

INTRODUCTION

In 2013, the City of Willows received Planning and Technical Assistance grant funding from the 2013 Community Development Block Grant Program (CDBG) to fund a Housing Conditions Survey. In May 2014, PMC conducted a windshield survey of housing conditions, consisting of 1,733 residential parcels throughout the city. Housing conditions were assessed by an exterior survey of quality, condition, and improvement action. A map displaying the survey area is provided in **Figure 1**.

The intention of the Housing Conditions Survey was to generate information that would assist the City in assessing current housing conditions to establish the need for housing rehabilitation. The results from the Housing Conditions Survey will be used to identify possible target areas for housing rehabilitation efforts for the purpose of benefitting elderly and low- and moderate-income homeowners of single-family and multi-family homes.

According to the Housing Conditions Survey results, most of the communities and outlying areas contain several housing units that are in need of minor, moderate, or substantial rehabilitation repairs. The majority of housing units surveyed are in need of rehabilitation. A small percentage of the housing units surveyed are categorized as dilapidated and in need of replacement, reconstruction, or major rehabilitation.

PURPOSE OF THE SURVEY

The Housing Conditions Survey was conducted to assess current housing conditions throughout the city by providing detailed documentation and analysis of local housing conditions and the geographic locations of housing units that are in need of housing rehabilitation.

The data from the survey will assist elderly and low- and moderate-income homeowners with housing preservation and could assist with eliminating any health and safety issues the units may have. This survey provides a detailed assessment of the exterior conditions of residential units documented on tablet computers, producing an overall point rating of the condition of the units.

Key elements of the work involved in the survey included: compiling, researching, and analyzing housing data and maps to determine the survey area; conducting a parcel-by-parcel field survey to determine housing conditions citywide; and preparation of an analysis report that documents the identified needs, as well as resources and anticipated actions to address those needs. The preparation of this Housing Conditions Survey has been accepted by the City.

FIGURE 1: SURVEY AREA MAP

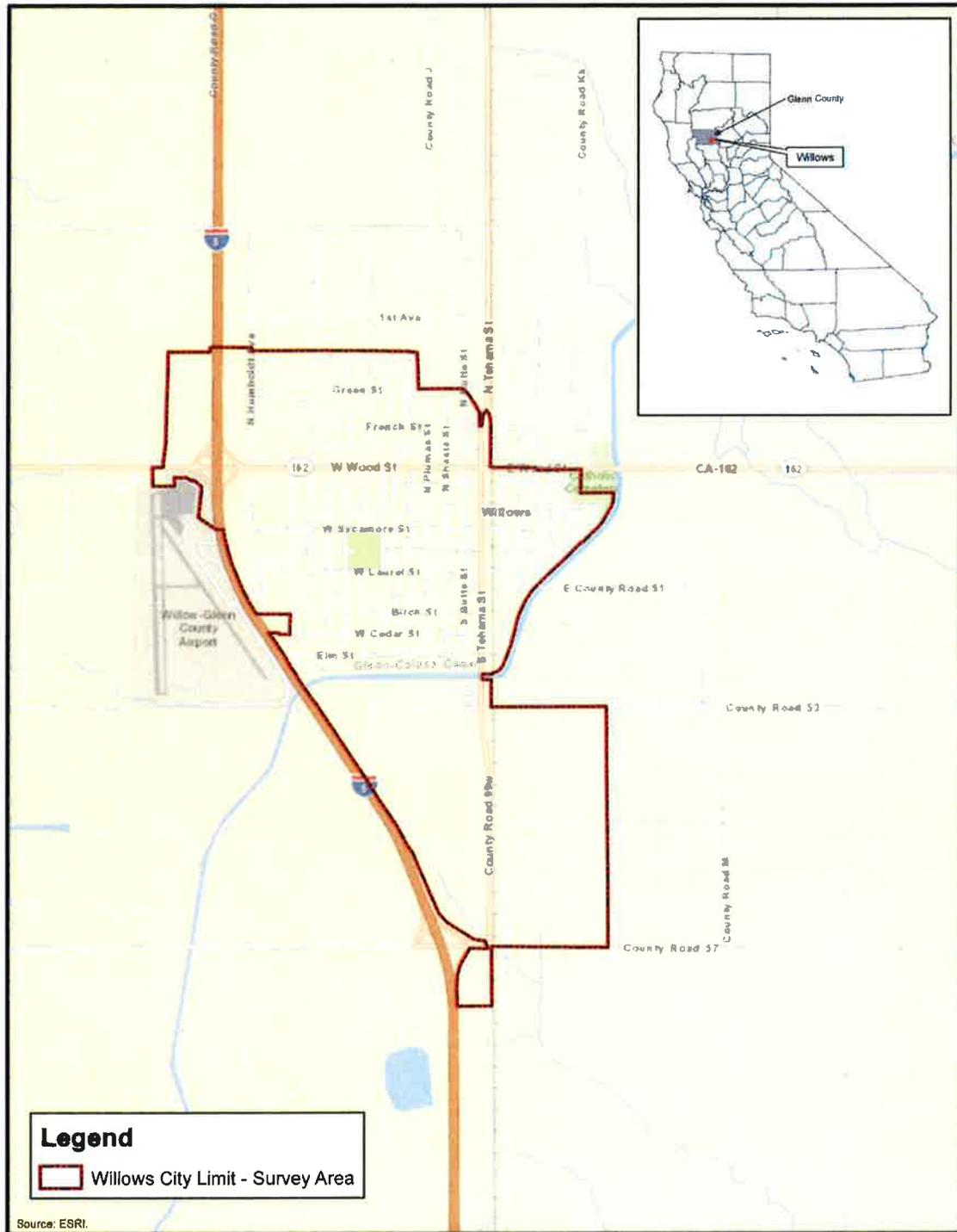


Figure 1
Survey Area Map
PMC

SURVEY METHODOLOGY

A citywide windshield Housing Conditions Survey was conducted by two teams of two persons. Each team was equipped with a GPS-enabled ArcPAD tablet PC, which was used to navigate and record housing condition data in ArcGIS for each parcel.

Housing conditions were assessed by an exterior survey of quality, condition, and improvement action. Information compiled by the survey included five structural categories (foundation, roofing, siding, windows, and electrical) and two supplemental categories (frontage improvements and additional factors). Based on scores assigned to the five categories, each housing structure was rated as being in sound or dilapidated condition, or in need of minor, moderate, or substantial repairs. The information collected during the survey is summarized in **Table 1, Housing Conditions Survey Results**.

DEFINITION OF HOUSING CONDITIONS

Each residential housing unit was scored according to structural criteria established by the California Department of Housing and Community Development (HCD). The types of structures surveyed were wood frame homes, modular homes, mobile homes, and masonry homes. Modular homes are prefabricated homes and were counted if they were on a permanent foundation.

As previously noted, the five primary categories that were rated were foundation, roofing, siding, windows, and electrical, as well as two supplemental categories: frontage improvements and additional factors. Within each structural category, the housing unit is rated from “no repairs needed” to “replacement needed.” Points are aggregated for each unit and a designation is made as follows:

Sound – 9 or fewer points: a unit that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged and 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.

Minor – 10 to 15 points: a unit that show signs of deferred maintenance, or which needs only one major component, such as a roof.

Moderate – 16 to 39 points: a unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.

Substantial – 40 to 55 points: a unit that requires replacement of several major systems and possibly other repairs (e.g., complete foundation work, roof structure replacement and re-roofing, painting and window replacement).

Dilapidated – 56 or more points: 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 minimum, major rehabilitation will be required.

OVERALL HOUSING CONDITIONS

According to the 2008–2012 American Community Survey, which provides housing unit estimates based on estimates produced by the US Census Bureau’s Population Estimates Program, approximately 76 percent of Willows’ housing units were built before 1980, with the highest percentage of housing units (approximately 24 percent) constructed between the years of 1970 and 1979. Approximately 6 percent of the housing stock in the city was built between 2000 and 2012. The City of Willows General Plan Land Use Map shows the large majority of low- and medium-density residential areas concentrated north and west of the Central Canal, which intersects the city south of Jensen Park and borders the city to the east.

Based on the results of the survey detailed in this report, the city has relatively few housing units that are dilapidated and less than 10 percent (7%) of the housing units surveyed are in need of substantial repairs. However, the majority of housing units surveyed are in need of some form of rehabilitation (minor, moderate, or substantial).

As shown in **Table 1**, a total of 1,733 housing units were surveyed with a housing condition survey form (**Appendix A**) for each unit in the entire Housing Conditions Survey area. The survey results are provided in **Appendix B**. Overall survey results indicate 38.3 percent (664 units) are in sound condition, 59 percent (1,023 units) are in need of rehabilitation efforts ranging from minor to substantial, and 2.7 percent (46 units) are in dilapidated condition and are in need of replacement/reconstruction or major rehabilitation, at minimum.

Table 2 gives a more detailed summary of the housing conditions by housing unit type and **Figure 2** identifies the housing units in need of rehabilitation throughout the City. Please refer to **Appendix C** for photographs of housing units rated as sound or dilapidated or in need of minor, moderate, or substantial repair.

Typical structural defects and unit components in need of upgrading observed included roofs in need of replacement (missing or peeling composition shingles, etc.), damaged siding, peeling paint, cracked foundations, and single-pane windows. Most of the units appeared to be structurally sound, but were in need of rehabilitation, maintenance, and cosmetic improvements. Relatively very few units are in need of replacement, reconstruction, or major rehabilitation.

FIGURE 2: HOUSING UNITS IN NEED OF REHABILITATION

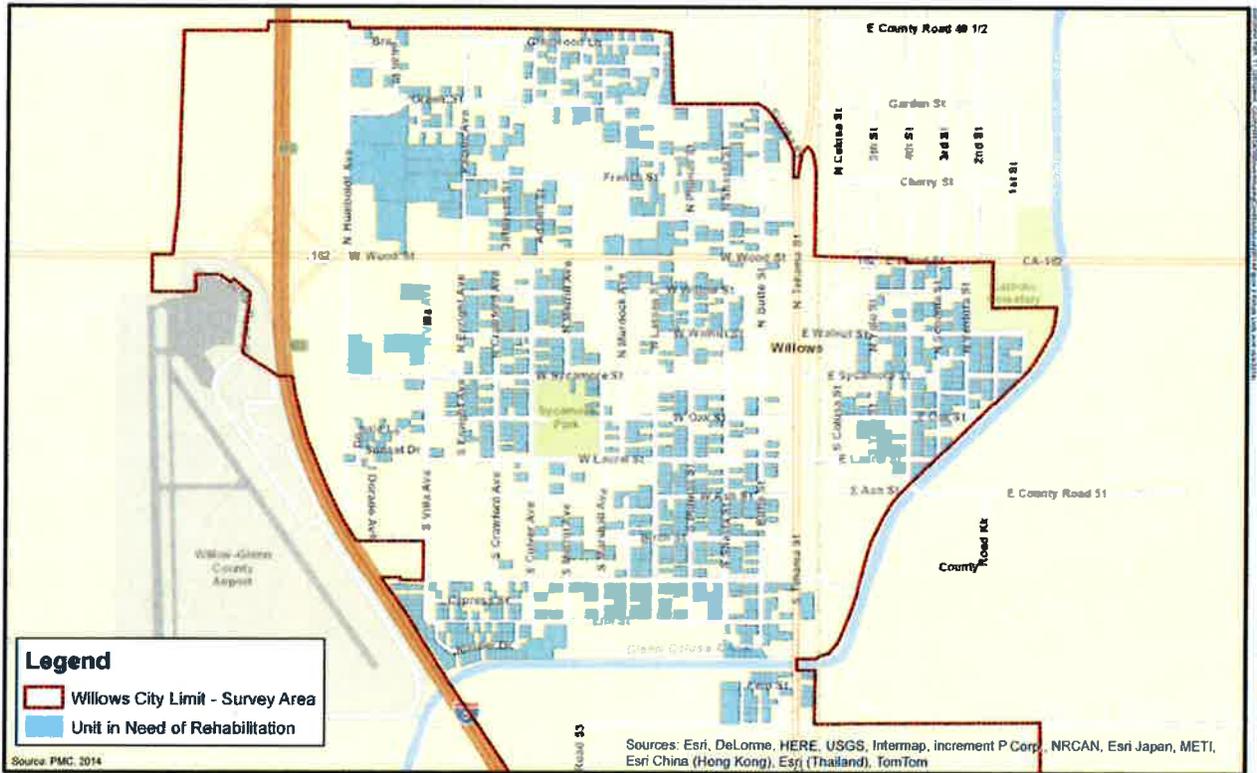


Figure 2
Housing Units in Need of Rehabilitation



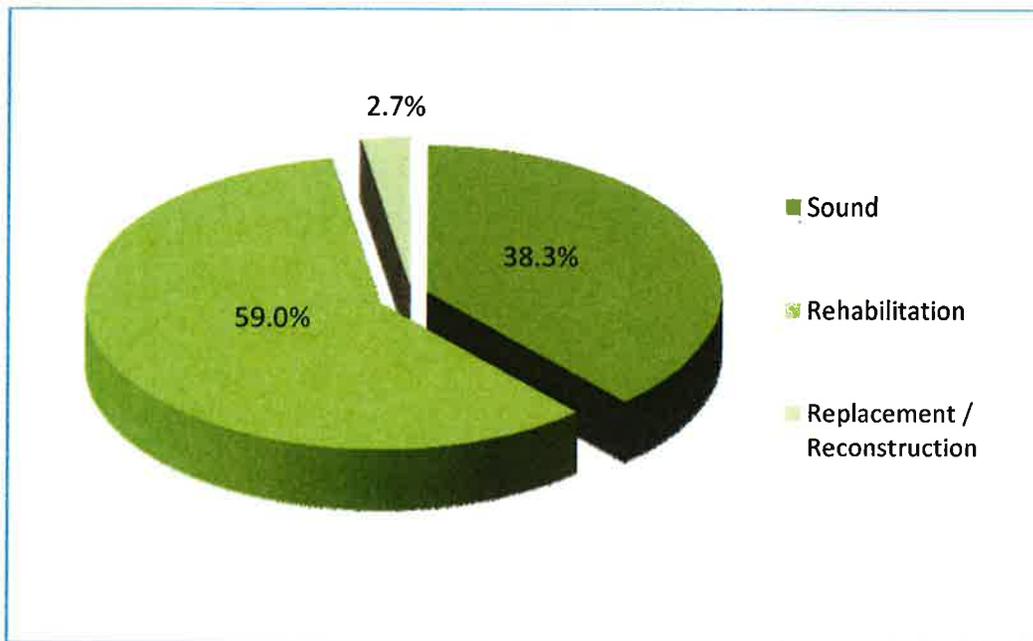
Table 1
Housing Conditions Survey Results

Housing Condition	Number of Surveyed Units	Percentage of Surveyed Units
Sound	664	38.3%
Minor	403	23.3%
Moderate	498	28.7%
Substantial	122	7.0%
Dilapidated	46	2.7%
Total Units	1,733	100%

Source: PMC Housing Conditions Survey, May 2014.

A housing unit is deemed in need of rehabilitation if it is classified as in need of minor, moderate, or substantial repair. A total of 59 percent, or 1,023 of the 1,733 housing units surveyed, are in need of some form of rehabilitation. A housing unit is deemed in need of replacement or reconstruction if it is classified as dilapidated. A total of 2.7 percent, or 46 of the 1,733 housing units surveyed, are in need of replacement or reconstruction. **Figure 3** depicts the portion of housing units identified as sound, in need of rehabilitation, and in need of replacement or reconstruction.

Figure 3
Percentage of Housing Units in Need of Rehabilitation



HOUSING CONDITIONS BY HOUSING UNIT TYPE

As shown in **Table 2**, the community is primarily made up of single-family housing units, the majority of which are single-family homes, and very few which are modular homes or mobile homes. Duplex homes have the highest percentage of homes in need of rehabilitation, relative to the total number of housing units of the housing type. Multi-family homes are the least common housing type within the survey area.

The table illustrates that 39.2 percent of the single-family homes surveyed were in sound condition, with 58.2 percent requiring some form of repairs (963 units in minor, moderate or substantial condition). The majority of duplex housing units surveyed were found to be in need of minor, moderate, or substantial rehabilitation, with 18.3 percent in sound condition, 78.3 percent in need of rehabilitation (47 units), and 3.3 percent in dilapidated condition. Of the small number of multi-family housing units surveyed, 21.1 percent were found to be in sound condition, 68.4 percent were in need of some form of rehabilitation (13 units), and 10.5 percent were in dilapidated condition.

Table 2
Results by Housing Unit Type

Housing Type	Sound	Minor	Moderate	Substantial	Dilapidated	Housing Unit Type Total	Percent In Need of Rehabilitation
Single-Family	649	378	474	111	42	1,654	58.2%
	39.2%	963 units = 58.2%			2.6%		
Duplex	11	21	18	8	2	60	78.3%
	18.3%	47 units = 78.3%			3.3%		
Multi-Family	4	4	6	3	2	19	68.4%
	21.1%	13 units = 68.4%			10.5%		
Total	664	403	498	122	46	1,733	59.0%
		1,023 units				100%	-
Percent	38.3%	23.3%	28.7%	7.0%	2.7%	100%	-
		59.0%					

HOUSING CONDITIONS BY CENSUS BLOCK GROUP

Table 3 shows the census block groups within census tract 104.00 with the highest concentrations of housing units in need of rehabilitation. Census block group 104.00-1 has the highest concentration of housing units in need of rehabilitation (78.9 percent). Census block group 104.00-2 contains the most housing units (471 units total) of all the census block groups and is composed of mostly single-family homes. Census block group 104.00-2 is located east of Interstate 5 (I-5) and north of State Route 162 (SR 162). Almost half of the homes in this census block group are in need of rehabilitation (48 percent). Most housing units show that minor or moderate repairs are needed. Census block group 104.00-5, located east of I-5 and south of SR 162, covers the second smallest area of the census block groups, and has the third highest concentration of housing units in need of rehabilitation (68.9 percent). Census block group 104.00-5 has the highest total number of housing units in need of rehabilitation.

Census block group 104.00-4 is partially located within the city limits on the western side of the City, located between I-5 and SR 162. This census block group has the lowest concentration of housing units in need of rehabilitation (30.1 percent), none of which are in need of more than minor or moderate repairs. On the contrary, census block group 104.00-7, located east of I-5 and south of SR 162, has the highest number of housing units in need of substantial repair (39 units) out of the census blocks groups. Refer back to **Figure 2** for a map of the housing units in need of rehabilitation, and to **Appendix D** for a map of the results by census tract and block group.

Table 3
Results by Census Block Group

Census Block Group	Minor	Moderate	Substantial	Total Need Rehabilitation	Percentage
104.00-1	37	104	16	157	78.9%
104.00-2	115	92	19	226	48.0%
104.00-3	30	5	2	37	38.1%
104.00-4	25	6	0	31	30.1%
104.00-5	78	138	23	239	68.9%
104.00-6	52	68	23	143	58.1%
104.00-7	66	85	39	190	70.4%

Source: PMC Housing Conditions Survey, May 2014.

CONCLUSION SUMMARY

The survey of the city's housing stock found that, overall, the majority of housing units in Willows are in need of some form of rehabilitation, mostly minor or moderate. Approximately 38 percent of the housing units in the community of Willows are in sound condition. Only about 3 percent of the homes surveyed were found to be in dilapidated condition and in need of replacement, reconstruction, or major rehabilitation. The majority of homes surveyed (59 percent) were found to be in need of minor, moderate, or substantial repair. The housing units needing minor to substantial repairs should receive attention during the planning period.

One of the City's current Housing Element goals is to continue the rehabilitation of substandard residential units using available subsidies for lower-income residents to ensure quality, safe, and livable housing stock in the City of Willows. This Housing Conditions Survey will be used by the City to establish the need for housing rehabilitation for the purpose of benefiting elderly and low- and moderate income homeowners. Rehabilitation work on housing units throughout the city will range from minor to substantial repairs and replacement, reconstruction, or major repair, where necessary. The City may also explore the possibility of offering rehabilitation assistance for rental units.

Programs which assist elderly and/or lower-income homeowners with home maintenance and repair should continue to be an important part of the City's housing program. Housing units that are improperly or insufficiently maintained can develop hazardous conditions that may endanger those living within the unit and/or decrease their overall quality of life; thus, housing programs assisting homeowners with rehabilitation and maintenance should continue. Some effects that could arise from the conditions surveyed include roof leakage or increased utility use and rates from poorly sealed, broken, or single-pane windows. For these reasons, it is important to identify areas that are showing the sort of wear that could lead to these effects. Once these symptoms are identified, programs could be established to assist the occupants of these units to help rehabilitate the homes exhibiting signs of stress, or help prevent a sound home from becoming otherwise.

**APPENDIX A
SAMPLE HOUSING CONDITIONS SURVEY FORM**

Address: _____ City: WILLOWS

MAP #: _____

Vacant: Yes No

For Sale: Yes No

Air conditioning: Yes No

CONSTRUCTION TYPE:

Wood Frame

Masonry

Mobile

Modular

Other _____

STRUCTURE TYPE:

Single Family with Detached Garage

Single Family with Attached Garage

Duplex

Multi-Family # of Units _____

Other _____

FRONTAGE IMPROVEMENTS IF APPLICABLE:

Curbs Yes No

Paved Street Yes No

Gutters Yes No

Sidewalks Yes No

Driveway Yes No

Adequate Site Drainage Yes No

#1 - FOUNDATION:

- 0 Existing foundation in good condition.
- 10 Repairs needed
- 15 Needs a partial foundation
- 25 No foundation or needs a complete foundation.

#4 - WINDOWS:

- 0 No repair needed.
- 1 Broken window panes
- 5 In need of repair.
- 10 In need of replacement.

#2 - ROOFING:

- 0 Does not need repair
- 5 Shingles missing
- 5 Chimney needs repair
- 10 Needs re-roofing
- 25 Roof structure needs replacement and re-roofing.

#5 - ELECTRICAL:

- 0 No repair needed.
- 5 Minor repair
- 10 Replace main panel.

#3 - SIDING/STUCCO:

- 0 Does not need repair.
- 1 Needs re-painting.
- 5 Needs to be patched and re-painted.
- 10 Needs replacement and painting.
- 10 Asbestos/Lead-Based. 12

STRUCTURAL SCORING CRITERIA

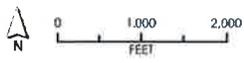
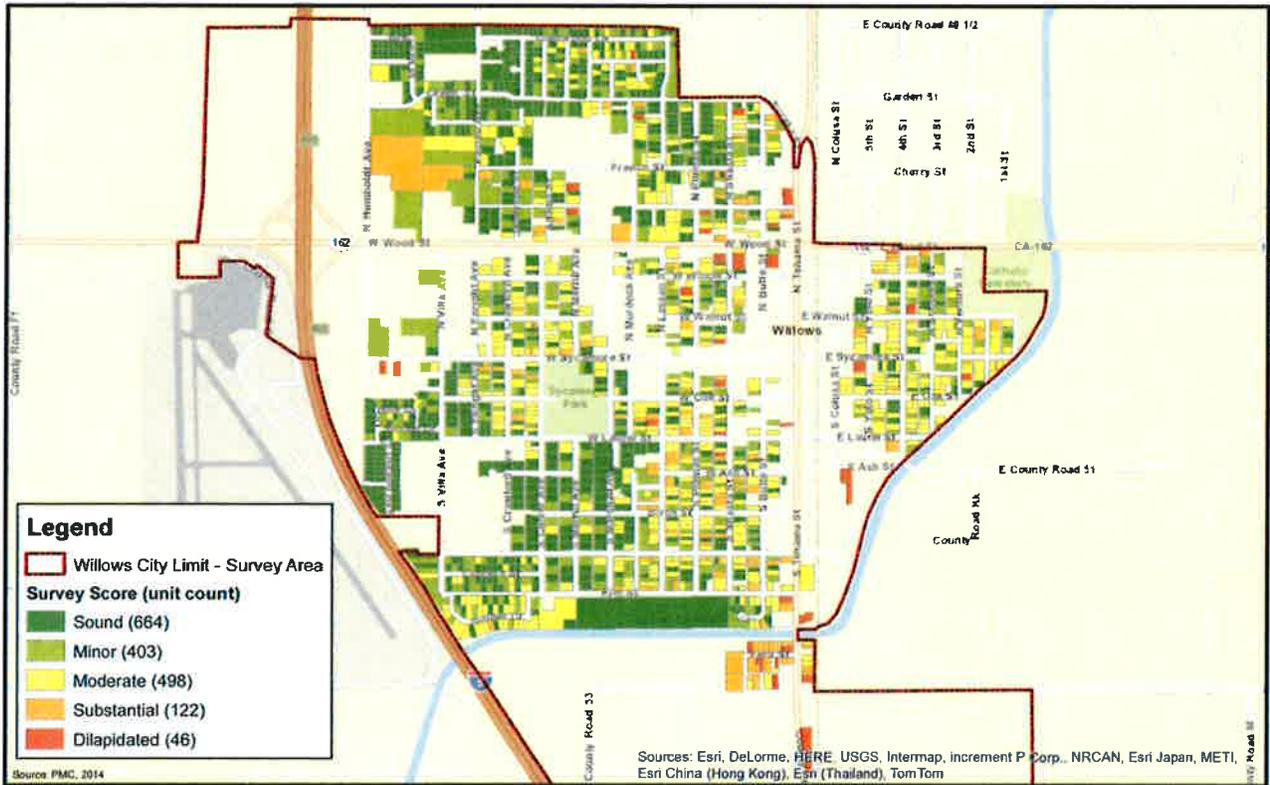
- Sound: 9 or less
- Minor: 10 - 15
- Moderate: 16 - 39
- Substantial: 40 - 55
- Dilapidated: 56 and over

DILAPIDATED UNIT

56 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.

Points based on criteria outlined above	#1	#2	#3	#4	#5	TOTAL POINTS
	Foundation	Roofing	Siding/Stucco	Windows	Electrical	
Comments:						
Surveyor _____						Date _____

APPENDIX B HOUSING CONDITIONS SURVEY RESULTS



APPENDIX C
PHOTOGRAPHS OF HOUSING CONDITIONS

Sound: The housing unit appears new or well maintained and structurally intact. The foundation appears structurally undamaged and the roof lines are straight. Siding, windows, and doors appear 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.



APPENDIX C
PHOTOGRAPHS OF HOUSING CONDITIONS



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Minor: The housing unit shows signs of deferred maintenance, or needs only one major component, such as a new roof.



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Moderate: The housing unit needs replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.



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Substantial: The housing unit requires replacement of several major systems and possibly other repairs (e.g. complete foundation work, roof structure replacement and re-roofing, as well as painting and window replacement).



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Dilapidated: The 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 minimum, major rehabilitation will be required.



APPENDIX D RESULTS BY CENSUS TRACT & BLOCK GROUP

