

Appendix A  
 Neighborhood Background Data

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**LAND USE/GENERAL PLAN**

The following tables provide information on the currently existing “built” environment within the MLK neighborhood study area (Table A-1) as well as the specific land use designations contained with the City's General Plan (Table A-2) for the neighborhood study area. For this latter table, complete definitions for the different land use categories can be found within the General Plan Community Development and Design Element. Additionally, Map Exhibits 1 (General Plan) and 4 (Land Use) contained in the previous section *Land Use and Neighborhood Appearance* illustrate the locations of the various uses and categories described in the tables.

Table A-1 MLK Neighborhood CURRENT LAND USES			
Current Land Use Type	Total # Parcels	Acreage	Percent
Single Family	125	25.769	17.2%
Multi-Family	33	7.690	5.2%
Commercial			
Industrial		2.856	
Office		30.476	
Retail		5.863	
Total Commercial:	40	39.195	26.2%
Public Use	3	7.419	5.0%
Vacant - Residential		67.600	
Vacant - Commercial		1.768	
Total Vacant:	155	69.368	46.4%
<b>TOTAL:</b>	<b>356</b>	<b>149.441</b>	<b>100%</b>

Table A-2 MLK Neighborhood CURRENT GENERAL PLAN DESIGNATIONS					
GENERAL PLAN CLASSIFICATION	SUB AREA A	SUB AREA B	SUB AREA C	MLK, JR. CORE AREA	TOTAL ACREAGE
2.0 - 3.5 U/A	0	0	2.70	4.30	7.00
3.5 - 6.0 U/A	0	9.20	0	1.00	10.20
6.0 - 10.0 U/A	0	0	5.23	28.84	34.07
10.0 - 20.0 U/A	0	0	8.11	3.14	11.25
General Office	6.70	.52	0	1.18	8.40
Limited Office	2.80	0	0	5.44	8.24
Highway Comm.	1.54	0	0	4.26	5.80
Neighborhood Comm.	0	0	0	1.80	1.80
PF-I	13.62	0	0	0	13.62
Greenway	6.60	24.23	10.21	4.92	45.96
Park	0	0	0	3.10	3.10
Total Acreage By Area	31.26	33.95	26.25	57.98	149.44

**DEMOGRAPHICS/HOUSING**

Table A-3 MLK Neighborhood Housing Units by Type and Population Estimate		
Residential Unit Type/Tenure	Total # Units	Population Estimate
Single Family Units <sup>1</sup>		
Owner Occupied:	58	137
Renter Occupied:	97	229
Sub-Total Single Family:	155	366
Multi-family Units	83	196
TOTAL:	238	562

<sup>1</sup>30 single family units, all occupied by renters, are on parcels with 2 or more units per parcel.

The housing stock mixture within the MLK neighborhood is typical of the mix of residential units developed historically throughout the City of Redding. As in Redding at large with 66.3% single-family units, the majority of structures in MLK are also single-family units (155 units or 65.1%). Somewhat unique to the MLK neighborhood, however, is that 30 of these single-family units are configured with two or more units on a single parcel. On at least one property configured this way, the units were moved from their original location outside of the neighborhood and placed together in their present “travel court”-like arrangement. Units configured this way are used exclusively as rental units. A total of 83 units (34.9% of all MLK units) are typical multi-family units configured as duplexes or greater. Multi-family properties are modest in size with one twelve-plex being the largest complex in the neighborhood.

Home ownership levels in the neighborhood were estimated utilizing the Shasta County Tax Assessor's Tax Roll for the year 2001. All property owners claiming the homeowner's tax exemption were considered to be owner occupants of the dwelling in question. The tax base information indicated that there are a total of 58 homeowners residing within the MLK neighborhood. This level of home ownership is significantly lower than within the City of Redding at large (24.4% in MLK vs 53.5% City-wide). Home ownership is an indicator of stability within a neighborhood as owner-occupied units are less likely to experience turnover of occupants at the same rate as rental units. Property maintenance levels also tend to be higher in neighborhoods with a significant number of owner occupants.

It is estimated that approximately 562 persons reside within the MLK neighborhood. Population estimates are based upon the number of existing units, 238, multiplied by a standard population factor of 2.36 persons per unit. This standard is the standard utilized for planning purposes within the City of Redding and reflects the California State Department of Finance estimate of average household size within the community. With that said, it is important to note that there appears to be a higher concentration of minority families residing within the neighborhood than in the City at-large. A small, non-scientific survey was conducted by the MLK Multi-cultural Center in early 2001 to gather information related to the Center's services. The survey also asked for demographic information including ethnicity. The information gathered indicated that out of 75 households surveyed, 51% were members of an ethnic minority. Family sizes for minority households may not be similar to City-wide averages. However, absent a complete accurate survey of existing household demographics, including family size, within the neighborhood, the standard population factor will be utilized in this report.

## **Housing/Housing Conditions Windshield Survey Results**

In order to establish an accurate database of information regarding the existing housing conditions in the MLK neighborhood, City Housing Division staff undertook a windshield survey of all residential properties in the neighborhood during the summer and fall of 2001. A total of 238 residential units were identified and surveyed. Of these, 65.1% were single-family units and 34.9 were multi-family structures of between 2 - 12 units in size. No mobile homes were identified within the MLK neighborhood.

Using assessor parcel maps and address information available through the City's Geographic Information System data base, every street in the neighborhood was physically canvassed. Information was gathered for every residential unit visible from the street or alley and recorded on a Housing Condition Survey Form (sample attached). Residential structures were rated in five structural categories: foundation, roofing, siding, windows, and electrical. In addition, general property conditions were evaluated in the categories of fencing, walkways, tree condition, landscaping, site drainage, and debris. The structural condition points combined with the property condition points were totaled to arrive at the designation of the overall condition score. For each property, the presence or absence of public improvements, such as curb, gutter, sidewalk, street condition, and storm drainage systems was also noted, but this element was not included within the final total for the property.

By numerical score, properties were categorized into one of five distinct condition levels:

<b>GOOD</b>	15 or fewer points. Typically, little or no repairs needed. Minor repair, such as exterior painting, or minor landscape improvements would be typical.
<b>FAIR</b>	16 - 27 points. Typically, two to three minor repairs needed, such as roof patching, exterior paint, and/or landscape improvements.
<b>POOR</b>	28 - 44 points. In need of one major repair, such as replacing the roof or siding in conjunction with an accumulation of several minor repairs. May possibly qualify as a minor Code Enforcement target property. Typically, strong evidence of deferred maintenance.
<b>SUBSTANDARD</b>	45 - 54 points. Major repairs are needed to two or three of the surveyed items plus an accumulation of minor repairs. Definitely would qualify as a Code Enforcement target property.
<b>BLIGHTED</b>	55 or more points. Three or more major repairs are needed plus a number of minor repairs. Top priority Code Enforcement target property. Property usually exhibits substantial property neglect. It is possible that the cost of repairs might exceed the cost to replace the residential structure.

The results from the survey are summarized on the following Table A-4, A-5, and A-6:

Table A-4 MLK Neighborhood Owner-Occupied Units		
RANKING	# UNITS	PERCENTAGE
Good Condition	6	10.3%
Fair Condition	20	34.5%
Poor Condition	29	50.0%
Substandard Condition	2	3.5%
Blighted Condition	1	1.7%
Total: 58		100.0%

Table A-5 MLK Neighborhood Renter-Occupied Units		
RANKING	# UNITS	PERCENTAGE
Good Condition	18	10.0%
Fair Condition	47	26.1%
Poor Condition	83	46.1%
Substandard Condition	28	15.6%
Blighted Condition	4	2.2%
Total: 180		100.0%

Table A-6 MLK Neighborhood All Residential Units		
RANKING	# UNITS	PERCENTAGE
Good Condition	24 (6 O-O, 18 Rentals)	10.0%
Fair Condition	67 (20 O-O, 47 Rentals)	28.2%
Poor Condition	112 (29 O-O, 83 Rentals)	47.1%
Substandard Condition	30 ( 2 O-O, 28 Rentals)	12.6%
Blighted Condition	5 (1 O-O, 4 Rentals)	2.1%
Total: 238 (58 O-O, 180 Rentals)		100.0%

Of all residential units surveyed, 38.2 percent were considered to be in fair condition or better (10% in good condition and 28.2% in fair condition). Owner-occupied units were found to be in somewhat better condition than rental units in the neighborhood, with 44.8 percent of ownership units classified as fair or better compared to 36.1 percent of rental units. In order to achieve this rating, property owners, both home owners and rental owners alike, would typically provide regular and appropriate structural maintenance. Exterior areas, including landscaping, fencing, and storage spaces, are generally kept neat, clean, and attractive. These two categories are important as they are indicative of the typical condition of the majority of housing units within a neighborhood that is economically and physically “healthy.” In contrast, the majority (61.8%) of residential units within the MLK neighborhood are classified as being in a poor or worse condition. Substantial rehabilitation is needed in order to bring these units up to par. In the worse cases, rehabilitation costs may exceed the finished value of the property making abatement a more economical solution.

## Residential Development Opportunities

Residential development opportunities generally exist in two primary situations. The first is when there is vacant land suitable for the development of new units and the second is through intensification of an existing use either by adding additional square footage to an existing structure or by the addition of new units on underutilized land. Within the MLK neighborhood study area, there are approximately 67.6 acres of vacant land classified under the current General Plan as appropriate for residential development. The designated residential densities range from 2 units per acre through 20 units per acre. A substantial amount of the vacant land is within the density ranges (6 or more units per acre) typically indicative of land suitable for multi-family development. Scattered in-fill sites appropriate for single-family development and/or small multi-family development activities can be found throughout the core portion of the study area. There are also several areas of vacant land suitable for larger residential projects. Several of these areas are somewhat constrained by the presence of steep slopes and the need for additional off site infrastructure such as access roads, water lines, and sewer lines to serve the site.

Additional development opportunities may also exist in the study area on parcels currently containing substandard structures where the estimated cost of rehabilitation exceeds the resulting value of the structure. The housing windshield survey described in a previous section identified 5 units that fell within the worst “blighted” classification. These properties as well as some falling within the next worst “substandard” category may be economically infeasible to rehabilitate and may be more suitable for demolition and subsequent new development.

New development occurring within the MLK neighborhood would provide several benefits to the neighborhood, including the elimination of blighting conditions caused by neglected properties; the improvement of neighborhood infrastructure adjacent to the new development; the provision of additional housing opportunities for families and individuals within the neighborhood; and the stabilization and possible enhancement of existing property values.

