

City of Biggs Housing Conditions Inventory

Prepared for the City of Biggs



By

 **HousingTools**

October 2024

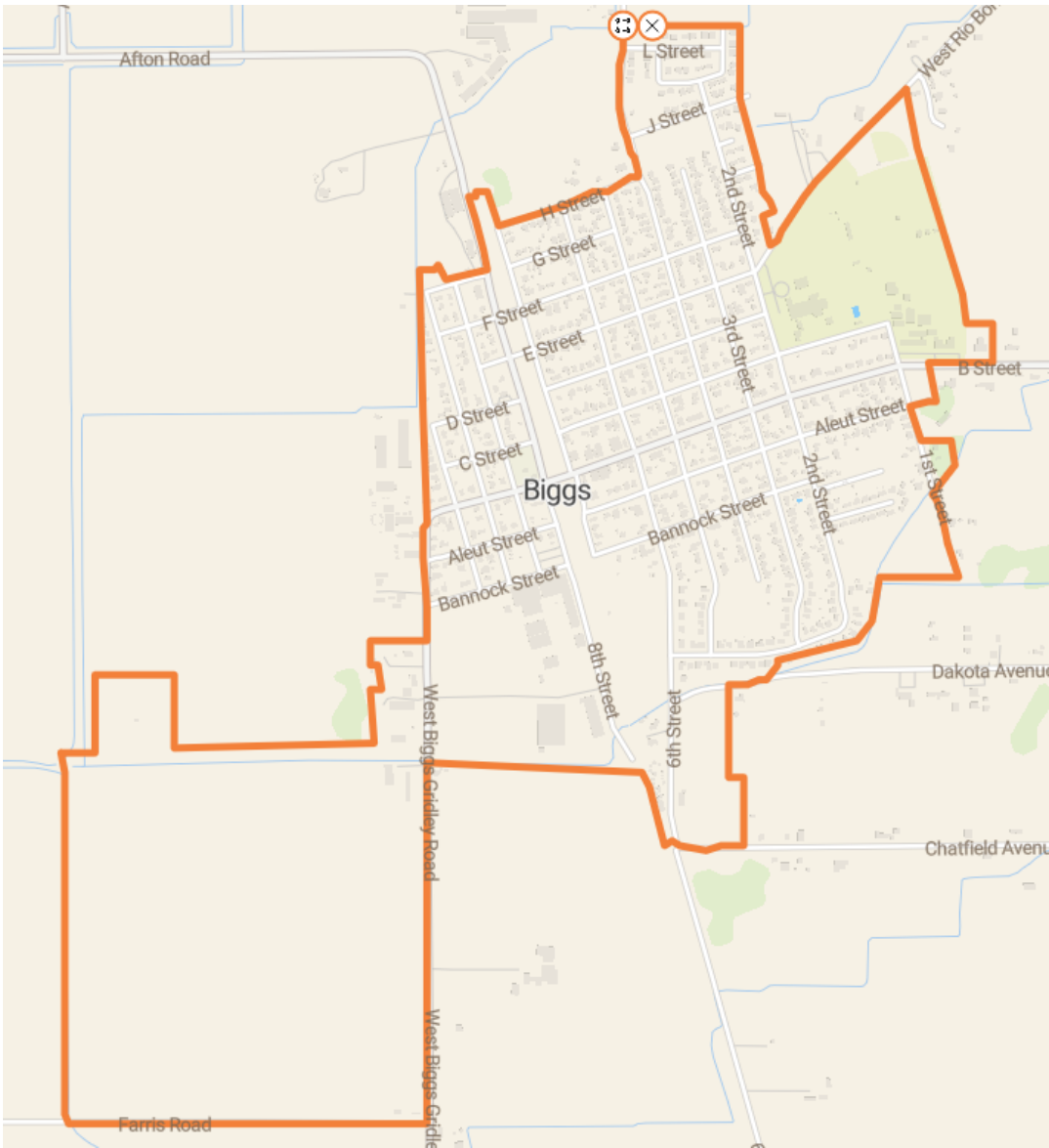
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Introduction

The City of Biggs has contracted with Housing Tools to complete this Housing Conditions Inventory. The purpose of the Housing Conditions Inventory is to provide a comprehensive snapshot of the current condition of housing structures and related sidewalk and storm drainage gutter infrastructure throughout the City. This will inform the prioritization of City investments in housing rehabilitation and public infrastructure, as well as assist in pursuing State grants for these purposes. This survey and report of housing conditions implements Program 1.2.2 of the City of Biggs 2022-2030 Housing Element, which was adopted in June 2024 by the Biggs City Council (See Chapter 3 of the Housing Element). The Survey Area consisted of the City of Biggs municipal jurisdiction. A map of the Survey Area is provided in Figure 1 below.

Figure 1: Survey Area

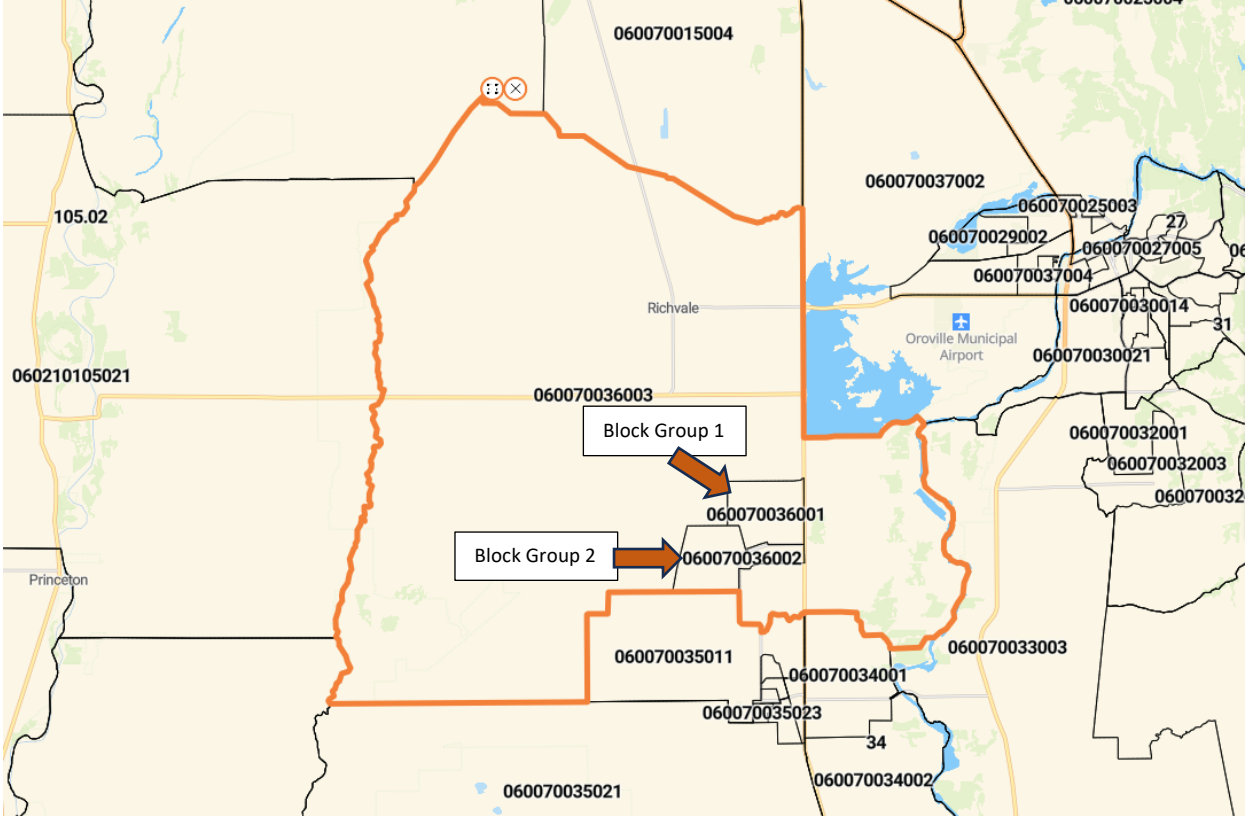


Source: PolicyMap. (n.d.). Retrieved October 21, 2024, from <http://www.policymap.com>

Survey Area Geography

The City of Biggs Survey Area is located within Census Tract 36 in Butte County, which includes Block Groups 1, 2 and 3 and shown in Figure 2 below.

Figure 2: Census Tract 36



Source: PolicyMap. (n.d.). Retrieved October 21, 2024, from <http://www.policymap.com>

The City of Biggs is located in portions of Block Groups 1 and 2. Within the City, the dividing line between the two Block Groups runs from the north end of the City along 8th Street south to B Street, jogging along 7th Street up to C Street, then west to east along C Street to 1st Street, and then jogging back down to B Street on the east end of the City. The dividing line between the two Block Groups runs roughly through the middle of the city, as shown in Figure 3. Household income and housing cost data were collected and analyzed for these two block groups that complement the housing conditions survey findings, and which highlight important differences between them.

Figure 3: Block Groups 1 and 2



Source: PolicyMap. (n.d.). Retrieved October 21, 2024, from <http://www.policymap.com>

Methodology

The Housing Conditions Inventory survey consisted of a visual windshield inspection of all property parcels in the City of Biggs. Although this approach utilizes a quick visual analysis of the structures, it can be a good indicator of the overall state of housing within an area, and can also reveal areas where a higher ratio of residential structures in need of rehabilitation exist. A description of the methodology that was employed follows below.

Field Windshield Survey

Housing Tools received a database of all Assessor Parcel Numbers (APNs) and street addresses in the municipality from the City of Biggs. These were uploaded into a spreadsheet software program called

Smartsheet for recording the results of the survey in the field. For each address, the following information was recorded:

1. Structure Type
2. Housing Condition
3. Sidewalk Present
4. Sidewalk Condition
5. Gutter Present

1. Structure Type

The following Structure Types were recorded for each address:

- Single Family Detached
- Single Family Attached
- Duplex or Triplex
- Multifamily Dwelling
- Mobile Home
- Commercial, Industrial, or Public
- Agricultural
- Vacant

2. Housing Condition

For each address, the condition of each of the following elements of each residential structure was assessed from the public right-of-way. Surveyors did not enter onto private properties or into structures.

- Foundation- surveyed for major cracks, crumbling, or unevenness
- Façade- surveyed for paint wear, paint chipping, missing panels, major cracks, holes, worn stucco or siding
- Windows- surveyed for broken glass, missing or broken frames, frame dry rot
- Front door and porch- surveyed for front door holes and large dents; door frame missing, broken or with dry rot; front porch with major cracks, missing or crumbling stairs, unevenness
- Gutters- surveyed for missing or broken gutters and downspouts
- Roof fascia- surveyed for paint wear, paint chipping, dry rot
- Roof- look for worn or missing shingles, sagging, cracks, holes

The principal housing structure on each parcel surveyed was assigned a number based on this visual survey that adheres to the following criteria:

1 - "Sound" is defined as "no repairs needed, or only one minor repair needed such as minor exterior paint touch-up, window repair, or gutter repair."

2 - "Minor" is defined as "two minor repairs needed, or only one significant replacement needed such as replacing siding or roof fascia, reroofing, or window replacement."

3 - "Moderate" is defined as "three or more minor repairs needed; or two or more major replacements needed."

4 - "Substantial" is defined as "four or more minor repairs needed; or three or more major replacements needed."

5 - "Dilapidated" is defined as "cost of repairs would exceed the cost to replace the entire structure, and the structure is uninhabitable and a risk to life and safety."

3. Sidewalk Present

Each address with sidewalk along its frontage was marked as having a sidewalk.

4. Sidewalk Condition

If there is a sidewalk along the address frontage, it was recorded as being in "Good" or "Poor" condition. The Poor condition criteria was identified where the sidewalk had severe buckling, large cracks, and/or missing sections that would make it unusable by a person in a wheelchair.

5. Storm Drainage Gutter Present

Each address with storm drainage gutter along its frontage was marked as having a gutter.

Data Cleaning and Organization

Survey data was exported in spreadsheet format from Smartsheet to Excel, and then reviewed for missing information. Parcels in the data set provided by the City that did not include street addresses were identified on the Butte County GIS system and viewed in Google street view. Most of these parcels were identified as agricultural or vacant. Other duplicate addresses and missing data were corrected through research on the Butte County GIS system and Google Maps. The exported and cleaned spreadsheet with all survey entries was provided to the City of Biggs along with this report.

Data Aggregation and Analysis

Entries for each address surveyed were aggregated by Structure Type, Housing Condition, Sidewalk Present, Sidewalk Condition, and Gutter Present. This information was then analyzed to understand the composition of structures in the City, and overall housing and infrastructure conditions.

Mapping and Analysis

All of the information collected from the Field Windshield Survey was uploaded into a GIS software program called PolicyMap, where the data described above was mapped and viewed geographically. The survey data was visually differentiated by category (Structure Type, Housing Condition, Sidewalk Present, Sidewalk Condition, Gutter Present), with a separate map layer for each. This GIS information was overlaid with the following household income and housing cost data sets made available by the U.S. Census 2018-2022 American Community Survey through PolicyMap, broken down by Block Group:

- Median Household Income
- Median Homeowner Housing Cost Burden
- Percent of Homeowners Housing Cost Burdened
- Percent of Homeowners Severely Housing Cost Burdened

The mapped data was analyzed to understand the geographic distribution of housing and infrastructure conditions. In addition, geographic concentrations of housing rehabilitation and infrastructure needs were identified.

Conclusions and Recommendations

The data aggregation and mapping analyses described above helped the Housing Tools team arrive at key findings that characterize housing and infrastructure conditions throughout the City. The key findings informed recommendations that will help administrators and elected leaders make decisions about future housing rehabilitation and infrastructure investments.

Housing Stock Overview

A total of 837 parcels in the City of Biggs were surveyed, including 713 parcels with residential uses. A breakdown of the number of parcels surveyed by structure type is summarized in Figure 4 below.

Figure 4: Parcels Surveyed by Structure Type

Structure Type	Number of Parcels	Percent of Total
Single Family Detached	669	79.9%
Duplex or Triplex	19	2.3%
Mobile Home	25	3.0%
Commercial, Industrial, or Public	55	6.6%
Agricultural	12	1.4%
Vacant	57	6.8%
Total	837	

Source: Housing Tools Housing Conditions Survey, October 16-17, 2024

Figure 5 shows Housing Conditions Scores by Housing Type. In total, 91.4% of surveyed parcels with residential units were scored as (1) Sound or (2) Minor. A total of 33 parcels (4.6%) were scored (3) Moderate, while a total of 17 parcels (2.4%) were scored (4) Substantial, and a total of 5 parcels (0.7%) were scored (5) Dilapidated. Structures on six of the parcels (0.8%) were not visible from the street and were assumed to be single family detached.

Of parcels with single family detached structures, 4.5% are in need of (3) Moderate rehabilitation, 1.9% are in need of (4) Substantial rehabilitation, and 0.6% are (5) Dilapidated, proportions that are slightly lower than the percentage of all residential parcels in these categories. Of parcels with mobile homes, 11.5% are in need of (3) Moderate rehabilitation, 15.4% are in need of (4) Substantial rehabilitation, and

3.8% are (5) Dilapidated, proportions that are much higher than the overall percentage of parcels in these categories.

Figure 5: Housing Conditions Inventory by Housing Type

Condition	SF Detached	Duplex or Triplex	Mobile Home	Total	Pct. of Total
(1) Sound	515	16	11	542	76.0%
(2) Minor	101	3	6	110	15.4%
(3) Moderate	30	0	3	33	4.6%
(4) Substantial	13	0	4	17	2.4%
(5) Dilapidated	4	0	1	5	0.7%
Not Visible	6	0	0	6	0.8%
Total	669	19	25	713	

Source: Housing Tools Housing Conditions Survey, October 16-17, 2024

Housing Conditions Geography

Figure 6 illustrates the geographic distribution of surveyed parcels with residential structures in need of rehabilitation, scoring 3, 4, or 5 across the Survey Area.

Parcels with residential structures that scored a 3 are fairly evenly distributed throughout the city, with a small concentration in the southeast from the intersection of 2nd and Bannock Streets to the intersection of 2nd Street and Mary L Court (5 parcels), and a small concentration in the central four blocks bounded by D Street, 5th Street, B Street, and 7th Street (5 parcels).

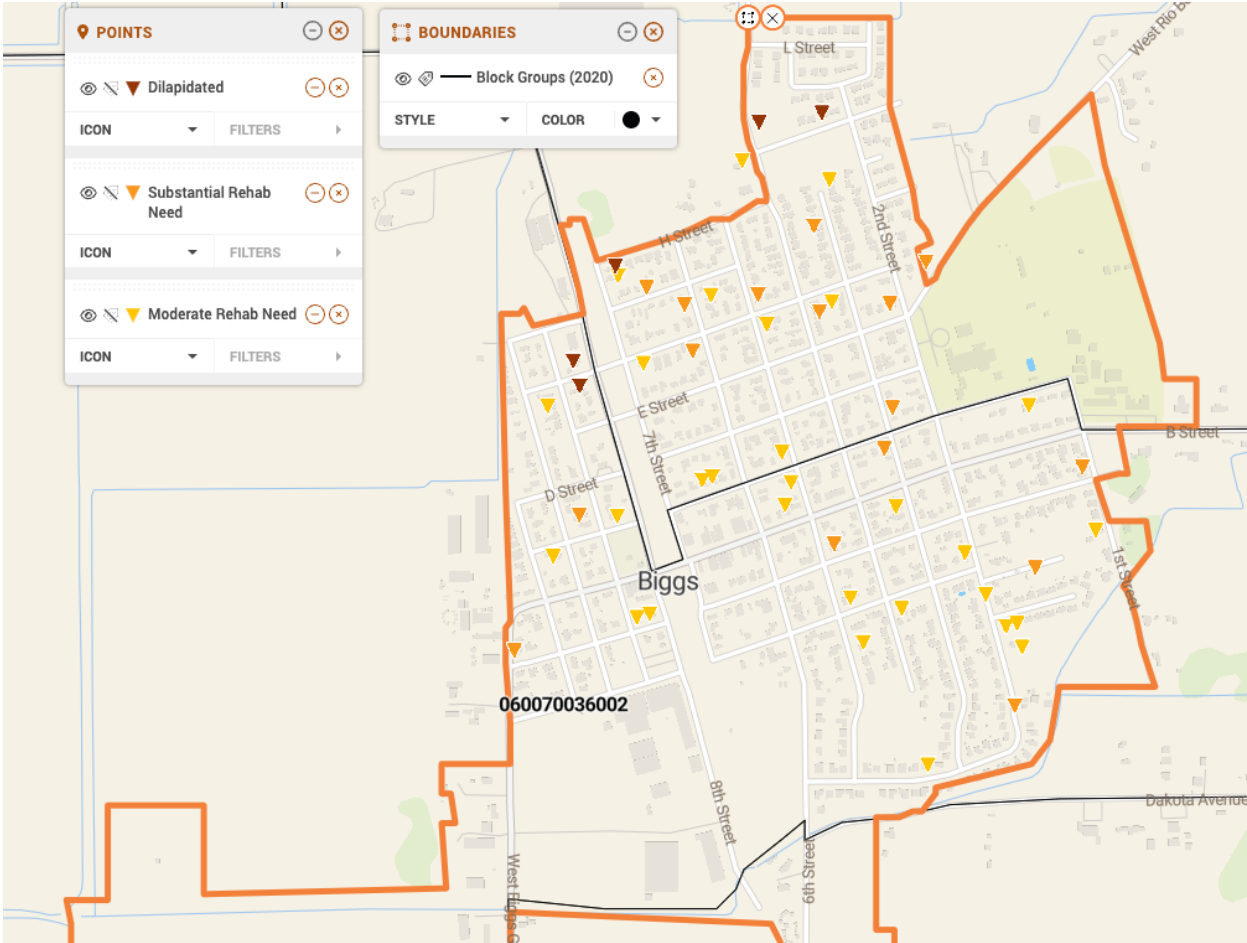
Parcels with residential structures that scored a 4 are also fairly evenly distributed throughout the city, with most located north of E Street (8 parcels), including 3 parcels along F Street.

The five parcels with dilapidated residential structures scoring a 5 are in the northwest and north parts of the city.

Taken altogether, there appears to be concentrations of housing needs in the following areas:

- North of E Street, in particular along F Street and surrounding blocks
- Southern end of 2nd Street and adjacent Mary L Court

Figure 6: Parcels with Residential Structures in Need of Rehabilitation



Source: Housing Tools Housing Conditions Survey, October 16-17, 2024

Sidewalk and Gutter

The availability of sidewalk and storm drainage gutter, and sidewalk condition, was observed on the frontage of each parcel and unit surveyed, including parcels with commercial, industrial, or public uses. The results are shown in Figure 7 below. There were only four parcels with sidewalk on the frontage observed to be in poor condition. Therefore, sidewalk condition is not shown in the table below.

Figure 7: Sidewalk and Gutter

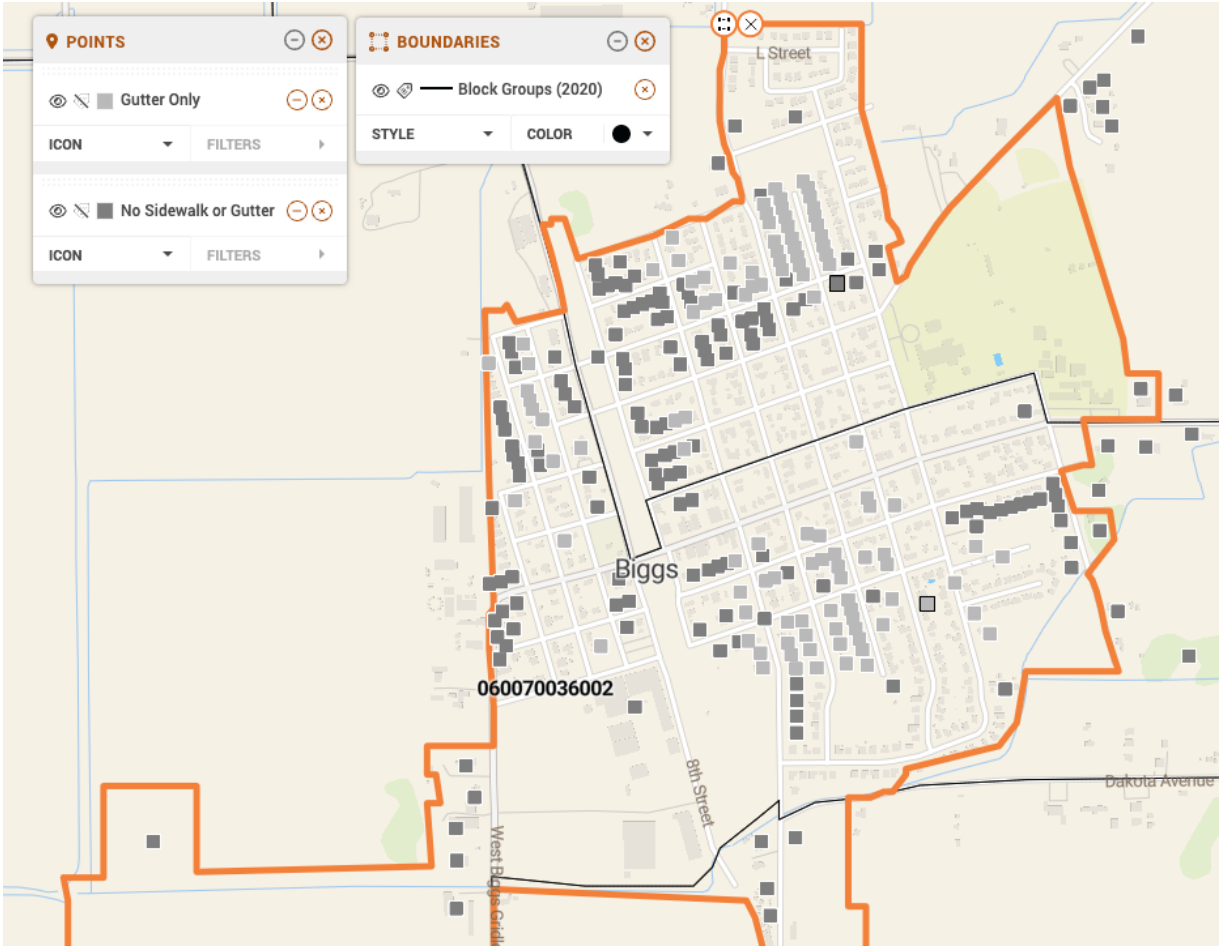
	Number of Parcels	Percent of Total
Sidewalk and Gutter	478	57.1%
Gutter Only	108	12.9%
No Sidewalk or Gutter	251	30.0%
Total Parcels Surveyed	837	

Source: Housing Tools Housing Conditions Survey, October 16-17, 2024

The locations of parcels with frontage that have storm drainage gutter only, or that have no sidewalk or gutter, are shown in Figure 8 below. The following areas have concentrations of parcels with no sidewalk or storm drainage gutter:

- Most of 8th Street
- G Street between 5th and 7th Streets
- D Street between 6th and 7th Streets, and 7th Street between C and E Streets
- 10th Street between D and G Streets
- B Street between 11th and Aleut Streets
- Aleut Street between 1st and 2nd Streets, and 1st Street south of Aleut Street

Figure 8: Parcels with Frontage that Has Gutter Only, or No Sidewalk or Gutter



Source: Housing Tools Housing Conditions Survey, October 16-17, 2024

Block Group Data

As shown in Figure 3, the City of Biggs is roughly divided in half by Block Groups 1 and 2, with Block Group 1 in the northeast, and Block Group 2 in the southwest. Figure 9 below shows some significant differences between the two Block Groups in terms of median household income and homeowner cost burdens. Homeowners living in Block Group 1 have significantly lower household incomes and significantly higher housing cost burdens than homeowners living in Block Group 2.

Figure 9: Block Group Median Income and Housing Cost Burden

	Median Household Income	Median Owner Cost Burden	Pct of Homeowners Cost Burdened	Pct of Homeowners Severely Cost Burdened
Block Group 1	\$54,167	28.0%	39.4%	32.9%
Block Group 2	\$99,545	17.6%	14.9%	4.1%

Source: U.S. Census, 2018-2022 American Community Survey

Note: Cost Burdened households pay 30% or more of their income for housing costs. Severely Cost Burdened households pay 50% or more of their income for housing costs

Conclusions

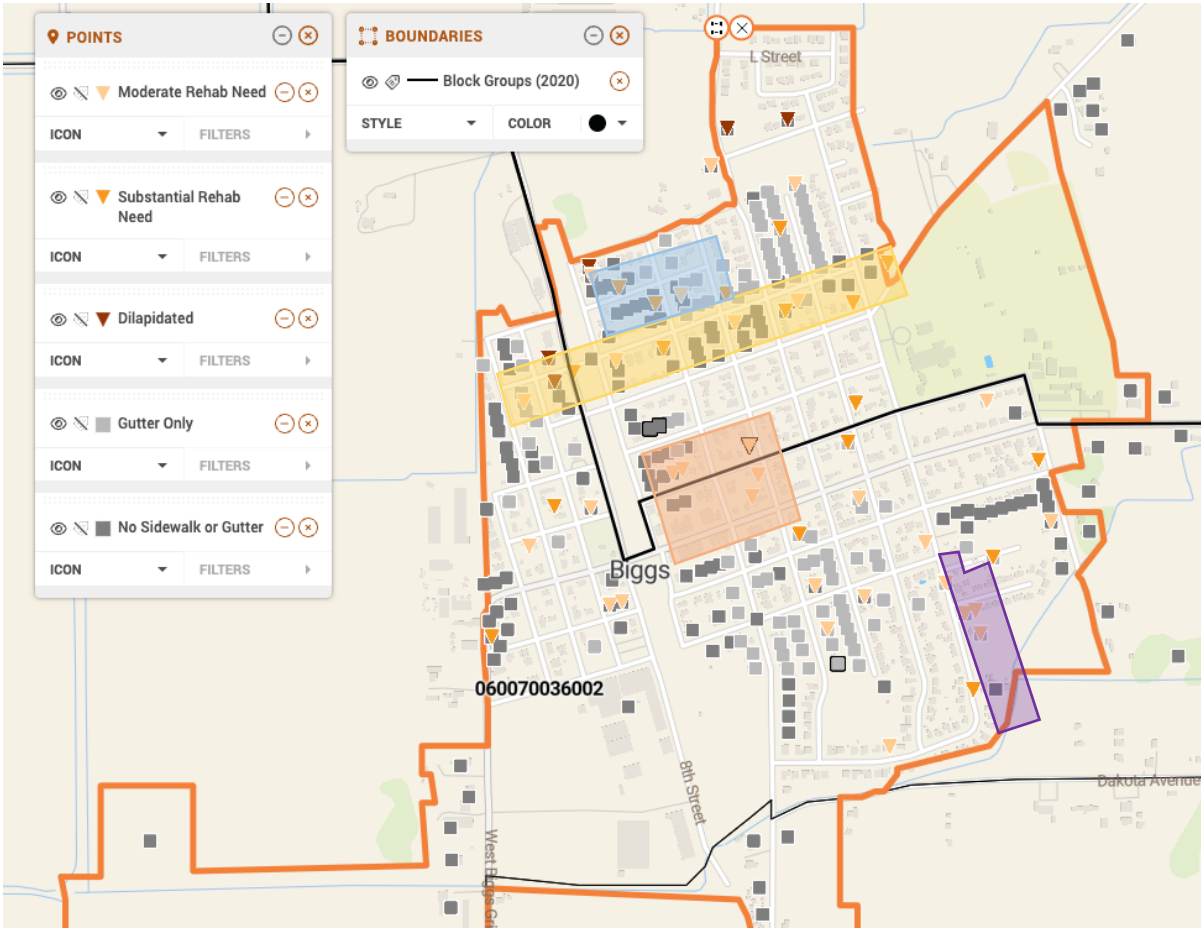
Based on analysis of data gathered from the housing conditions survey, Figure 10 below identifies areas with concentrations of residential structures in need of rehabilitation, and sidewalk/storm drainage gutter needs. They could potentially benefit from a targeted housing rehabilitation and infrastructure upgrade project that is supported by a combination of state and local funds. The color of the row for each Target Area in the Figure 10 table below corresponds with the highlighted Target Area shown in the Figure 11 map.

Figure 10: Housing Rehab Target Investment Areas

Target Area	Target Area Size (Acres)	Number of Units Scored 3	Number of Units Scored 4	Number of Units Scored 5	Parcels with No Sidewalk and Gutter	Parcels with Gutter Only
F Street from 2 nd to 10 th	16.0	3	4	2	20	11
G to H, 5 th to 7 th Block	8.3	2	2	1	14	6
2 nd Street South of Bannock	4.3	5	2	0	1	3
B to D, 5 th to 7 th Block	12.3	5	0	0	12	

Source: Housing Tools Housing Conditions Survey, October 16-17, 2024

Figure 11: Housing Rehabilitation Target Investment Areas



Source: Housing Tools Housing Conditions Survey, October 16-17, 2024

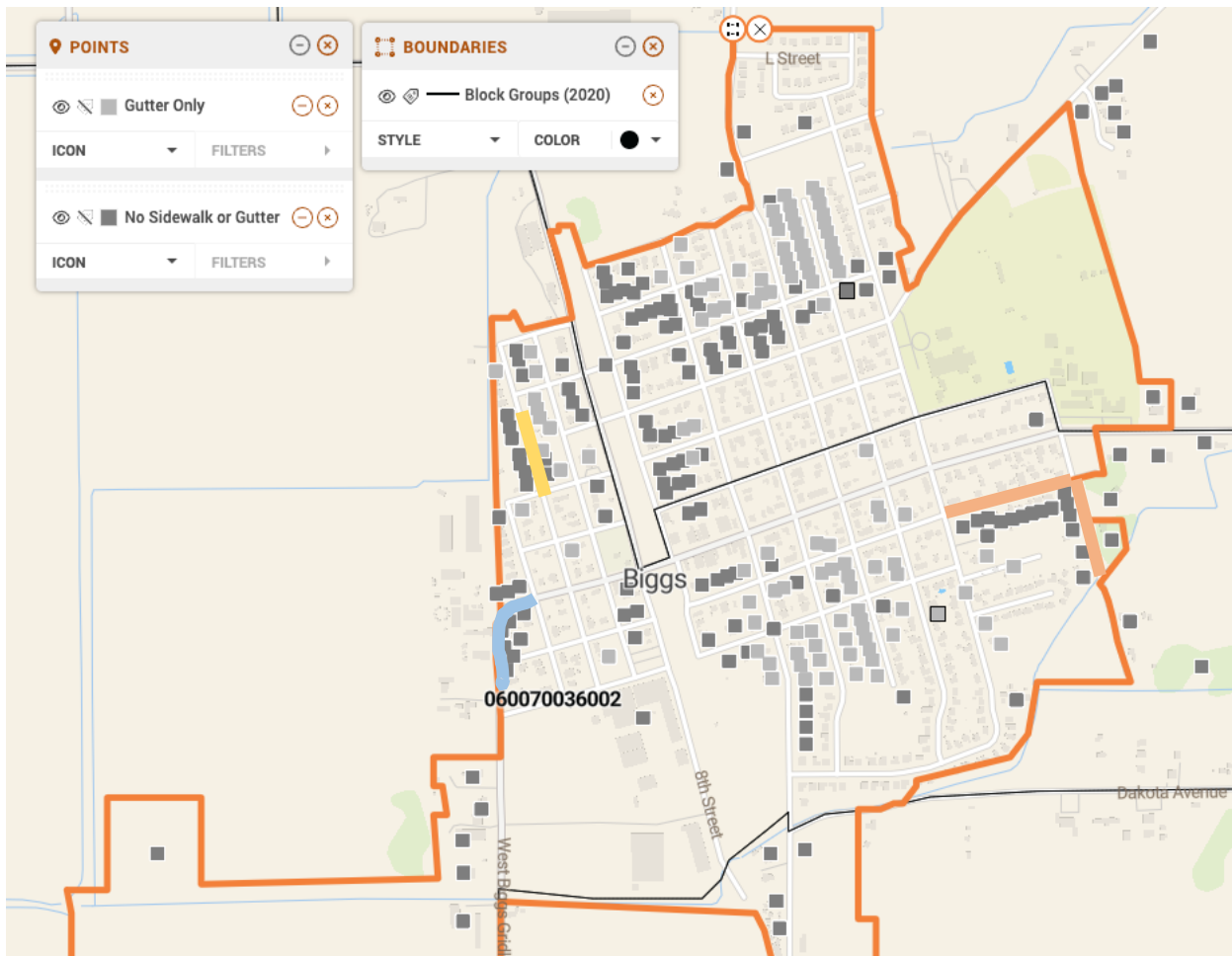
Figure 12 below identifies Infrastructure Improvement Target Investment Areas with concentrations of parcels that have no sidewalk or storm drainage gutter. These areas could be targeted for CDBG investment. These areas do not overlap with the Housing Rehabilitation Target Investment Areas shown above in Figure 11. The color of the row for each Target Area in the Figure 12 table below corresponds with the colored right-of-way Target Area shown in the Figure 13 map.

Figure 12: Infrastructure Improvement Target Investment Areas

Target Area	Right of Way Linear Feet	Parcels with No Sidewalk and Gutter	Parcels with Gutter Only
10 th Street Between D and F	540	9	1
B Street Between Aleut and 11 th	628	8	0
Aleut and 1 st Streets	1,426	16	0

Source: Housing Tools Housing Conditions Survey, October 16-17, 2024

Figure 13: Infrastructure Improvement Target Investment Areas



Source: Housing Tools Housing Conditions Survey, October 16-17, 2024