF TARGET AREAS

Determining the survey’s overall scope was the first step of the project. Since unincorporated Sacramento County contains more than 200,000 residential units\(^1\), it would be infeasible to conduct a survey of every structure due to the resources that would be needed. Therefore, HE-17(h) calls for an exterior housing survey for targeted neighborhoods.

In order to identify the target areas, two broad assumptions were made to narrow the field to be surveyed. The first assumption was that newer homes were unlikely to be experiencing the sort of structural deficiencies this survey was intended to identify. This led to the decision that older homes should be among the targeted survey sample as they would have an increased likelihood of displaying deterioration. The second assumption was that areas with higher than average income would be less likely to have visible structural deficiencies as higher income people are more likely to have the means to keep their home maintained. This assumption led to the decision to focus on below average income areas.

The next step was to identify those areas with higher than average structure age and lower than average income levels. To accomplish this, data from the 2000 U.S. Census was extracted for each Census Tract within unincorporated Sacramento County. The extracted Census data did not contain the average unit age for all housing in each Census Tract, but divided it into several residential categories. The categories containing the median residential structure age were Owner Occupied Housing Units and Renter Occupied Housing Units. Given the differing number of Owner Occupied Housing Units and Renter Occupied Housing Units, it was necessary generate an average structure age for each tract weighted by the number of units in each of these two categories, which allowed the category with the larger figure to have greater influence or weight over the average for the census tract.

This data was transferred to Geographic Information System (GIS) and used to identify which Census Tracts had below average income and which had a above average structure age. Using this method, 13 Census Tracts were identified.

The location of the tracts fell within four geographic areas of the County: North Highlands on the east and west sides of the McClellan Business Park, central and northwest Arden-Arcade, South Sacramento between Stockton Boulevard and Highway 99, and the Sacramento Delta portion of the southwest County. The following is a list of the 13 Census Tracts from the 2000 Census used in this survey:

- Tract 4401, South Sacramento
- Tract 4402, South Sacramento
- Tract 4601, South Sacramento
- Tract 4602, South Sacramento
- Tract 6002, Arden-Arcade
- Tract 6101, Arden-Arcade
- Tract 6102, Arden-Arcade
- Tract 6201, Arden-Arcade
- Tract 7202, North Highlands/Rio Linda
- Tract 7403, North Highlands
- Tract 7404, North Highlands
- Tract 9605, Delta Communities - Hood
- Tract 9700, Delta Communities - Courtland and Walnut Grove/Locke

\(^1\) Sacramento Area Council of Governments Housing Estimates http://www.sacog.org/about/advocacy/pdf/fact-sheets/HousingStats.pdf
SELECTING SURVEY SITES

The thirteen selected tracts contained over 15,000 individual residential parcels. Given that it would likely take a team 2-5 minutes to record the data from a surveyed structure, make a determination of the ratings, and travel to the next structure, surveying every unit within the selected Census Tracts would have taken 1,000+ person-hours. Since this was considered to be outside of the scope of the project, the County decided to conduct a survey only large enough to be considered statistically valid.

The parcel data was collected and divided in the GIS at the Census Block Group level. The Block Group is the next geographic unit below the Census Tract in size. Usually about three to five Census Block Groups make up a Census Tract. In order to determine the minimum number of sites to survey, a statistically valid sample size for the area to be studied had to be determined. The average number of residential parcels within the selected Census Tracts is approximately 1,250. A minimum threshold of about 15% was determined to be necessary to achieve a statistically valid sample from a pool the size of the average Census Tract.

The next obstacle was to determine exactly which parcels were going to be surveyed. The method selected was to use the GIS to randomly identify 5% of the parcels in each Census Block Group within the selected Census Tracts while the remaining 10% will be identified in the field. The purpose of identifying the parcels by Census Block Group is to minimize the occurrences of random clustering. Had 5% of the parcels from among an entire Census Tract been selected, it may have resulted in a disproportionate number of parcels on one side of the Census Tract versus the other. Given the size of a Census Tract, it was considered important to minimize this sort of clustering. Some clustering did occur within the Census Block Groups, but the same proportion of parcels were randomly selected within each Census Block Group, producing a relatively even spread of selected parcels across each of the Census Tracts.

It was decided to randomly select 5% of the parcels while selecting the remaining 10% in the field in order to minimize the time spent traveling from site to site. This would be done by choosing two additional residential parcels near the parcel chosen randomly in the GIS. The methodology for this selection is detailed in the Conducting the Survey portion of this document.

DEVELOPMENT OF A SURVEY

While the methodology for selecting survey sites was being developed, the methodology for conducting the survey was being developed as well. Research of similar studies conducted by other jurisdictions was conducted. Most of the surveys found had been conducted by small cities that had surveyed all of the residential units within their jurisdiction. While this was infeasible for Sacramento County, these surveys provided a foundation for determining the important structural qualities that could be surveyed from a vehicle.

There were numerous categories of data that could be collected in such a study. Many of the surveys from other jurisdictions were much more involved than would be possible for Sacramento County. Some jurisdictions had surveys that required the inspection of numerous residential features which can become very time consuming. Other surveys required technical knowledge to identify certain problems such as foundation damage. Nearly every survey had a rating system where a score was assigned to each residential feature surveyed. There is an overall score for the residence and

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1 The 15% was based on an average number of residential parcels within each of the selected Census Tracts, but many of the Census Tracts were well below 1,250 residential parcels. This may result in slightly skewed data for some of the less populated Census Tracts.
this score is then compared to a chart that determines the overall condition of the structure.

This level of detail was outside of the scope and ability of the Sacramento County Planning Department to accomplish. The chosen survey focused on three residential features - roofing, windows and siding/stucco. These features were determined to be of significance to the integrity of a residential structure and relatively easy to quantify from within a vehicle. Other data to be collected included possible vacancy of the structure, likely construction type, and the structure type.

The data collected for this survey included several other categories which were deemed to be potentially useful, but which was not rated as the categories discussed above were. Each of these criteria did require some basic knowledge or familiarity with the basic types of units and how to identify the different possible construction methods. Below is an outline of the method used to collect the additional information collected from surveyed structures during this survey.

**BASIC INFORMATION**

For each structure surveyed, an easily determined set of information was collected: address of the structure, the Census Tract in which it was located, and its vacancy status. To determine vacancy status, easily identifiable features were used as indicators, including existence of a “For Sale” sign on or near the structure, boarded windows and posted signs indicating abandonment, the absence of furniture in the living area, and/or an abundance of mail or fliers on the doorstep.

**CONSTRUCTION TYPE**

For this survey, there were four specific construction types selected to identify the surveyed structures:

- Wood Frame
- Masonry
- Mobile
- Modular

It was assumed that unless otherwise easily determined, a surveyed structure was wood frame. The reason for this assumption is that nearly all new construction uses a wood frame. If alternative framing materials were used, it would be impossible to determine from a visual site survey. The common types of masonry were brick and cinder block, both of which were easy to identify in the field. The only difficulty occurred when large quantities of brick were used in the construction of the façade. This could sometimes impair the ability of surveyors to determine whether the brick was a part of the construction or simply the façade. Mobile construction was those structures that were trailers, designed to be moved if necessary. Modular construction differed from the mobile construction type in that the resultant product was designed to rest permanently at the assembly site.

**STRUCTURE TYPE**

Structure type covered the primary use of the structure. The three categories used in the survey were:

- Single family - which included any detached structure designed for one family occupancy.
• Duplex - which included any structure with two attached units.
• Multi-Family - which included any structure with three or more attached units.

RATED CATEGORIES

This survey was modeled after an amalgamation of several other similar surveys that rated various qualities of selected structures and used those ratings to attain a sum rating for each structure. This rating was used to determine the overall soundness of the structure. Each of the three major categories for this survey was selected because these were easily surveyed from a vehicle and did not require technical knowledge to evaluate. The three categories would each be assigned a numeric rating that corresponded with the condition of the structure. A category could not be rated between two established ratings. For example, a structure with large spots that may be able to be patched, but might also be replaced could not be rated a 7. It had to be rated a 5 or a 10.

For siding/stucco, the ratings were as follows:

0  Does not need repair.
1  Needs re-painting - thin, peeling or missing paint. Paint was not considered necessary on well-maintained masonry structures.
5  Needs to be patched and re-painted - siding with gaps or small holes which could allow moisture or rot into the structure. This may also include large visible cracking in the stucco.
10 Needs replacement and painting - siding or stucco with one or more holes too large to patch, excessive rotting requiring replacement, or wire is visible where stucco is missing.
31  Dilapidated - a unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, not fit for human habitation in its current condition, may be considered for demolition or at a minimum, major rehabilitation will be required.

For roofing, the ratings were as follows:

0  Does not need repair.
5  Shingles missing/Chimney needs repair - swollen or curled shingles, poor flashing around chimney, or unevenness.
10 Needs re-roofing - severe wearing on the roof, serious unevenness, pooling, and gaps or holes in the roof.
25 Roof structure needs replacement and re-roofing - serious dipping in the roof, roof partially missing, or appearance of being unsound.

For windows, the ratings were as follows:

0  No repair needed.
1  Broken window panes - cracked window, separation and unevenness of window frame.
5  In need of repair - broken window or large gaps between the window and structure frame.
10 In need of replacement/missing - pane missing or replaced with a board, does not include window removal to accommodate water coolers.
CONDUCTING THE SURVEY

After developing a system for randomly selecting residential parcels to survey and a method for rating the parcels, a test run was conducted on a Census Block Group to determine the practicality of the decisions that were made. This test run became the model for all future survey trips. Each survey trip was comprised of a team of two persons, one to drive, the other to collect the data. At each site, both members of the team would rate the structure based on the established criteria. If the ratings varied, the members of the team would discuss the differences in opinion and come to a consensus. As a result, only one rating was recorded for each of the three categories.

The other system established by the test run was the method used by the survey team to select the 10% that was not randomly selected by the GIS. It was determined that at each site randomly chosen by the GIS, two additional nearby structures would be chosen. A set of guidelines were established to create a consistent method in selecting structures. The guidelines were followed as much as possible; however these proved infeasible at times. The guidelines were as follows:

1. At each randomly selected parcel, two additional structures are to be surveyed.

2. The first of the two additional structure surveyed would be the structure across the street. In order to ensure as close to an even distribution of surveys within a given Census Block Group as possible, if the structure across the street was in a different Census Block Group or Census Tract, a second structure on the same side of the street would be surveyed.

3. The second surveyed structure would be on the same side of the street as the randomly selected parcel.

4. If a randomly selected parcel did not have a residential structure adjacent to it, both additional surveyed structures would be across the street.

5. If a randomly selected parcel did not have a residential structure on either side or across the street, the survey team would select two residential structures from among those closest to the randomly selected site.

6. If a randomly selected parcel did not have an identifiable address, considered to be inaccessible, or possibly dangerous to the survey team, the next structure down the street in the direction the team is traveling that does have an identifiable address will be surveyed.

Using these guidelines, the surveys of the thirteen selected Census Tracts were conducted during June, July, and August of 2009. The only instance in which these guidelines were not useful was in the Delta community of Locke. The GIS randomly selected several parcels from this location; however the community seemed to lack identifiable street names and addresses. The choice was made to survey the selected parcels and their neighbors, per the guidelines, despite the lack of addresses. While data was collected for this community, the data was not mapped because the identifying geographic information is missing from the collected data.
The survey attempted to collect housing data by Census Tract. The Delta was an exception to this rule. The number of housing units in the Delta is small relative to the other Census Tracts. It was determined to combine the data of the two Delta Census Tracts.

COMPILING THE DATA

All of the data from the housing conditions field survey was collected in a spreadsheet, allowing for the creation of tables and charts to show trends within the collected data. Most importantly, whenever possible, the address of every surveyed location was collected. This data was compared with the addresses within the County’s parcel database for matches. The result of these matches allowed the collected data to be transferred to the GIS and displayed with colors differentiating the sum of the ratings for each surveyed location.

The spreadsheet data is complete for all of the locations that were a part of the survey. This means a complete data set was used for all tables or graphs generated for each census tract. However, there was a problem that occurred in this translation to the GIS. The process that creates the link between the spreadsheet containing the data and the GIS displaying the specific parcels relies upon the addresses collected in the field to create the match. In many cases, the addresses identified in the field did not match the addresses for the same parcel within the GIS. Some of these were able to be rectified individually, but many were not. In these cases, the parcels were not shown on the maps, even though their data was a part of the tables and graphs for their respective Census Tract. This includes all of the surveyed sites in the Delta community of Locke, which had unidentifiable addresses.

CONCLUSIONS

After compiling the data, the next step was to analyze the collected data. The first number analyzed was the sum of the three ratings that had been collected for each site. A housing condition rating system was referred to in order to determine the housing condition for a site. The table below outlines the different housing conditions.

**DEFINITION OF HOUSING CONDITIONS**

<table>
<thead>
<tr>
<th>Total Rating</th>
<th>Condition</th>
<th>Definition of Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 or Less</td>
<td>Sound</td>
<td>A unit that appears new or well maintained and structurally intact. There should be straight roof lines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category.</td>
</tr>
<tr>
<td>6 to 10</td>
<td>Minor</td>
<td>A unit that shows signs of deferred maintenance, or which needs only one major component, such as a roof.</td>
</tr>
<tr>
<td>11 to 20</td>
<td>Moderate</td>
<td>A unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.</td>
</tr>
<tr>
<td>21 to 30</td>
<td>Substantial</td>
<td>A unit that requires replacement of several major systems and possibly other repairs (e.g. roof structure replacement and re-roofing, as well as painting and window replacement).</td>
</tr>
<tr>
<td>31 and over</td>
<td>Dilapidated</td>
<td>A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, not fit for human habitation in its current condition, may be considered for demolition or at a minimum, major rehabilitation will be required.</td>
</tr>
</tbody>
</table>
After the data from each Census Tract was compiled, there were several trends that were observed. The first general observation verified by the data suggests that the housing conditions in the areas surveyed were relatively sound. Of the 2,037 total survey sites, there were only 191 (less than 10%) that rated other than “Sound”. And of those, only slightly more than 3% rated in the “Moderate” or “Substantial” categories. There were only 11 that were rated as “Substantial” and there were no structures that had a high enough score to be considered “Dilapidated”.

Since more than 90% of the residential structures surveyed were rated as “Sound”, one conclusion is that the selected survey areas rated well overall. However, the data also shows that there are five Census Tracts with more than 10% of their surveyed sites not rated as “Sound”. These Tracts contain more than half of the survey sites not rated as “Sound”. The four survey areas are represented among these five Census Tracts. Survey findings will be discussed for each survey area. The Appendix includes a map of each surveyed Census Tract with colored ratings of the sites that were able to be transferred to the GIS.

### RATINGS BY CENSUS TRACT

<table>
<thead>
<tr>
<th>Census Tract</th>
<th>Sample Size</th>
<th>Tract Average</th>
<th>Sound</th>
<th>Minor</th>
<th>Moderate</th>
<th>Substantial</th>
</tr>
</thead>
<tbody>
<tr>
<td>4401 - South Sacramento</td>
<td>177</td>
<td>3.0</td>
<td>145</td>
<td>20</td>
<td>11</td>
<td>1</td>
</tr>
<tr>
<td>4402 - South Sacramento</td>
<td>165</td>
<td>1.4</td>
<td>154</td>
<td>6</td>
<td>4</td>
<td>1</td>
</tr>
<tr>
<td>4601 - South Sacramento</td>
<td>273</td>
<td>1.1</td>
<td>252</td>
<td>21</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>4602 - South Sacramento</td>
<td>162</td>
<td>1.6</td>
<td>151</td>
<td>7</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>6002 - Arden Arcade</td>
<td>192</td>
<td>0.7</td>
<td>187</td>
<td>1</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>6101 - Arden Arcade</td>
<td>180</td>
<td>0.7</td>
<td>171</td>
<td>8</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>6102 - Arden Arcade</td>
<td>84</td>
<td>1.8</td>
<td>76</td>
<td>6</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>6201 - Arden Arcade</td>
<td>174</td>
<td>1.8</td>
<td>152</td>
<td>18</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>7202 - North Highlands/Rio</td>
<td>174</td>
<td>1.1</td>
<td>159</td>
<td>13</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Linda</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7403 - North Highlands</td>
<td>216</td>
<td>0.8</td>
<td>209</td>
<td>5</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>7404 - North Highlands</td>
<td>161</td>
<td>3.8</td>
<td>128</td>
<td>19</td>
<td>9</td>
<td>5</td>
</tr>
<tr>
<td>9605, 9700 - Delta</td>
<td>79</td>
<td>4.3</td>
<td>62</td>
<td>4</td>
<td>9</td>
<td>4</td>
</tr>
<tr>
<td><strong>Totals:</strong></td>
<td><strong>2037</strong></td>
<td><strong>1.8</strong></td>
<td><strong>1846</strong></td>
<td><strong>52</strong></td>
<td><strong>11</strong></td>
<td></td>
</tr>
</tbody>
</table>

### SOUTH SACRAMENTO

The surveyed portion of this community contains older homes that seem generally better maintained in the southern portion than in the north. More than any other survey area, South Sacramento had the most observed structures that appeared abandoned or unoccupied. The four census tracts surveyed within South Sacramento are bounded by 14th Avenue to the north, Stockton Boulevard to the east, 47th Avenue to the south, and Martin Luther King, Jr. Boulevard to the west. As a survey area, South Sacramento has the largest dispersion of sites rated higher than 5, while in other survey areas, sites rated higher than 5 appear to be much more localized to one portion of the survey area or to one portion of a tract.

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3 This is the average rating of each surveyed site within the given Census Tract.
Located adjacent to the City of Sacramento community of Oak Park, Census Tract 4401 contained the most units that did not rate being “Sound”. The northern half of this tract visibly demonstrated the highest incidence of structural wear. According to the 2000 Census, between one quarter and one third of the people living in this tract are in poverty. This is one possible cause of the distress apparent in this area. However, neighboring Census Tract 4402 has higher poverty rates but less pervasive structural wear.

The southern tracts of South Sacramento does not have as many structures with “Moderate” or “Substantial” wear, but Census Tract 4601 actually contains more sites in the “Minor” category than any other Census Tract surveyed. This tract does not have the high poverty rates of tracts to the north. While the reason may not be obvious, this tract does appear to be in need of assistance to prevent further structure deterioration.

ARDEN ARCADE

The portion of Arden Arcade surveyed is between Howe and Watt Avenues on the east and west, and between Interstate 80 Business and El Camino Boulevard on the north and south. An extension of the surveyed area reaches east of Watt Avenue to Eastern Avenue between Robertson Avenue and El Camino Boulevard. The homes in the south and east portion of the surveyed area were mainly on large lots and most were in good condition. The structures in the northern and western portion of the surveyed tracts appeared older than those in the southeast and showed more signs of deferred maintenance.

Of the four survey areas, Arden Arcade had the two lowest rating Census Tracts of the thirteen surveyed, in terms of average total ratings. It is also the only survey area that did not include any surveyed houses rated in the “Substantial” category. In general, the farther east and south from the Sacramento city limits, the lower the overall ratings. One of the two lowest rating Census Tracts, Census Tract 6002, is the easternmost tract and contains the least number of sites of any surveyed tract with a rating above Sound. Census Tract 6101 is the other lowest rated tract. In general, the eastern and southern portion of this tract contains lower rated sites than those in the north and west. Also, the eastern third of Census Tract 6102 rates higher than the western portion.

Census Tract 6201 is the closest of the surveyed Arden Arcade tracts to the City of Sacramento, bordering it on its north and west sides. This tract also contains the largest number and proportion of sites rated above “Sound”. Tract 6201 may show the most signs of wear of the four surveyed Census Tracts in Arden Arcade, but it is not among the areas of highest concern observed in this survey. Like Census Tract 4601 in South Sacramento, it may experience further deterioration without some assistance.

NORTH HIGHLANDS

The census tracts surveyed in North Highlands were divided by McClellan Business Park. Census Tract 7202 on the northwestern side of McClellan Business Park is predominately agricultural-residential, with a portion of the western side containing part of the southern portion of Rio Linda. The other two tracts are on the east side of McClellan Business Park. These are south of Don Julio Boulevard, north and west of Roseville Road, and east of McClellan Business Park.
Tract 7202, which covers the southern portion of the community of Rio Linda and the agricultural area between Rio Linda and McClellan Business Park, generally had low scores. Many of the homes in this tract were new. There seems to be some gentrification occurring among the agricultural-residential parcels in this area. The few sites that did exhibit some signs of deficiency were in the south and east portion of the tract. This could be a legacy effect of the former McClellan Air Force Base. Properties near the runways would have been the least desirable to invest in rebuilding, and therefore most likely to show signs of age.

Census Tracts 7403 and 7404 on the east side of McClellan Business Park were much more urban compared to the other surveyed North Highlands tract. They contained homes that appeared to be built in the 1950’s, as a result of the post-World War II growth of McClellan Air Force Base. Census Tract 7403 had very low ratings. It had the second lowest number of sites with a rating greater than 5. There did not seem to be any observable pattern to the distribution of the few sites that did rate higher than 5, either within the tract or as they relate to the surveyed tract to the south.

Census Tract 7404 has more surveyed sites with a rating over 5 than any other surveyed Census Tract. This seems possibly anomalous given the tract to the north, however the survey did not include any of the other neighboring tracts, so it is possible that it is part of a trend that was missed in this survey. The Census Block Group occupying the north-central portion of the tract was site of the test run used to develop the survey. This may have led to a slight discrepancy in the data for this portion of the tract because the inexperience of the surveyors may have upwardly skewed the values for that Census Block Group.

According to the 2000 Census, the poverty rate for Census Tract 7404 was approximately 25% and nearly 50% of the units were rentals. There were several observed homes that were unoccupied and showed signs of deferred maintenance. These characteristics combined with this site being the test survey site may have resulted in a high number of observed structures judged to have deficiencies. Despite the possibility of distortions to the ratings, there were many structures observed to have deficiencies. Census Tract 7404 is in need of assistance to help prevent further possible deterioration.

DELTA

The Delta is predominately rural, with a large number of older homes on agricultural-residential properties. Unlike the other three regions, the Delta does not contain any urban areas. The focus of the survey in the Delta was four small urban communities - Courtland, Hood, Locke and Walnut Grove. Courtland, Locke, and Walnut Grove are within Census Tract 9700. Hood is within Census Tract 9605. Overall, the ratings for three of the Delta communities were very low. However, the Delta does have the highest proportion of survey sites rated higher than “Sound”. Also, the Delta contains one of the two tracts where more than 20% of the surveyed sites had a rating above 5. Of the 17 sites with a rating of above 5, 10 occurred within the community of Locke. And of those, 8 had a rating of 20 or higher. It can be concluded that the majority of the structures within the Delta experiencing moderate to substantial wear are in the community of Locke.
CONCLUSION SUMMARY

Overall, none of the surveyed Census Tracts contained large numbers or proportions of homes with high ratings. There was an expectation that there would be pockets of consistent high ratings, such as those observed in the town of Locke, however the survey resulted in different conclusions. Except for Locke, the residential structures showing severe wear or deferred maintenance were scattered throughout a Census Tract. There was an apparent trend in which certain Census Tracts contained more high-rating units than others, however even these Census Tracts were not isolated to a particular geographic region. Each of the four areas surveyed contained a Census Tract, neighborhood, or town that demonstrated scattered units with ratings at or above “Moderate.” With one exception, the conclusion is that there is not a single concentration of distressed homes among the four surveyed communities. Each has scattered units, some more isolated than others, which will require assistance to prevent further deterioration that could become a hazard to occupants.