

CITY OF FORT BRAGG

HOUSING CONDITIONS SURVEY REPORT



AUGUST 2009

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EXECUTIVE SUMMARY

In November of 2008, PMC conducted a housing conditions survey for the City of Fort Bragg. The survey encompassed 1,559 residential structures comprising 2,060 units or approximately 2/3 of the City's housing. The City requested the survey to assess existing housing needs, evaluate household rehabilitation needs, and to inform and assist the City's efforts in securing funding for rehabilitation and infrastructure improvements. The City's prior survey was completed in 1996, and a reliable, updated survey was needed to provide accurate and current data.

The survey was based on the model survey developed by the California state Department of Housing and Community Development (HCD). In addition to the characteristics and criteria included in the model form, the City requested additional characteristics and criteria. This included the presence of second dwelling units.

The survey determined that housing in the City of Fort Bragg is generally sound with most homes requiring minor or moderate repair and few homes requiring substantial repair or being in a dilapidated state. The greatest need for repair was found to be repairs to siding, roofing and windows.

Frontage improvements such as curb and gutter, sidewalk, storm drains, driveways and paved streets were found at the majority of surveyed parcels. Of those parcels that needed improvements, curb, gutter and sidewalk were the most commonly needed. The condition of frontage improvements was not rated, only presence or absence.

Surveyors discovered 195 second dwelling units and 259 parcels with accessory structures. Most accessory structures were on single-family lots.

Other characteristics requested to be surveyed included vacant structure, for rent, for sale, foreclosed and junk/rubbish/abandoned vehicle. Few units were vacant (2%), for sale or for rent (2.2%). Only 2 for sale units appeared to be a foreclosure sale. Junk/rubbish or abandoned vehicles were found on 133 parcels (9%).

Housing conditions did not appear to be significantly concentrated in any one area of the City with the exception of a slightly poorer siding and window conditions on the western and southern edges of the City where homes are more exposed to the prevailing winds and ocean weather.

INTRODUCTION

The City of Fort Bragg wished to determine the soundness of housing in the City as a measure of need for housing rehabilitation assistance to City residents. Specifically, the City wished to document the need for funding housing rehabilitation under the state of California's Community Development Block Grant (CDBG) program administered by the state Department of Housing and Community Development (HCD). The City also wished to obtain other characteristics of housing in the City that are of interest.

METHODOLOGY

SURVEY SAMPLE

The City determined that a 100% survey of the City's housing units was not feasible. With a total of 3,161 housing units in 2008 as estimated by the Department of Finance (DOF), the goal was to survey

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approximately half of the City's housing units. The City sought to ensure a defensible sample of both multi-family and single-family housing types. It was decided to survey 50% of the City's housing stock, or approximately 1,500 units.

Parcel records were obtained from the Mendocino County Assessor's office representing all residential parcels located in the City of Fort Bragg. All parcels with a use designation of multi-family were included. This amounted to 225 parcels. A sample of 1,287 parcel records was randomly selected from the remaining single-family records and 51 mobilehome units were randomly selected. The total parcel records in the survey are 1,563.

SURVEY QUESTIONS

PMC and City staff developed a survey tool based on the model Housing Conditions Survey form provided by HCD in Chapter 16 of the State Community Development Block Grant Program Grant Management Manual, August 2008. Structures were assessed in the five aspects of housing condition in the model survey form plus the condition of exterior structures such as porches, stairs and railings. (Please see the survey form in Appendix A.) The City also wished to assess several other conditions and characteristics. These included:

- presence of a second dwelling unit;
- the presence of single-pane windows;
- whether the parcel is vacant;
- whether the structure appears to be vacant;
- whether the home is for sale or for rent;
- if the home is for sale, whether it appears to be a foreclosure sale;
- if there is an accumulation of junk and rubbish or an abandoned car on the parcel;
- number of accessory structures on the parcel (other than dwelling units).

RATING METHOD

Each of the six housing condition aspects was rated along the six categories in the survey form: foundation, roofing, siding, windows, electrical, and exterior structures (porches, railings, stairways, etc.). Conditions were evaluated according to the HCD rating criteria and given the needs points associated with that category. (Please refer to the survey form in Appendix A.) Points are assigned according to the severity of repair need and critical nature of the repair. More substantial repairs and repairs required to more critical systems (foundation, roofing) are assigned more points. Once scored along each category, all points were added to create a total "repair score." Structures can be meaningfully grouped into housing condition categories according to their total repair score. The higher the need score the poorer the condition of the home. The highest needs score possible is 90.

To receive a rating of "sound" or "no repair required" 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 do not qualify as "needing repair." A system in this condition will contribute 0-5 points to the overall condition score.

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A rating of “repair required” indicates significant deferred maintenance such as missing shingles, peeling paint, broken windows (sashes), or correction of a sub-standard condition that does not involve replacement. A system in this condition will contribute 5-10 points to the overall condition score.

A rating of “significant repair” will require replacement of the system. This would include re-roofing, siding replacement, window replacement or replacement of electrical service. The two exceptions to this are the construction or replacement of a foundation and the replacement or reconstruction of roof framing. A system in this condition will contribute 10-25 points to the overall condition score.

Aspects or conditions that could not be clearly evaluated were generally rated as not requiring repair. The two notable exceptions are foundation conditions and electrical conditions which were both assigned a rating of “condition uncertain or unknown” if that was the case.

The reader should be aware that this was a “windshield” survey. Surveyors generally assessed conditions while seated in a stopped motor vehicle. There are also certain conditions that might require significant repair that are not visible from a survey from the exterior or without physical testing. These include pest infestation, fungus and moisture intrusion.

Surveyors did not venture down private roads or driveways. When assessing the condition or presence of second units, surveyors remained in the public right-of-way. Where second units were accessible by public rear alley, surveyors assessed conditions of the second unit from the alley.

There are other conditions that may contribute significantly to the possible repair need and level of need of a home that are not related to the condition of the home itself. These include age, location, local weather, construction quality, quality of materials used in construction, exposure to prevailing winds, exposure to salt spray or wind-blown sand, and underlying soils.

Overall Housing Condition Rating

Structures are grouped according to their total repair need scores. These categories are based on the categories given in the model HCD survey form. Since the City of Fort Bragg added an additional category, the corresponding cut-off points for each category were adjusted correspondingly. Please see the following chart.

Overall Condition	HCD Model		This Survey	
	Point range	Upper value / Total Possible	Point range	Upper value / Total Possible
Sound	0 – 9	0.11	0 – 10	0.11
Minor Repair	10 – 15	0.19	11 – 17	0.19
Moderate Repair	16 – 39	0.49	18 – 44	0.49
Substantial Repair	40 – 55	0.69	45 – 62	0.69
Dilapidated	>55		> 62	
Total repair need points possible	80		90	

The overall conditions categories can be described as follows.

Sound

Structures with total points or a soundness “score” of 10 points or less are considered to be sound. A house in sound condition is well-maintained and structurally intact. These homes must have a

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good foundation, straight roof lines, good exterior paint condition and siding, and windows and doors that are in good repair. Homes in sound condition may have minor maintenance needs in one or more category or a single major repair.

Minor repair required

Structures with a score of 11-17 points are considered to require minor repair. These homes may require minor repair in more than one category, may need two or more major repairs or have one failing major system. These homes typically have significant deferred maintenance but do not require structural repairs.

Moderate repair required

Structures that score 18-44 points will have at least one major repair required and/or at least one major system failing in addition to minor repairs. These homes have substantial deferred maintenance and/or require structural repairs.

Substantial repair required

Structures that score 45-62 points will have several major repairs required and at least one major system failing if not more than one. These homes are in disrepair, having been neglected for some time. These homes most often require major rehabilitation and structural repairs.

Dilapidated

Structures that score over 62 points have two or more major systems failing and/or several major repairs required. These homes are considered to be beyond rehabilitation and not fit for occupancy.

CONDUCTING THE SURVEY

Between November 10 and 13, 2008 two teams from PMC conducted the Fort Bragg Housing Conditions Survey. These teams used tablet PC's and an electronic version of the survey form to evaluate the condition of 1,516 structures. Evaluations were conducted from a vehicle with one person driving and the other documenting conditions.

In the course of conducting the survey, thirty-three parcels were deleted because they were inaccessible, were not residential properties, did not have a valid street address associated with them, or were not able to be found based on the street address provided. Four parcels were excluded because they were erroneously attributed to the City of Fort Bragg in the parcel record database provided by the County. Thirty-seven parcel records were added to account for multiple structures found on parcels. The result is a survey of 1,559 structures – 1,187 single family and duplex structures, 126 multi-family structures, 195 second dwelling units, and 51 mobilehomes. These structures contained 2,060 residential units – 1,433 single family units (including second dwelling units, duplexes and mobilehomes), and 627 multifamily units.

COMPARABILITY OF 1996 SURVEY TO 2008 SURVEY

The comparability of the results of this survey with the prior survey conducted by City staff is limited. The survey methodology and the rating schemes are different in key aspects.

This survey relied on a sample of units. The sample was created from parcel records obtained from the Mendocino County Assessor. All parcels that showed a multi-family use according to the County Assessor were included in the survey. A geographically random sample of the remaining residential

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parcels was then added to the survey sample. Based on the state estimate (E5) the City has 3,161 units. The sample of 2,060 units represents approximately 65% of all residential units.

The 1996 survey was not a sample survey. It was instead a nearly complete census of all housing units. The survey was not geographically disperse. The survey concentrated its efforts on higher density areas of the City (p.24). Certain areas were excluded based on local knowledge of there being limited residential structures in those areas (p.25). The survey was not based on existing parcel records but rather created a unique record for each structure encountered by the surveyor. In 1996, the state estimated 2,780 housing units in Fort Bragg (E5). The survey enumerated 2,799 units.

The current survey was completed in three days, assuring an accurate “snapshot” of housing conditions. The 1996 survey was conducted over a period of six months (October 1995 – March 1996).

The 1996 survey was conducted on foot rather than as a “windshield survey.” This method arguably gives the surveyor a better vantage point from which to assess housing conditions as well as permits a degree of physical “testing” that is not possible from a motor vehicle. The survey can also be informed by personal encounters with residents in a way that a less leisurely survey cannot.

The most significant difference between the 1996 survey and the current survey that makes comparing the results difficult is the change that HCD made to the rating system, and the aspect that the City added to the survey. As discussed previously, the scoring brackets were adjusted to compensate for the added aspect.

The 1996 survey form had 5 aspects: foundation, roofing, siding, windows, and doors. The 2008 survey does not include doors and adds electrical. As mentioned before, the City added exterior elements.

Scoring by aspect also differs. For example, the 2008 survey includes a 10 point category of “repairs needed” for foundations. The 1996 survey only has 0, 15, and 10 as possible points. The 2008 survey has an additional 25 point category for roofing as well as gives re-roofing a lower point score than structural repairs and separates re-roofing from replacement/re-roofing.

Although the point ranges associated with the conditions categories remained the same from 1996 to 2008, the total points possible and therefore the fraction of total points associated with needs categories changed. Please see the table below. In order to be dilapidated in 1996, a home had to receive over 87% of the total points possible. In 2008 that fraction was 69%.

Overall Condition	1996 HCD Model Survey		2008 HCD Model Survey	
	Point range	Upper value / Total Possible	Point range	Upper value / Total Possible
Sound	0 – 9	0.14	0 – 9	0.11
Minor Repair	10 – 15	0.24	10 – 15	0.19
Moderate Repair	16 - 39	0.62	16 – 39	0.49
Substantial Repair	40 – 55	0.87	40 – 55	0.69
Dilapidated	> 55	0.87	>55	0.69
Total repair need points possible	63		80	

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The surveyor's rating methods also differed greatly. The 2008 survey did not indicate the need for repair unless the surveyor was able to clearly observe the need for repair. The 1996 survey (see Attachment 3) assumed that repair was needed if the condition could not be observed (see Notes 1b, 2b and 2c).

There were other significant assumptions of repair need that were made in 1996 that were not made in the current survey. These include rating all wood shake or shingle roofs in need of patching, and all shingle sided buildings (composite) as in need of replacement. (See all such assumptions at 2d, 3a, 3d, 4a, and 4b.)

The presence or absence of frontage improvements was not enumerated separately in the 2008 survey for secondary units. In the 1996 survey, "frontage" improvements for secondary units were those of the alley or driveway that provided access to the secondary unit (See Note 6).

SURVEY RESULTS

CHARACTERISTICS OF SURVEYED STRUCTURES

The survey database includes 1,300 unique parcel numbers. Many of these parcels were provided by the County as split parcels. As previously mentioned, some parcel records were split during the survey to reflect the field reality of distinct residential properties within the database. The majority of parcels (85%) had only one residential structure on them. (Please see Table 1.) The presence of secondary dwelling units did not appear to be significantly concentrated in one particular area of Fort Bragg. (Please see Figure 2.) They are evenly distributed with the notable exceptions being a lower number in the eastern-most and southern-most sections of the City and a slightly greater number in the northwest east of N. Main St. and north of W. Pine St.

(Note: Eighteen structures that shared a parcel with at least one other structure were not enumerated as secondary dwelling units owing to the comparability of the structures and their appearance as otherwise distinct properties, meaning that there was no clear "primary" and "secondary" unit.)

Three-quarters of the surveyed structures were constructed as single-family homes (single-family with detached garage, single-family with attached garage, duplex), 8.1% of structures constructed as multi-family and 12.5% were categorized as secondary dwelling units. (Please see Table 2.) (Note: Multi-family structures are those with 3 or more dwelling units within a single structure.

Ninety-three and 5/10 percent of all structures were wood-frame construction and 1.3% modular. Manufactured housing represented 3.5% of all structures. The remaining 1.6% were of other construction or the type of construction was not apparent from the exterior. (Please see Table 3.)

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Table 1
Structures per Parcel Number (Parcels)

Structures/parcel number	Parcels	Percent
1	1107	85.2%
2	170	13.1%
3	19	1.5%
5	1	0.1%
6	1	0.1%
14	1	0.1%
30	1	0.1%
Total parcels	1,300	100%

Table 2
Structures and Units by Structure Type

Structure Type	Structures		Units	
Single Family Detached	777	49.8%	777	37.7%
Single Family Attached	372	23.9%	372	18.1%
Duplex	38	2.4%	38	1.8%
Multi Family	126	8.1%	627	30.4%
2 nd Dwelling Unit	195	12.5%	195	9.6%
Mobilehomes	51	3.3%	51	2.5%
All types	1559	100.0%	2060	100.0%

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Table 3
Construction (Structures)

Structure Type	Wood Frame	Modular	Unknown	Masonry	Manufactured	Other	Total
Single Family Detached	750	17	4	4	1	1	777
	96.5%	2.2%	0.5%	0.5%	0.1%	0.1%	100%
Single Family Attached	368	-	3	1	-	-	372
	98.9%	-	0.8%	0.3%	-	-	100%
Duplex	36	2	-	-	-	-	38
	94.7%	5.3%	-	-	-	-	100%
Multi Family	125	-	1	-	-	-	126
	99.2%	-	0.8%	-	-	-	100%
2nd Dwelling Unit	179	2	10	1	3	-	195
	91.8%	1.0%	5.1%	0.5%	1.5%	-	100%
Mobilehomes	-	-	-	-	51	-	51
	-	-	-	-	100.0%	-	100%
All types	1,458	21	18	6	55	1	1,559
	93.5%	1.3%	1.2%	0.4%	3.5%	0.1%	100%

CONDITION OF SURVEYED STRUCTURES

Structures were evaluated along six categories of exterior housing condition: foundation, roofing, siding, windows, electrical, and exterior structures (porches, railings, stairways, etc.). Points were assigned to a unit in each category with more points indicating a greater need for repair. Please see **Appendix A** for the survey template. Once scored along each category, all points were added to create a total “soundness score.” Structures can be meaningfully grouped according to their score. The highest score possible is 90 points.

OVERALL CONDITIONS

Overall, housing in the City of Fort Bragg was found to be in sound condition. Only 10% of all structures were found to require repairs. Nearly all structures requiring repair only required minor repair, only 1% were dilapidated or required substantial repair.

When adjusted for the number of units in each structure, only 7.4% of housing units are in need of repair. Most of these require only minor or moderate repair, less than 1% were dilapidated or required substantial repair. (Please see Table 4.)

When examined by structure type, single-family homes with attached garages were in slightly poorer condition than the overall housing stock, single-family homes with detached garages fared slightly better. No duplexes or multi-family structures were found to require substantial repairs or to be dilapidated although duplexes required minor repairs more than most types. Second dwelling units were most likely to require repairs, half of them fell into the moderate to dilapidated category. Mobilehomes were found to be in sound condition.

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The geographic distribution of housing conditions did not reveal any significant concentration of housing in need of repair or dilapidated housing. (Please see Figures 1 and 2.)

Table 4A
Overall Condition (Structures)

Structure Type	Sound	Minor	Moderate	Substantial	Dilapidated	Grand Total
Single Family, detached garage	694	2	67	8	6	777
	89.3%	0.3%	8.6%	1.0%	0.8%	100.0%
Single Family, attached garage	355	-	16	1	-	372
	95.4%	-	4.3%	0.3%	-	100.0%
Duplex	35	-	3	-	-	38
	92.1%	-	7.9%	-	-	100.0%
Multi Family	119	-	7	-	-	126
	94.4%	-	5.6%	-	-	100.0%
2nd Dwelling Unit	169	-	23	1	2	195
	86.7%	-	11.8%	0.5%	1.0%	100.0%
Mobilehomes	51	-	-	-	-	51
	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%
All types	1423	2	116	10	8	1,559
	91.3%	0.1%	7.4%	0.6%	0.5%	100.0%

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**Table 4B
Overall Condition (Units)**

Structure Type	Sound	Minor	Moderate	Substantial	Dilapidated	Grand Total
Single Family Detached	694	2	67	8	6	777
	89.3%	0.3%	8.6%	1.0%	0.8%	100.0%
Single Family Attached	355	-	16	1	-	372
	95.4%	-	4.3%	0.3%	-	100.0%
Duplex	35	-	3	-	-	38
	92.1%	-	7.9%	-	-	100.0%
Multi Family	604	-	23	-	-	627
	96.3%	-	3.7%	-	-	100.0%
2nd Dwelling Unit	169	-	23	1	2	195
	86.7%	-	11.8%	0.5%	1.0%	100.0%
Mobilehomes	51	-	-	-	-	51
	100.0%	-	-	-	-	100.0%
All types	1908	2	132	10	8	2,060
	92.6%	0.1%	6.4%	0.5%	0.4%	100.0%

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Figure 1
Overall Condition – All Structure Types

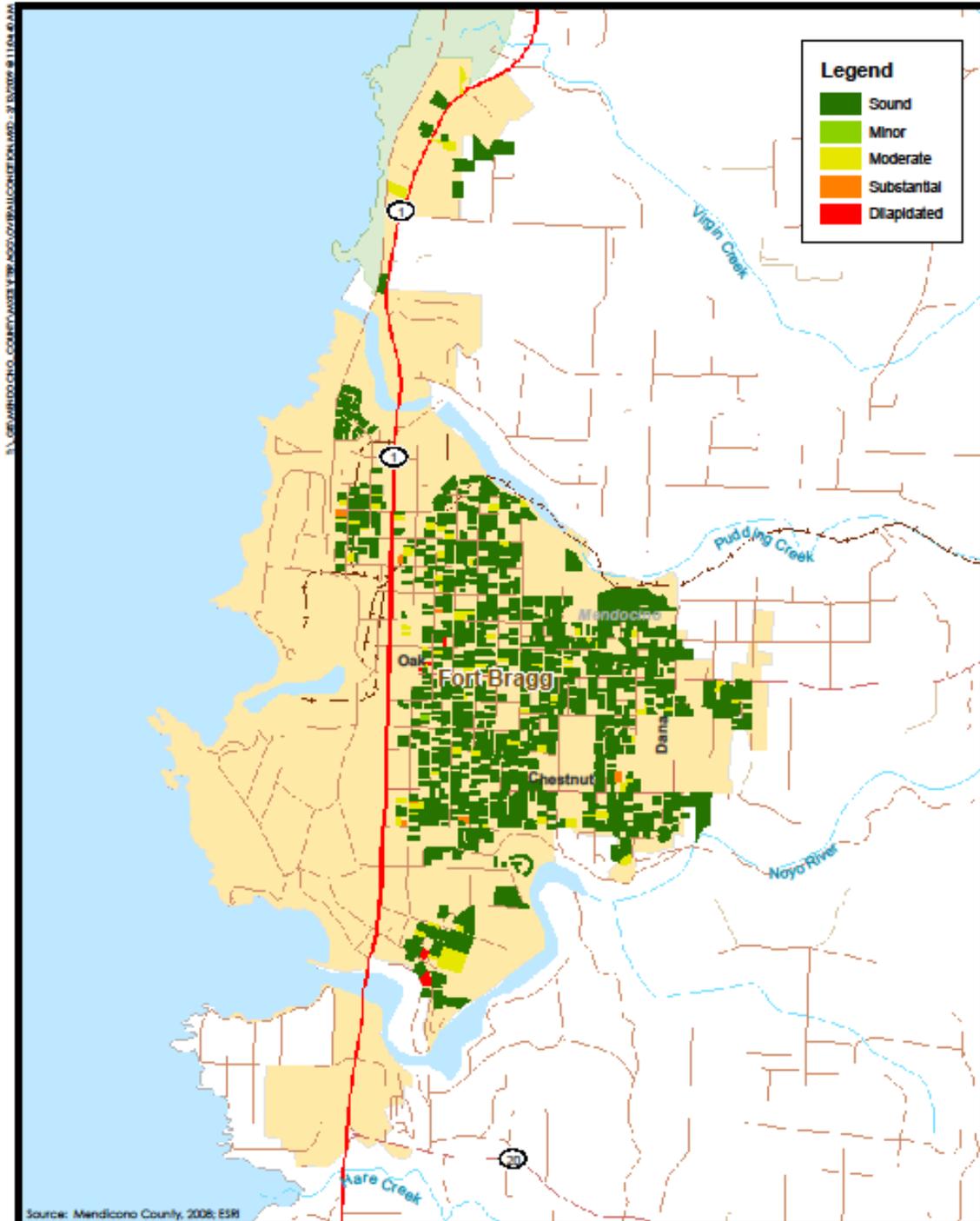
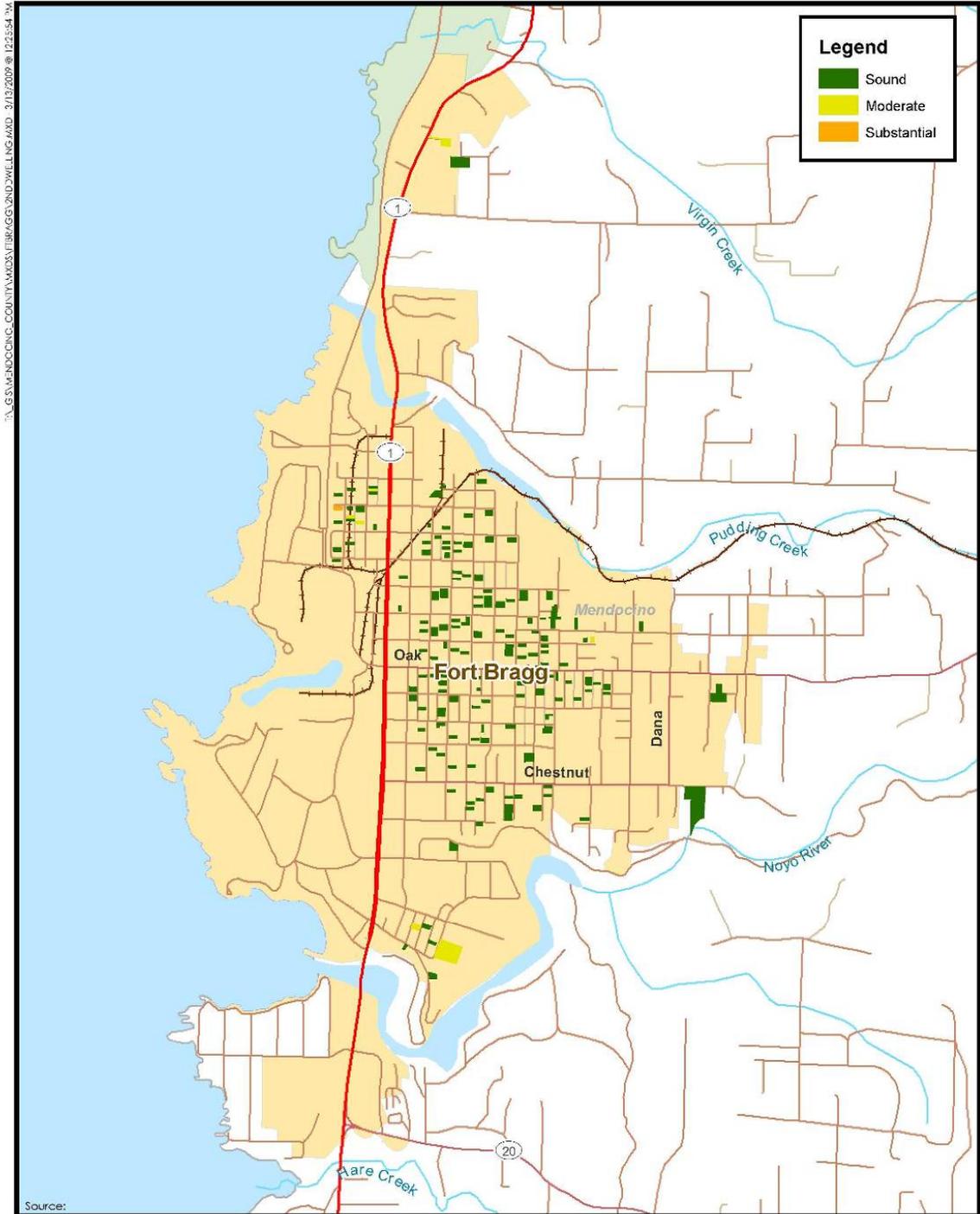


Figure 1
Overall Condition - All Structure Types



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Figure 2
Overall Condition – Secondary Dwelling Units



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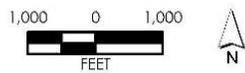


Figure 2
Overall Condition - Secondary Dwelling Units



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CONDITIONS BY RATING CATEGORY

Foundation conditions

Structures were surveyed for repairs needed to the foundation. They were categorized as needing repair, needing replacement of part of the foundation or having an incomplete or inadequate foundation, and having no foundation or requiring complete replacement of the foundation. Mobilehomes were not evaluated for foundations since they do not have permanent foundations.

Only 22 of the surveyed structures required repairs to the foundation. Ten of these had inadequate foundations. Three structures were noted to have foundation conditions “uncertain/unknown.” These have been excluded from the table below. Sixteen single-family structures had foundation problems, 8 of them substantial. No duplexes required repairs to the foundation and only one multi-family structure required minor repair to the foundation. Six second dwelling units have foundation problems, 2 of them substantial. (Please see Table 5.)

Units requiring foundation repairs were not concentrated in any particular geographic area nor was the severity of repair need higher in any particular section of the City. (Please see Figure 3.)

Table 5
Foundation Conditions (Structures)

Structures	Foundation Score				Total
	0	10	15	25	
Single Family, detached garage	763	8	3	3	777
	98.2%	1.0%	0.4%	0.4%	100.0%
Single Family, attached garage	371	-	1	-	372
	99.7%	0.0%	0.3%	0.0%	100.0%
Duplex	38	-	-	-	38
	100.0%	0.0%	0.0%	0.0%	100.0%
Multi Family	125	1	-	-	126
	99.2%	0.8%	0.0%	0.0%	100.0%
2nd Dwelling Unit	189	4	1	1	195
	96.9%	2.1%	0.5%	0.5%	100.0%
All types	1486	13	5	4	1,508
	98.5%	0.9%	0.3%	0.3%	100.0%

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Figure 3 -- Foundation Conditions

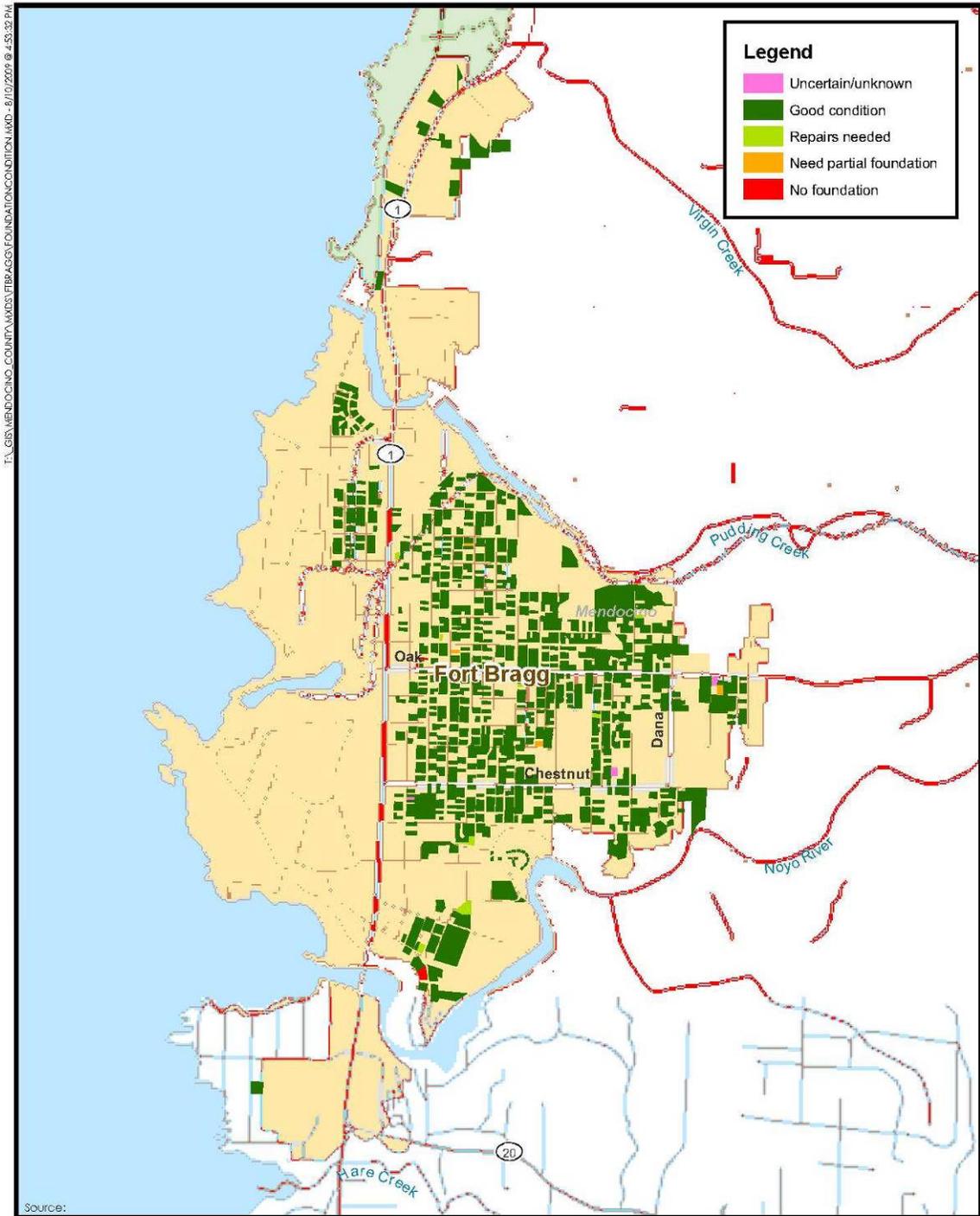


Figure 3
Foundation Condition



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Roofing conditions

Structures were surveyed for repairs needed to roofing. They were categorized as needing minor repairs such as replacement or repair of shingles, gutters, roof jacks and chimneys; needing roofing replacement; or needing structural repairs to the roof.

Four out of every 10 homes in Fort Bragg requires some form of roofing repair. One third require re-roofing. Few (41) appear to require structural or other significant repair. Multi-family structures are in noticeably better roofing repair than other structures. Duplexes are in the worst overall condition with over half requiring repair, although none severe. Mobilehome roofs were generally not able to be observed or were not of such a type as to be considered “roofing.” (Please see Table 6.)

Structures requiring roofing repair were not concentrated in any particular geographic area nor was the severity of repair need higher in any particular section of the City. (Please see Figure 4.)

Table 6
Roofing Conditions (Structures)

Structure Type	Roofing Score				Inaccessible	Total structures
	0	5	10	25		
Single Family, detached garage	429	32	292	24	-	777
	55.2%	4.1%	37.6%	3.1%	-	100.0%
Single Family, attached garage	225	17	119	11	-	372
	60.5%	4.6%	32.0%	3.0%	-	100.0%
Duplex	18	3	17	-	-	38
	47.4%	7.9%	44.7%	-	-	100.0%
Multi Family	97	2	27	-	-	126
	77.0%	1.6%	21.4%	-	-	100.0%
2nd Dwelling Unit	106	5	78	6	-	195
	54.4%	2.6%	40.0%	3.1%	-	100.0%
Mobilehomes	7	1	1	-	42	51
	13.7%	2.0%	2.0%	-	82.4%	100.0%
All types	882	60	534	41	42	1,559
	56.6%	3.8%	34.3%	2.6%	2.7%	100.0%

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Figure 4 -- Roofing Conditions

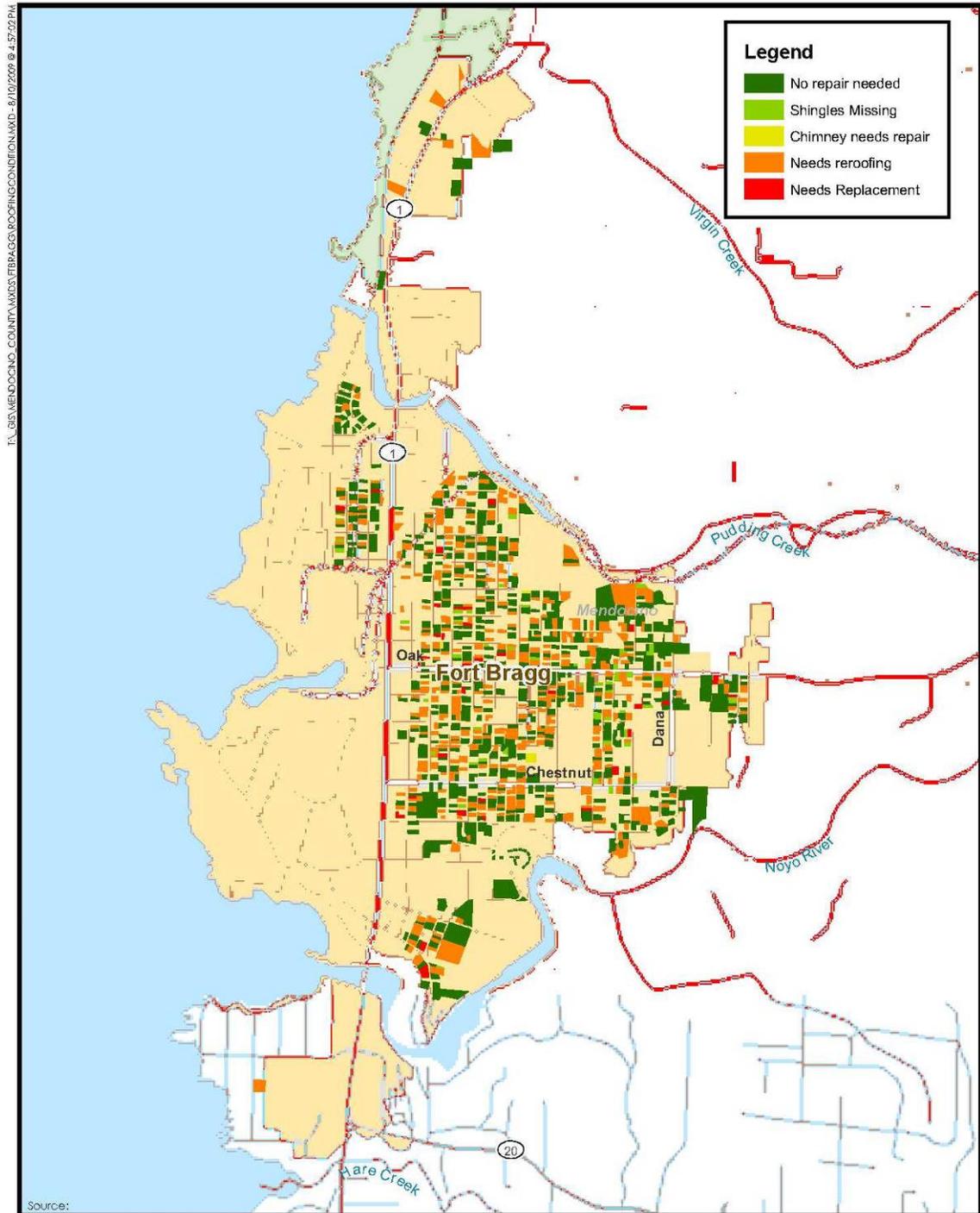


Figure 4
Roofing Condition



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Siding conditions

Structures were surveyed for repairs needed to siding and for the condition of exterior paint. They were categorized as needing painting; needing minor repair and painting; or needing replacement or significant repair and painting.

The siding of most housing in Fort Bragg is in good condition (84%). One third of the structures surveyed only require painting. Of the 243 structures that require siding repair, 25% require significant repair or replacement. Single-family attached homes are in particularly good shape as are multi-family structures. Single-family homes with detached garages and second dwelling units have the greatest need for siding repair. (Please see Table 7.)

Structures requiring siding repair were not significantly concentrated in any particular geographic area nor was the severity of repair need significantly higher in any particular section of the City. There appears to be a slightly higher incidence of repair and re-painting needed of siding along the western edge of town. This would be expected as these homes are more subject to the prevailing winds and ocean weather. (Please see Figure 5.)

Table 7
Siding Conditions (Structures)

Structures	Siding Score				Total
	0	1	5	10	
Single Family, detached garage	370	251	115	41	777
	47.6%	32.3%	14.8%	5.3%	100.0%
Single Family, attached garage	245	106	18	3	372
	65.9%	28.5%	4.8%	0.8%	100.0%
Duplex	21	13	4	-	38
	55.3%	34.2%	10.5%	-	100.0%
Multi Family	79	30	15	2	126
	62.7%	23.8%	11.9%	1.6%	100.0%
2nd Dwelling Unit	80	76	27	12	195
	41.0%	39.0%	13.8%	6.2%	100.0%
Mobilehomes	27	18	6	-	51
	52.9%	35.3%	11.8%	-	100.0%
All types	822	494	185	58	1,559
	52.7%	31.7%	11.9%	3.7%	100.0%

FORT BRAGG HOUSING CONDITION SURVEY REPORT

Figure 5 -- Siding Conditions

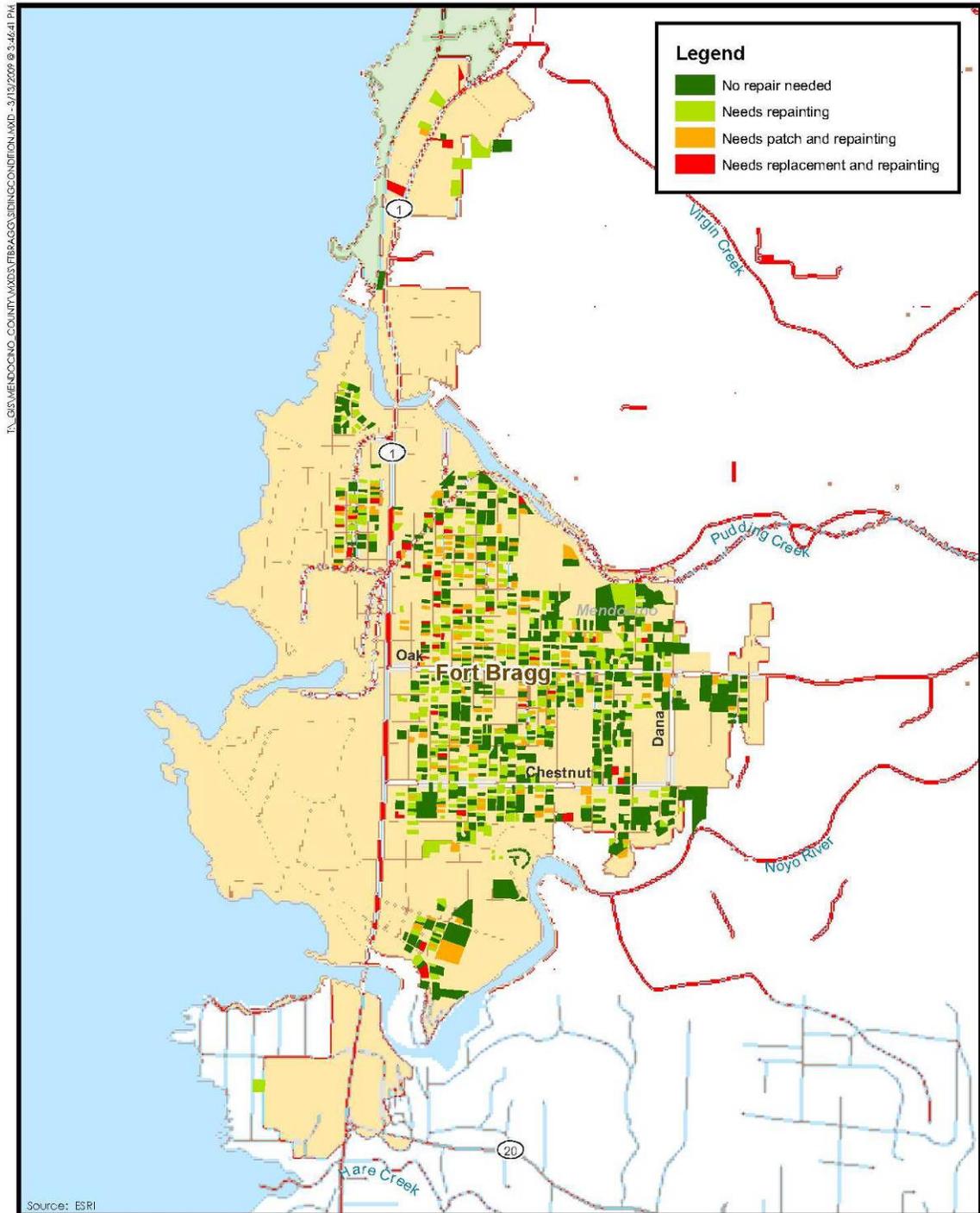


Figure 5
Siding/Stucco Condition



FORT BRAGG HOUSING CONDITION SURVEY REPORT

Window conditions

Structures were surveyed for broken window glass and the condition of windows. They were categorized as only needing repair of window glass; needing minor repair; or needing replacement or significant repair.

Fewer than 1 in 10 of surveyed structures required significant repair or replacement of windows. Approximately 1 of every 15 structures surveyed (109 total) only required the repair of a broken window. (Please see Table 8.)

Structures requiring window repair were not significantly concentrated in any particular geographic area nor was the severity of repair need significantly higher in any particular section of the City. There appears to be a slightly higher incidence of window repair needed along the western and southern edges of town. This would be expected as these homes are more subject to the prevailing winds and ocean weather. (Please see Figure 6.)

Two-thirds of surveyed structures had single-pane windows. Multi-family dwellings had the highest incidence of single pane windows. The lowest were single-family attached and second dwelling units. (Please see Table 9.)

Table 8
Window Conditions (Structures)

Structures	Windows Score				Total
	0	1	5	10	
Single Family, detached garage	656	52	33	36	777
	84.4%	6.7%	4.2%	4.6%	100.0%
Single Family, attached garage	324	24	21	3	372
	87.1%	6.5%	5.6%	0.8%	100.0%
Duplex	28	6	4		38
	73.7%	15.8%	10.5%	0.0%	100.0%
Multi Family	111	9	6		126
	88.1%	7.1%	4.8%	0.0%	100.0%
2nd Dwelling Unit	162	12	10	11	195
	83.1%	6.2%	5.1%	5.6%	100.0%
Mobilehomes	42	6	3		51
	82.4%	11.8%	5.9%	0.0%	100.0%
All types	1,323	109	77	50	1,559
	84.9%	7.0%	4.9%	3.2%	100.0%

FORT BRAGG HOUSING CONDITION SURVEY REPORT

Table 9
Presence of Single-pane Windows (Structures)

Structure Type	With single-pane windows	Total units surveyed
Single Family Detached	539	777
	69.4%	
Single Family Attached	208	372
	55.9%	
Duplex	25	38
	65.8%	
Multi Family	110	126
	87.3%	
2nd Dwelling Unit	22	195
	11.3%	
Mobilehomes	36	51
	70.6%	
All types	940	1,559
	60.3%	

FORT BRAGG HOUSING CONDITION SURVEY REPORT

Figure 6 -- Window Conditions

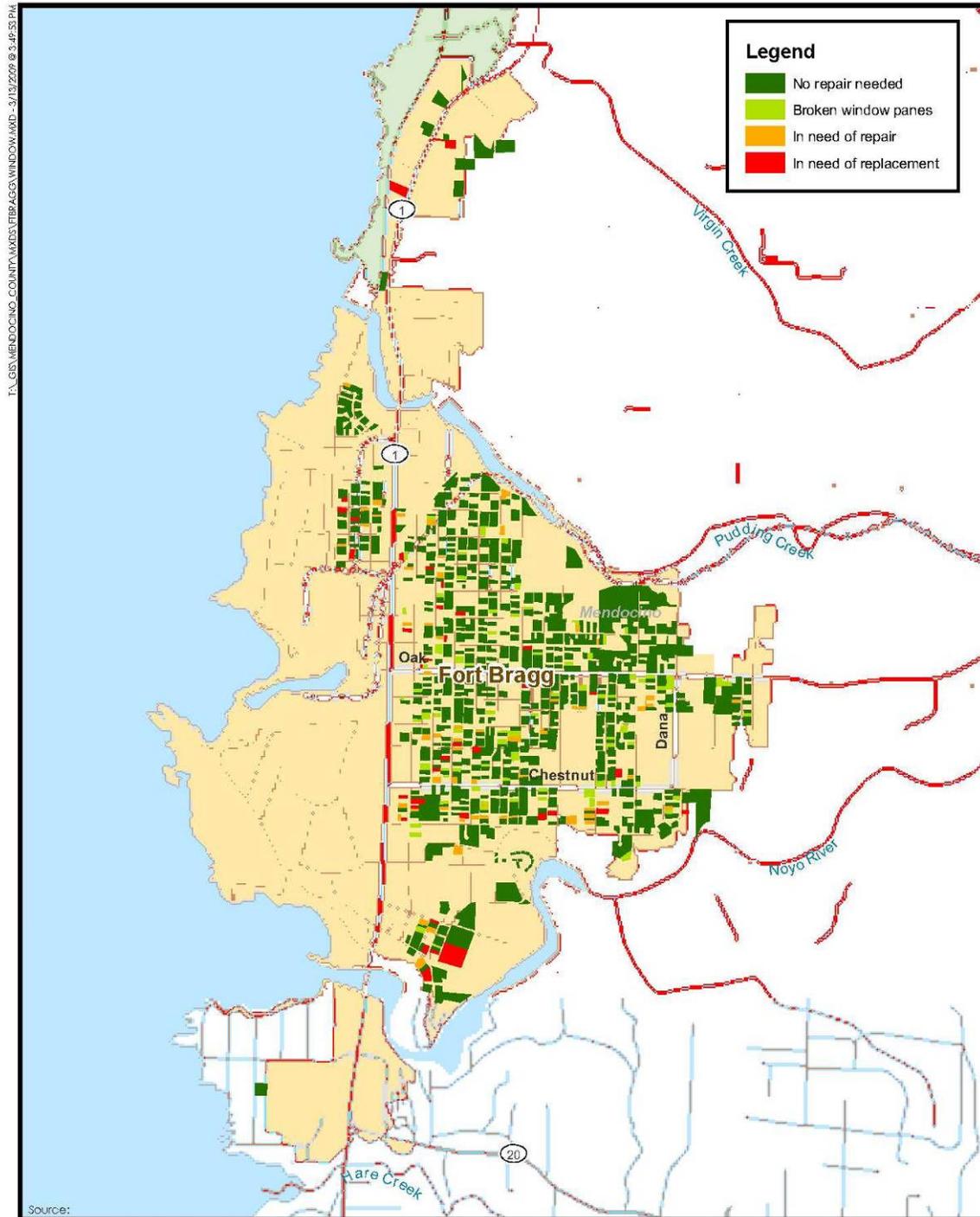


Figure 6
Window Condition



FORT BRAGG HOUSING CONDITION SURVEY REPORT

Exterior structure conditions

Structures were surveyed for the condition of exterior structures (porches, staircases, railings, etc.). They were categorized as needing minor repair, or as needing replacement or significant repair.

The exterior structures of homes in Fort Bragg (porches, staircases, railings) were found to be in generally good repair, 87% did not score any repair points in this aspect. In absolute terms, single-family homes appear to be in particularly good external repair and multi-family structures have the greatest repair needs. Those homes that require significant repair are limited to single-family homes with detached garages and second dwelling units. (Please see Table 10.)

Structures requiring the repair of exterior structures were not concentrated in any particular geographic area nor was the severity of repair need higher in any particular section of the City. (Please see Figure 7.)

Table 10
Exterior Structure Conditions (Structures)

Structures	Exterior Score			Total
	0	5	10	
Single Family, detached garage	670	81	26	777
	86.2%	10.4%	3.3%	100.0%
Single Family, attached garage	358	13	1	372
	96.2%	3.5%	0.3%	100.0%
Duplex	33	5		38
	86.8%	13.2%	0.0%	100.0%
Multi Family	85	40	1	126
	67.5%	31.7%	0.8%	100.0%
2nd Dwelling Unit	171	17	7	195
	87.7%	8.7%	3.6%	100.0%
Mobilehomes	46	5		51
	90.2%	9.8%	0.0%	100.0%
All types	1363	161	35	1,559
	87.4%	10.3%	2.2%	100.0%

FORT BRAGG HOUSING CONDITION SURVEY REPORT

Figure 7 -- Exterior Structure Conditions

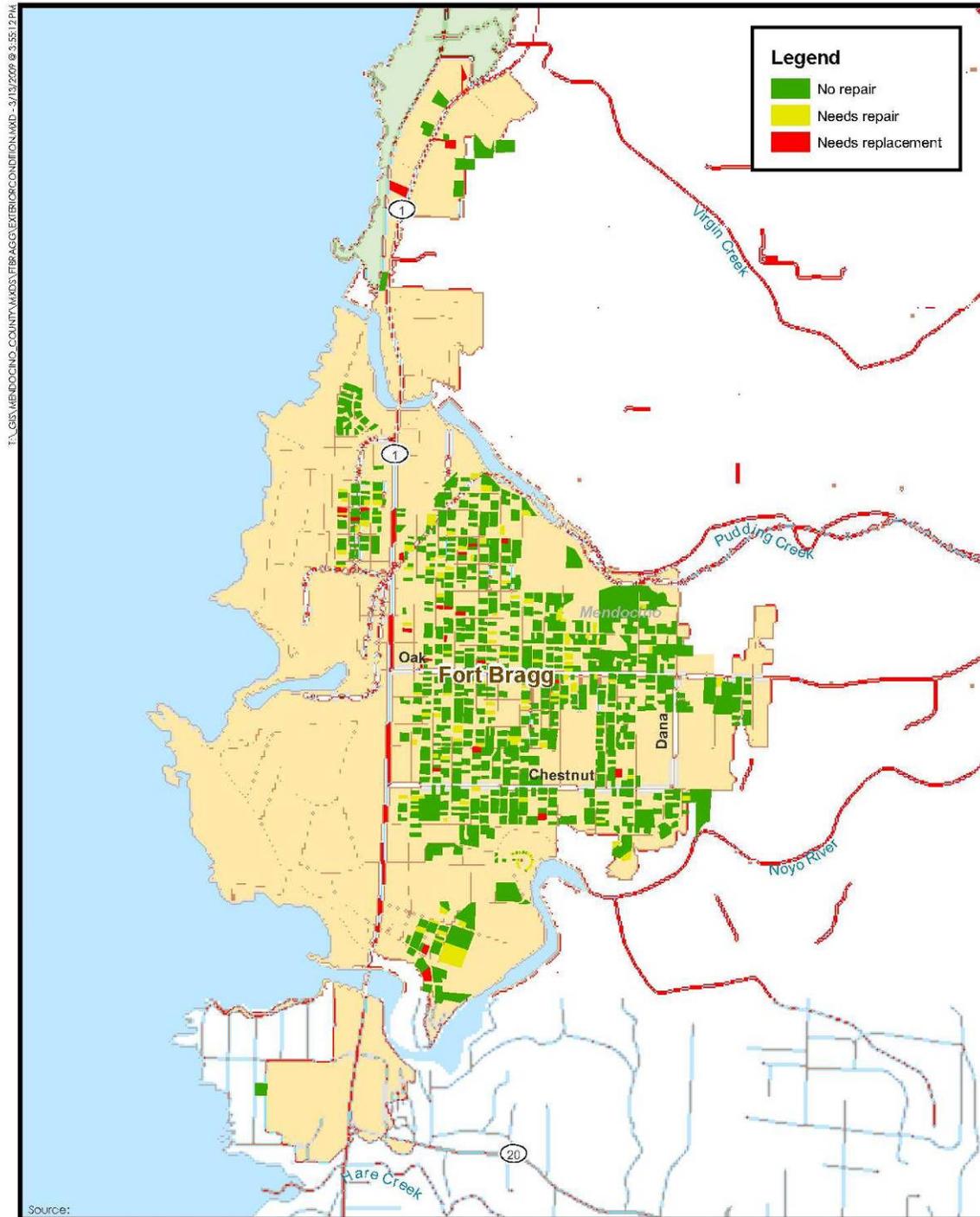


Figure 7
Exterior Condition



FORT BRAGG HOUSING CONDITION SURVEY REPORT

Electrical conditions

Structures were surveyed for the condition of electrical systems visible from the exterior. They were categorized as needing minor repair, or as needing replacement or significant repair.

The majority of structures surveyed did not require electrical repairs. Only 5 of the 33 structures that required any sort of electrical repair appeared to have serious repair needs. All but one were single-family homes with detached garages, the lone other was a second dwelling unit. (Please see Table 11.)

Structures requiring the repair of electrical systems were not concentrated in any particular geographic area nor was the severity of repair need higher in any particular section of the City. (Please see Figure 8.)

Table 11
Electrical Conditions (Structures)

Structures	Electrical Score			Total
	0	5	10	
Single Family, detached garage	755	18	4	777
	97.2%	2.3%	0.5%	100.0%
Single Family, attached garage	368	4		372
	98.9%	1.1%	0.0%	100.0%
Duplex	37	1		38
	97.4%	2.6%	0.0%	100.0%
Multi Family	126			126
	100.0%	0.0%	0.0%	100.0%
2nd Dwelling Unit	190	4	1	195
	97.4%	2.1%	0.5%	100.0%
Mobilehomes	50	1		51
	98.0%	2.0%	0.0%	100.0%
All types	1526	28	5	1559
	97.9%	1.8%	0.3%	100.0%

FORT BRAGG HOUSING CONDITION SURVEY REPORT

Figure 8 -- Electrical Conditions

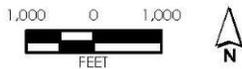
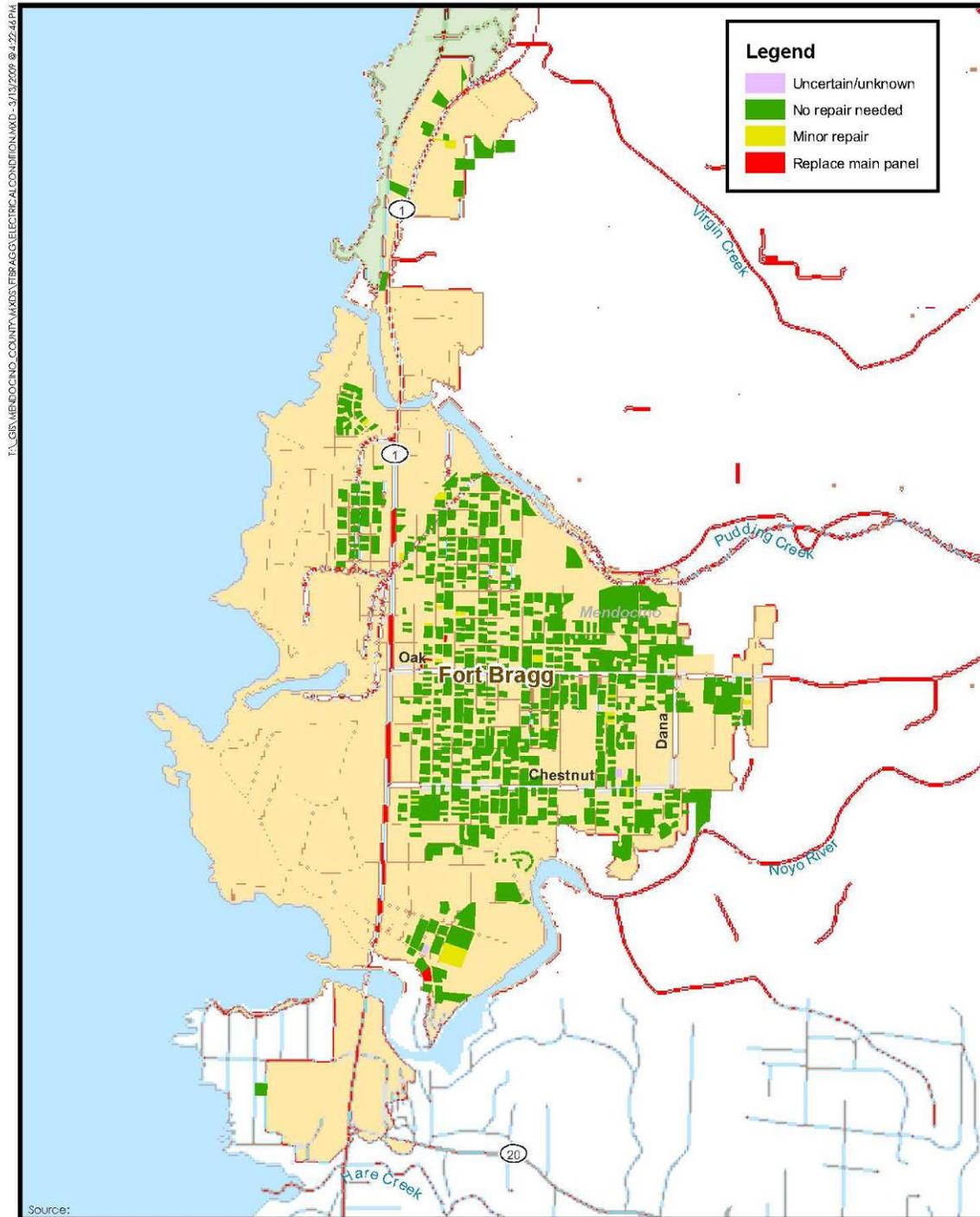


Figure 8
Electrical Condition



FORT BRAGG HOUSING CONDITION SURVEY REPORT

FRONTAGE IMPROVEMENTS

Parcels were surveyed to assess the presence of frontage improvements. Parcels were evaluated for the presence of concrete curb, gutter or walkway; the presence of adequate drainage; the presence of a driveway; and whether or not the parcel was served by a paved road. Adequate drainage was determined by the presence of curb and gutter or ditch and culvert.

It is important to note that frontage improvements were only surveyed “present” or “absent.” Condition of the improvement was not enumerated. Frontage improvements are also enumerated by parcel not by structure since they are an attribute of the parcel and its street frontage not of a structure or structures on the parcel. The tables below break out frontage improvement needs score and frontage improvement needs by type by the primary structure type on the parcel. (This is why there is no row for secondary dwelling units.)

The great majority of parcels had complete frontage improvements (96%). Less than 2% had more than 3 needs. Multi-family units had the lowest needs overall and duplexes had the highest with 10.5% having 4 or more needs. (Please see Table 12.)

The greatest type of need is for curb, gutter or sidewalk (3.4% of all parcels). Less than two percent had either inadequate drainage, no driveway or were not served by a paved street. Parcels with duplexes had a proportionately greater need in all categories. (Please see Table 13.)

Table 12
Frontage Improvement Needs Score (Parcels)

Primary Structure Type	No needs	1 to 3 needs	4 to 5 needs	6 needs	Total Surveyed Parcels
Single Family, detached garage	744 95.8%	18 2.3%	2 0.3%	13 1.7%	777 100.0%
Single Family, attached garage	358 96.2%	12 3.2%	1 0.3%	1 0.3%	372 100.0%
Duplex	31 81.6%	3 7.9%	1 2.6%	3 7.9%	38 100.0%
Multi Family	125 99.2%	1 0.8%	- 0.0%	- 0.0%	126 100.0%
All types	1,258 95.8%	34 2.6%	4 0.3%	17 1.3%	1,313 100.0%

FORT BRAGG HOUSING CONDITION SURVEY REPORT

Table 13
Frontage Improvement Needs (Parcels)

Primary Structure Type	No curb	No gutter	Inadequate drainage	No paved street	No sidewalk	No driveway	Total Surveyed Parcels
Single Family, detached garage	24 3.1%	24 3.1%	18 2.3%	15 1.9%	27 3.5%	15 1.9%	777 100.0%
Single Family, attached garage	14 3.8%	14 3.8%	1 0.3%	2 0.5%	12 3.2%	2 0.5%	372 100.0%
Duplex	6 15.8%	7 18.4%	4 10.5%	4 10.5%	7 18.4%	4 10.5%	38 100.0%
Multi Family	- 0.0%	- 0.0%	1 0.8%	- 0.0%	- 0.0%	- 0.0%	126 100.0%
All types	44 3.4%	45 3.4%	24 1.8%	21 1.6%	46 3.5%	21 1.6%	1,313 100.0%

ACCESSORY STRUCTURES

Parcels were surveyed for the presence of accessory structures and visible accessory structures were enumerated. Because second dwelling units by definition share a parcel with a primary structure, they were not enumerated separately.

One in five parcels in Fort Bragg have an accessory structure. The overwhelming majority of these are on parcels with single-family primary structures. Most parcels (16.5%) have only one accessory structure. Thirty-four parcels have two, seven have 3 and only two have four or more. (Please see Table 14.)

Table 14
Number of Accessory Structures by Primary Structure Type on Parcel (Parcels)

Primary Structure Type	1	2	3	4 or more	Total
Single Family, detached garage	179 23.0%	26 3.3%	3 0.4%	1 0.1%	777 100.0%
Single Family, attached garage	31 8.3%	5 1.3%	3 0.8%	1 0.3%	372 100.0%
Duplex	4 10.5%	0 0.0%	1 2.6%	0 0.0%	38 100.0%
Multi Family	2 1.6%	3 2.4%	0 0.0%	0 0.0%	126 100.0%
All types	216 16.5%	34 2.6%	7 0.5%	2 0.2%	1,313 100.0%

OTHER CHARACTERISTICS

Parcels with residential structures were surveyed for several additional characteristics: whether the structure appeared to be vacant, if it was for sale or for rent, if it appeared to be a foreclosure sale, and whether there was a substantial accumulation of junk and rubbish or an abandoned vehicle on the property.

FORT BRAGG HOUSING CONDITION SURVEY REPORT

Only 30 of the 1,559 surveyed structures appeared to be vacant. Twenty-three of these were single-family, 1 a duplex and 6 second dwelling units. (Please see Table 15.)

Three properties appeared to be for rent and 31 for sale. Two of the for rent structures were second dwelling units. Two of the for sale structures were multi-family, three were second dwelling units and the remaining 25 were single-family.

Only one appeared to be for sale by reason of foreclosure. It was a multi-family property.

Nearly 10% of the properties surveyed had a substantial accumulation of junk and rubbish or an abandoned vehicle. Nearly 1 in 5 single-family properties (16.6%) had junk and rubbish or an abandoned vehicle. Eleven of the 126 surveyed multi-family properties had an issue with junk and rubbish or abandoned vehicles.

Table 15
Other parcel characteristics (Structures)

Structure Type	Vacant Structure	For Rent	For Sale	Foreclosure	Junk/Rubbish	Total
Single Family, detached garage	17 2.2%	-	13 1.7%	-	89 11.5%	777
Single Family, attached garage	6 1.6%	-	12 3.2%	-	19 5.1%	372
Duplex	1 2.6%	-	-	-	3 7.9%	38
Multi Family	- 0.0%	1 0.8%	2 1.6%	1 0.8%	11 8.7%	126
2nd Dwelling Unit	6 3.1%	2 1.0%	3 1.5%	-	10 5.1%	195
Mobilehomes	-	-	1 2.0%	-	5 9.8%	51
All types	30 1.9%	3 0.2%	31 2.0%	1 0.1%	137 8.8%	1,559

APPENDIX A – HOUSING CONDITION SURVEY FORM TEMPLATE

CDBG HOUSING CONDITION SURVEY (Customized)

MAP # _____

ADDRESS _____

CITY _____

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 _____
Second dwelling unit _____
Other _____

FRONTAGE IMPROVEMENTS IF APPLICABLE:

_____ CURBS
(---Yes/---No)
_____ GUTTERS
(---Yes/---No)
_____ ADEQUATE SITE DRAINAGE
(---Yes/---No)

_____ PAVED STREET
(---Yes/---No)
_____ SIDEWALKS
(---Yes/---No)
_____ DRIVEWAY
(---Yes/---No)

_____ SINGLE PANE WINDOWS
(---Yes/---No)

OTHER PARCEL CHARACTERISTICS:

_____ VACANT PARCEL
(---Yes/---No)

_____ VACANT STRUCTURE
(---Yes/---No)

_____ FOR RENT
(---Yes/---No)

_____ FOR SALE
(---Yes/---No)

_____ FORECLOSURE
(---Yes/---No)

_____ JUNK/RUBBISH/ABANDONED VEHICLE
(---Yes/---No)

_____ ACCESSORY STRUCTURES:
1 / 2 / 3 / 4 or more

#1 - FOUNDATION:

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

#2 - ROOFING:

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

#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.

#4 - WINDOWS:

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

#5 - ELECTRICAL:

0 No repair needed.
0 Conditional uncertain or unknown
5 Minor repair.
10 Replace main panel.

#6 - EXTERIOR (PORCH, STAIRS, ETC)

0	Does not need repair.
5	Needs repair
10	Needs replacement

Sound	19 or less
Minor	20 - 25
Moderate	26 - 49
Substantial	50 - 65
Dilapidated	66 and over

56 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.

	#1 Foundation	#2 Roofing	#3 Siding/ Stucco	#4 Windows	#5 Electrical	TOTAL
Points						

Comments:

Surveyor _____ Date _____
Revised 7/98

DEFINITION OF HOUSING CONDITIONS

SOUND-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- a unit that show signs of deferred maintenance, or which needs only one major component such as a roof.

MODERATE-a unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.

SUBSTANTIAL-a unit that 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.)

DILAPIDATED-a unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is none-existent, not fit for human habitation in its current condition, may be considered for demolition or at minimum, major rehabilitation will be required.

ROOF INSPECTION PROCEDURE

1. Observe roof from ground and look for any unusual conditions:
 - a. unevenness in roof line
 - b. signs of leaks in eaves, soffits, fascias, abnormal condensation.
 - c. dryrot in fascias, rafters or rafter tails
 - d. flashings and roof drainage systems in good shape
 - e. shingles missing or curled
 - f. number of layers of roofing
2. On flat roofs check bubbles, blisters, cracks, spongy areas, and ponding water conditions.



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