

Housing Inventory Report
City of Mission

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Housing Inventory Report

The City of Mission undertook a Housing Inventory with the intention of gathering information about the exterior condition of existing housing stock within the city limits. The data was collected in the summer of 2003 by city staff walking the neighborhoods in an informal 'windshield survey,' evaluating each property based upon a list of criteria. Property appraisal data was also obtained from the Johnson County Appraiser's Office. This information was then entered into a computer database by parcel address. Maps were generated showing the rating of each parcel specific to each category of evaluation.

It should be noted that this was not a scientific study, therefore the information gleaned can only be interpreted as anecdotal information for a specific snapshot in time. The criteria with which each parcel was evaluated was developed by city staff based upon ordinances currently in the books, commonly accepted notions of good upkeep, and a review of a similar study done by the Kansas City Neighborhood Alliance (KCNA) for Kansas City, Missouri.

The purpose of the housing inventory was to evaluate the condition of residential properties. By assessing the type, ownership status, as well as the quantity and quality of the housing stock within the city, city staff had a more comprehensive understanding of conditions at that time. If this process of evaluation is repeated with any frequency, the city will be able to identify and address trends.

Criteria for Evaluation

The first data gathering effort consisted in obtaining land valuation records from the County's Appraiser's Office (data provided by Johnson County AIMS). This information was used to generate maps which showed the distribution of land values within the city, as well as the overall age of primary structure in each parcel. At this point, and before the quality of a residential property was evaluated, it was assessed for **Use Type, Residential Type, Structure/Profile, and Occupation**. **Use Type** referred to whether the structure was residential, non-residential, or mixed-use. **Residential type** addressed whether the structure was a single-family structure, attached single family structure (a duplex), a townhouse, or a multi-family structure (apartments). The **Structure Profile / Style** defined whether the building was a ranch, split level/ story and a half, two story or a three story structure. While this information was not used to evaluate, it helped provide a more complete picture of a residence.

The most important of these types of classifications was **Occupation**. The city wanted to know the location and quantity of rental properties within its boundaries to evaluate the quality and impact on surrounding neighborhoods. Therefore, it was imperative that this data not be skewed by human perception, and this information was not gathered until after the data was collected in the field. Properties were identified as rental by cross-referencing the list of rental property licenses at City Hall. Using this information, the city was able to surmise which properties were owner-occupied versus rental properties. Subsequently, this information enabled the city to evaluate the qualitative impact of rental property within a specific neighborhood.

There were two main categories in the ratings guide; Structural Conditions and Ground Conditions. Each one of these was then broken down into more specific areas of evaluation. Structural conditions addressed the status of the building components: **Roof, Foundation and Walls, Doors and Windows, Porches and Stoops, Applied Ornament, and Accessory Structures**. Ground Conditions evaluated the status of the site: **Private Sidewalks and Drive, Lawn and Shrubs, Fencing** and finally **Garden Accessories / Nuisance Articles**.

Every area of evaluation, except for **Garden Accessories/ Nuisance Articles**, was broken down into four levels of maintenance; deteriorated, substandard, good, and excellent. **Not applicable** was the alternative to rating a specific item should it be impossible to evaluate the condition of the parcel due to visual obstructions or if the item did not exist at that location. **Garden Accessories/ Nuisance**

Articles was evaluated based upon the quantity of items located on the site, as such, the four levels were; problem, substandard, good and excellent.

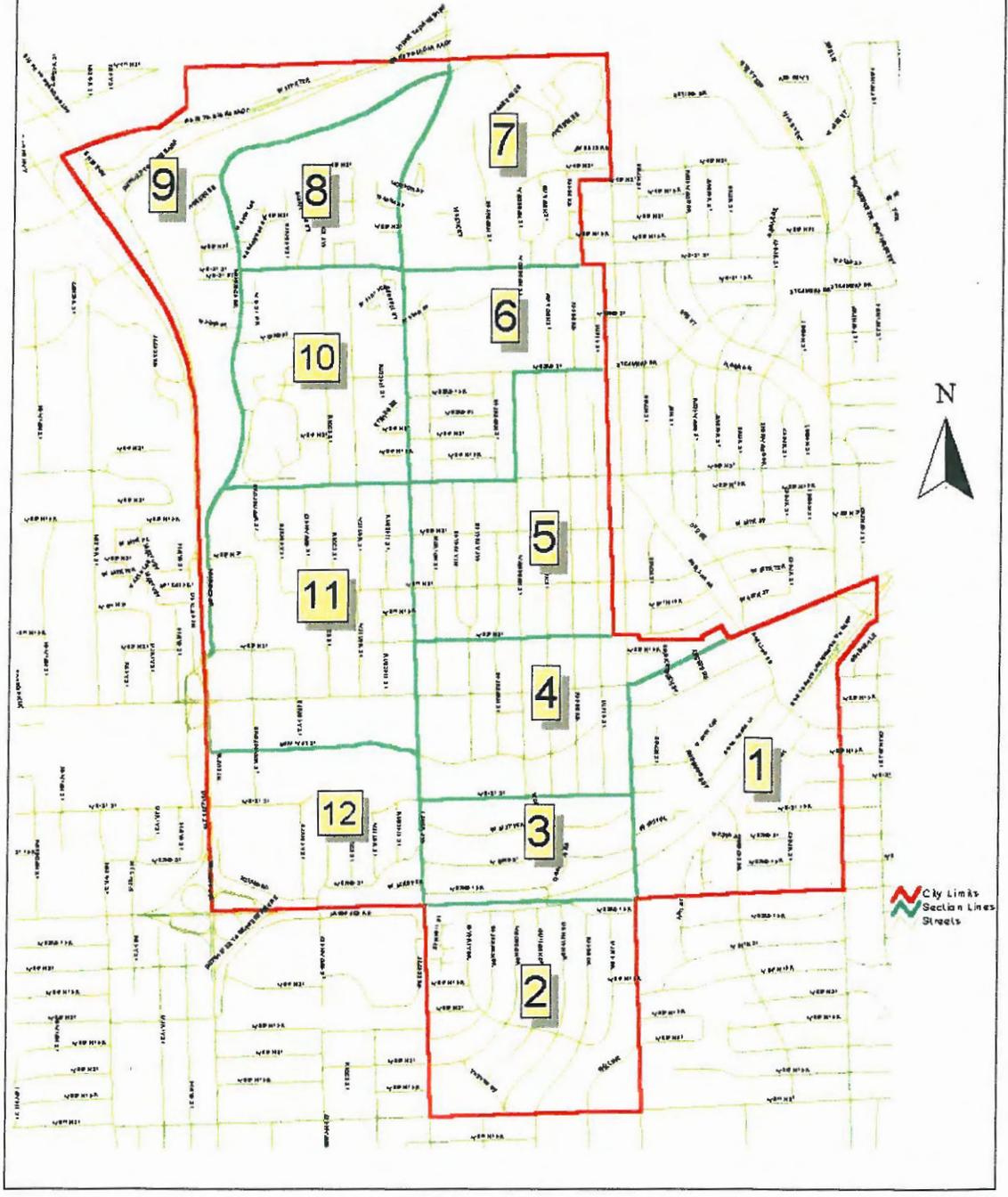
The worst rating for every category except **Garden Accessories/ Nuisance Articles** was deteriorated. To receive this rating, there must have been either significant structural damage to the item in question or the item was missing entirely. This rating indicated the item needed to be completely replaced or would require significant cost to repair. Substandard was the second lowest rating, this was utilized when there was some structural damage, but all components were present. This implied that the item was salvageable but would require costly repair. An item received a good rating when it showed only cosmetic damage caused by normal wear and tear or weathering which was repairable with normal maintenance. The best rating was excellent, which was used only when the item was in superior condition and looked new, needing no maintenance or repair. While each category had slight variations in the ratings definitions, the overall requirements were consistent.

Garden Accessories/ Nuisance Articles was rated in a slightly different manner because not only the quality but the quantity were evaluated. **Garden accessories** were those items used to enhance a garden or outdoor setting. Examples would be: patio tables and chairs, bird baths, wildlife feeders, topiaries, garden structures, flower pots, and yard art. These items were evaluated based upon quantity and quality (if they were dilapidated or in a state of disrepair). **Nuisance articles** were items inappropriately stored in the yard, the following are a few examples: abandoned appliances and vehicles, vehicle parts, building materials, litter as well as brush and compost piles (which were acceptable as long as they are screened from the front yard). These items were evaluated solely on their quantity, as they are unacceptable for the front yard. The worst rating for this category was problem, which denoted numerous nuisance articles, areas of litter and brush, and/or a significant number of garden accessories. The second to lowest rating was substandard, this was used when there were some nuisance articles, small areas of brush and litter, and/ or numerous garden accessories creating a cluttered appearance. A good rating occurred where there were no nuisance articles but numerous garden accessories. The best rating was excellent, this was reserved for lawns where there were no nuisance articles. Garden accessories were present but did not contribute to a cluttered appearance.

Once all the data was collected and disseminated, the information was processed with ArcView GIS 3.3 in order to create maps showing the rating of each property in each category. It can be noted in the maps included in this study that not 100% of parcels have ratings criteria clearly identified. This is due to problems which may have occurred when entering the data, which may have caused certain parcels to be either mislabeled or not labeled at all. Due to the relatively low occurrence of this data 'mismatching' and the anecdotal nature of the study, Staff concluded that this occurrence falls within an acceptable margin of error.

In an effort to manage the data, the city was divided into 12 sections. For the most part, major streets bound these areas. This was done so similar neighborhoods and subdivisions remained together, although in some cases this was not possible. Because this configuration was determined by looking solely at maps, the quantity of houses within each area varied greatly. Section 9 did not have any houses in it, as it encompasses the area west and north of Foxridge Drive. There were two other sections that had a smaller number of residential properties. They were Section 8 with approximately 50 units (most of which are duplexes), and Section 4, with only 94 houses. A point of interest is that there are 2 schools within the city. Rushton Elementary School is located in Section 6 and Highlands Elementary School is located in Section 1.

CITY OF MISSION
HOUSING INVENTORY
SECTION BOUNDARIES



Section Evaluations

The information taken from the survey was broken down and listed for each section. Outlined is the number of houses, the percentage of rental properties, the architectural styles, the approximate age of the houses based upon previously outlined information, and the manner in which each area scored in the individual categories of evaluation. For each category, a map of the Section illustrating how each parcel rated was reviewed. From these maps, in an attempt to manage data, a rough estimate was made of whether the section would receive an overall score of Best, Average, or Worst for each category of evaluation. Just because a section may receive an average or worst overall rating, did not imply that the area is without houses that scored as excellent or good. It is from this unscientific dissemination of information that each Section is characterized. The following is a summary of the findings. Where possible, anecdotal conclusions are outlined.

Section One is the area East of Nall Avenue and South of Johnson Drive to the City of Prairie Village and the City of Fairway borders. This area is somewhat different than the other sections because Shawnee Mission Parkway divides the area in half, although both halves are similar in size and composition. There are approximately 256 single-family residential units in the area. According to City records, approximately 13% of these are rental properties. All of the houses are individual homes; there are no duplexes or houses with apartments. The predominant housing style is ranch, at approximately 88%; the other 12% are split-level and two story homes. In regards to the ratings, the area received for Structural and Grounds Conditions of the survey, it scored average for Doors & Windows, Walls & Foundations, Porches & Stoops, Lawns & shrubs, Private walks and Driveways and Applied Ornaments. This is to say that there were houses with excellent and good scores, likewise there was almost an equal number that scored as substandard and deteriorated. The categories where the area received an overall poor scoring was in Roofs and Fencing. This was to say the area had more negative scores than positive. One reason for this could be the age of the houses. For the most part, the houses are 40 to 50 years old, approximately 90% of the houses were built in the 1950s. They appear to have not been well maintained over the years. There is only one block that was built in the 1980s and none of those scored poorly.

Section Two is the area south of Shawnee Mission Parkway and commonly known as Milhaven. This area is made up of 375 houses, only 4% of which are rental properties, according to City and tax records. Like Section One, all of these houses are individual single family homes. Approximately 63% of the houses are ranch style with the remainder being split-level and 2-story homes. This section had a predominance of good and excellent scores across the board. For the most part, all of the houses were built in the 1950s and 1960s, making the houses a similar age as those in Section 1, although overall in much better condition. The main difference between the two areas is that the property values are considerably higher in Section 2 than in most other areas of the city. The obvious conclusion is that houses in this section are maintained because of property values and in no small part, a strong homes association. Overall, this section, along with Section 3, scored the highest in the Structural and Ground Conditions Survey.

Section Three is the area north of Shawnee Mission Parkway and south of 61st Street, with Nall and Lamar Avenues on either side, commonly known as Countryside. This section which includes 138 residences shows the highest proportion of owner occupancy at 97%, according to City and tax records. This high owner occupancy rate is somewhat suspicious, as there are higher percentage of rental properties in every other section. One explanation could be the fact that prior to January 2003, Countryside was an independent city with its own record keeping system. Currently, the City of Mission has limited records for rental properties within Countryside, although the assumption is that there may be more. Approximately 68% of the homes are ranch style, 28% are two-story, and the remaining are three story or split-level. The majority of the houses, roughly 85%, were built in the 1940s and 1950s, the rest are pre-1939. Like Section Two, this area had a plethora of good and excellent scores in every category. The property values in this area are also high and there is a homes association, so strong incentives exist to maintain the quality of the neighborhood. Overall

this area is most similar to Section Two. Overall, this section, along with Section 2, scored the highest in the Structural and Ground Conditions Survey.

Section Four, the area north of 61st Street and south of 58th Street, with Nall Avenue and Lamar Avenue on the east and west, is one of the smaller sections. This section is also broken up into two small residential areas, herein identified as the Northwest and Southeast neighborhoods, as the Johnson Drive business district runs down the center of the section. According to city and tax records, of the 110 individual single-family houses, 17% are rental properties spread out evenly between the two aforementioned neighborhoods. This Section has one of the highest concentrations of rental properties based upon the total number of properties. Ranches account for 55% of the housing stock found almost exclusively in the Northwest neighborhood, 23% are split-level and the remaining 21% are two and three story structures (found almost exclusively in the Southeast Neighborhood). As a whole, this section scored below average in almost all of the Structural Conditions categories. The only Structural Conditions category in which it received an average rating was in Fencing. This Section had the lowest average score of any section. The only overall average score Section Four received in the Ground Conditions was for Fencing. It should be noted that the Southeast neighborhood consistently scored much higher in all categories than its counterpart. This is somewhat ironic since the Southeast neighborhood was built predominately before 1939, with only a few infill houses from the 1960s. The majority of the houses in the Northwest neighborhood of the Section are more recent, with most dating back to the 1950s, with a few from the 1960s. Also noteworthy is the fact that according to the appraisal records, the homes in the Southwest neighborhood are slightly more expensive than those in the Northwest neighborhood. This is one of the more perplexing sections. There is a great deal of diversity in the parcel scores. There is a wide range of appraised values and age of structure between the two neighborhoods, yet both neighborhoods have almost equal number of rental properties, and the same close proximity to businesses. It is difficult to draw concrete conclusions based upon the information generated for this Section. However, this Section has the greatest percentage of home rental licenses and the lowest average residential appraised value (\$116,695) which further solidifies the notion that abundance of rental properties lowers property maintenance and thus property values.

Section Five is bordered by 58th Street to the South, Lamar Avenue to the West and Nall Avenue to the East. The north boundary of the section jogs along 55th Street, and then north along Woodson Road to 53rd Street. This section is the largest, with approximately 567 houses. Of those, 13% are listed as rental properties. The majority of the houses in the area are single family residences, with only 3 duplexes. The predominant architectural style is the ranch at 71%, split levels account for 19% of the housing stock and the remaining 10% are two story structures. This is the most diverse area in regards to the age of the primary structures. In the neighborhoods east of Woodson Road and south of 53rd Street, over half of the houses were built before 1939, the remaining houses in that particular neighborhood are modern infill houses. On the west side of Woodson, the entire area was built in the 1950s. The Northeastern area of the Section was also very diverse with homes built before 1939, and from the 1940s through the 1960s. All of this creates a very eclectic neighborhood with a great many levels of maintenance. As such, Section Five was the third lowest scoring area in the entire city. Section Five had below average scores in all categories. This is not to say that there were not well maintained homes, there just happen to be more homes in various states of disrepair. The comparatively lesser degree of proper maintenance leads Section Five to the second lowest appraised residential property values in the City, at \$117,290.

Section Six borders Section five on the south, with 51st Street on the north, and Lamar Avenue and Nall Avenue on the east and west. This area is quite a bit smaller than its neighbor to the south, with 373 houses, 11% of those rentals. The style of homes is very diverse with ranches accounting for 59%, 26% split levels, and the remaining 15% are two story houses. Approximately 50% of the homes were built in the 1950s, 20% were built before 1939 and the rest are from the 60s through today. The section received a below average rating for all categories, except Driveways and Pedestrian Walkways, Lawn & Shrubs, and Garden Items and Nuisance Articles. However, it received high marks for the quality of its accessory structures. Because there was such a wide range

of ratings, it is difficult to outline specific causes. Overall, average scores for this section were the 2nd lowest in the City.

Section Seven is located north of 51st Street and east of Lamar Avenue, up to Mission's North and East limits. Section Seven is one of the smaller areas with approximately 134 houses, and a rental rate of 10%. It is almost evenly split between ranch houses, and 2 and 3 story homes. The section is split almost in half with approximately 40% of the houses built before 1939 in the West half, in the East half approximately 40% were built in the 1950s. The remaining are modern infill houses scattered in both halves. One obvious fact is that the west half has larger lots that are considerably deeper than any other neighborhood. This section scored at or above average in all categories except in Accessory Structures. Property values are also divided between the east and west halves. The West half in the older area has lower property values, and in general lower scoring in all the categories. Likewise the East half has higher property values, if only slightly, is newer, and scored somewhat better than its neighbor. This is one of the sections where it is clear to see decline in an older area. Overall, average scores in this section were the fourth highest in the city.

Section Eight is bordered by Lamar Avenue on the east, 51st Street on the south, and Foxridge Drive curves around the West and North. Section Eight is distinct from the other areas because it is comprised solely of duplexes. There are only 51 houses in the district, and only 11 of these are rental properties. This is unusual because in other areas of the city, where there are large numbers of duplexes, there is a correspondingly large number of rental properties. It is a possibility that Section Eight possesses more rental properties which are not registered with the city. Another plausible explanation is that these attached homes are newer, larger and have more architectural characteristics that appeal to more people. Appraised property values average \$133,682. This may be misleading, however, since some parcels are given a single value by the Johnson County Appraisers Office, when in fact the parcel may contain two units. All of the houses were built in the 1970s. This is evident by the styles of the houses. Two thirds of the properties are 2 story houses while the remainders are split level homes. There are no single story ranch homes in the area. This area scored excellently across the board in every category. While it is important to note that there are some homes that could use maintenance, the general level of maintenance as a whole is superior. The average scores in this section were the 3rd highest in the City.

Section Nine is the area West of Foxridge Drive and East of Metcalf Avenue. This is the only Section without any residential properties. As such, there is nothing to report.

Section Ten is south of 51st Street, west of Lamar Avenue, north of 55th St, and east of Foxridge Drive. This is a very eclectic area of Mission as there are a variety of architectural styles and age ranges of homes. The majority of the houses were built in the 1940s and 1950s, the rest of the homes were built before 1939 with a few modern infill projects. The time period in which they were built is indicative of the architectural style, the majority are ranch and split level homes, the rest are two and three story. Of the 194 homes in the section, approximately 11% are rental properties. Section Ten consistently received poor scores. Average scores were below average for the City in every category except Lawns and Shrubs. There is no clear reason for this kind of performance, other than this is an older neighborhood in need of maintenance. Overall, average scores for this section were the fourth lowest in the City.

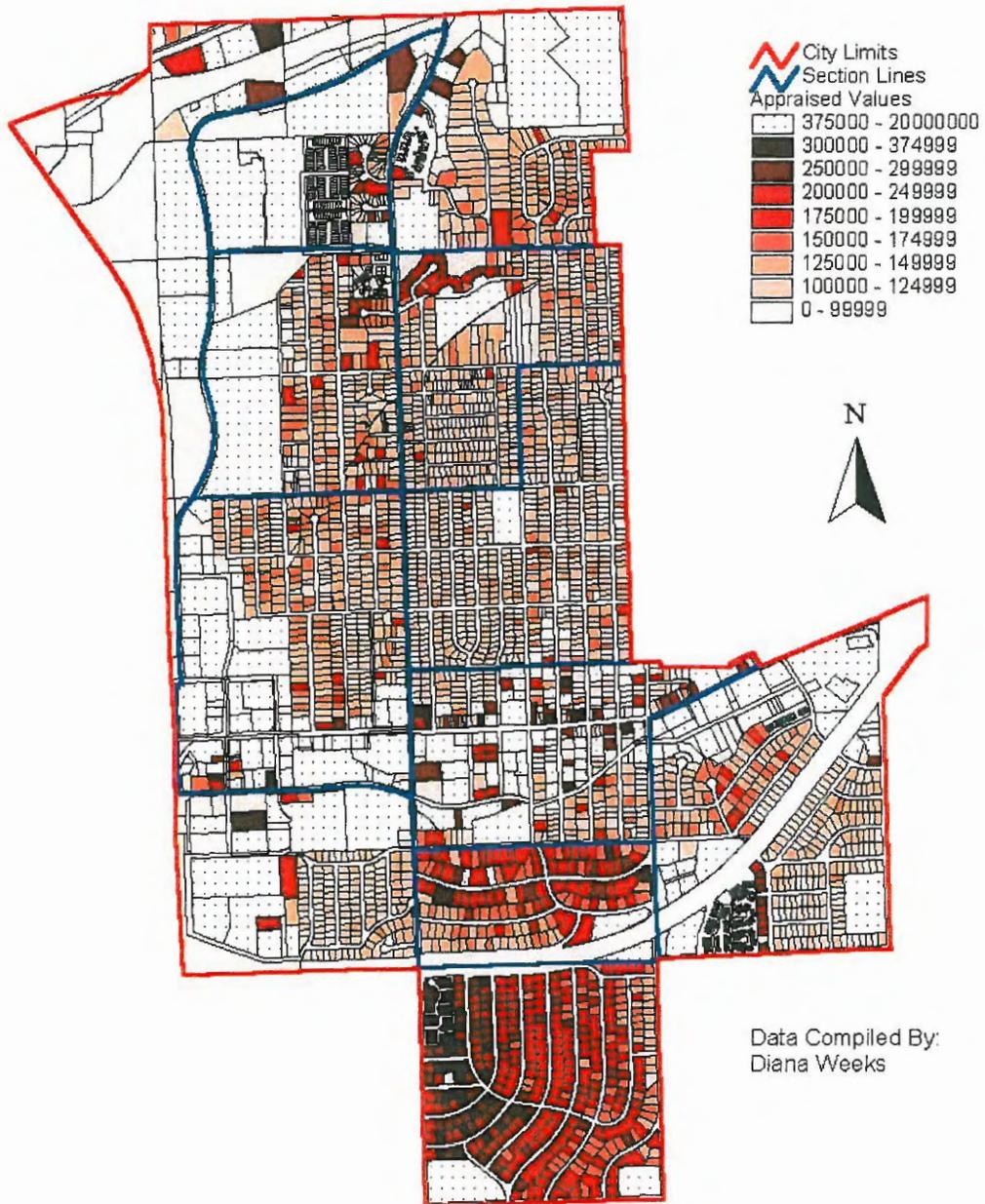
Section Eleven is one of the larger areas in size, even though it only contains 286 houses, with approximately 10% utilized as rental properties. This area is bordered by Martway on the South, 55th Street on the North, Lamar Avenue on the East, and Metcalf Avenue on the West. The houses in this area are made up of relatively diverse styles, approximately 60% of the houses are ranch, 25% are split-level, the remainder are two and three story structures. This is expected as 90% of the houses were built in the 1940s and 1950s, with the rest being pre-1939 and modern infill houses. The ratings for this section also vary widely. However, average scores were around the City average for all evaluated categories. The better scores were in the Roofs and Accessory Structures categories. It could be surmised that the excellent scores in these two areas are explained by the need for new roofs due to the age of homes. As well as, the construction of new carports and detached garages to

accommodate automobiles in a neighborhood with several houses that date to a time before cars were housed in doors. Appraised property values average \$129,453, which is surprisingly high considering the proximity to commercial areas.

Section Twelve is the last section in the housing inventory. It is made up of 137 houses, with approximately 22% of them used as rental properties (highest in city). The area is bordered by Lamar Avenue of the East, Martway Avenue to the North and extends to the City boundaries to the south and west. Section Twelve is similar to Section Eight because it has the second highest concentration of duplexes, with approximately 7%. In this area 80% of the houses are ranch, the rest are two story and split level, which is in line with all of the houses dating back to the 1950s. The area did not score best in any category. The area scored above average in the following categories: Roof, Walls & Foundations, Accessory structures, Applied Ornament. The area received poor scores in Garden Items & Nuisance Articles, and Private Drives & Sidewalks. The most obvious reason for these types of scores is the age of the houses. Overall, average scores in this section were right at the City's average. However, appraised property values average \$119,596 (3rd lowest), which could be due to the proportion of rental properties and the proximity to the commercial areas.

Maps

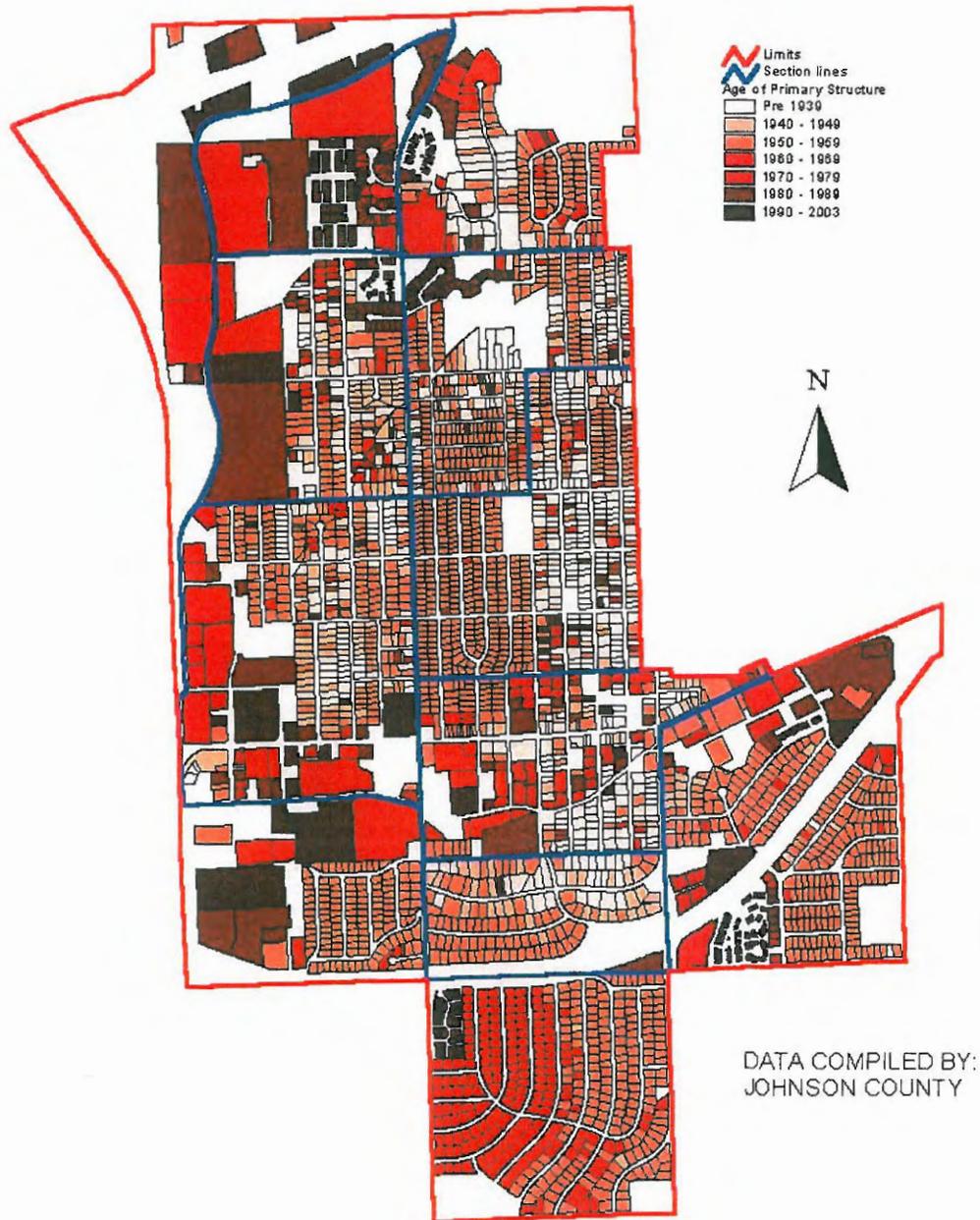
CITY OF MISSION HOUSING INVENTORY APPRAISED VALUES



Comments: This map illustrates appraised values (2002 Data obtained from the Johnson County Appraiser's Office). Areas of higher values are Sections 2 (Millhaven) and 3 (Countryside) (215,298 and 189,615 respectively). Areas of overall lower values are Sections 4, 5 and 12 (116,695, 117,290, and 119,596 respectively).

Maps

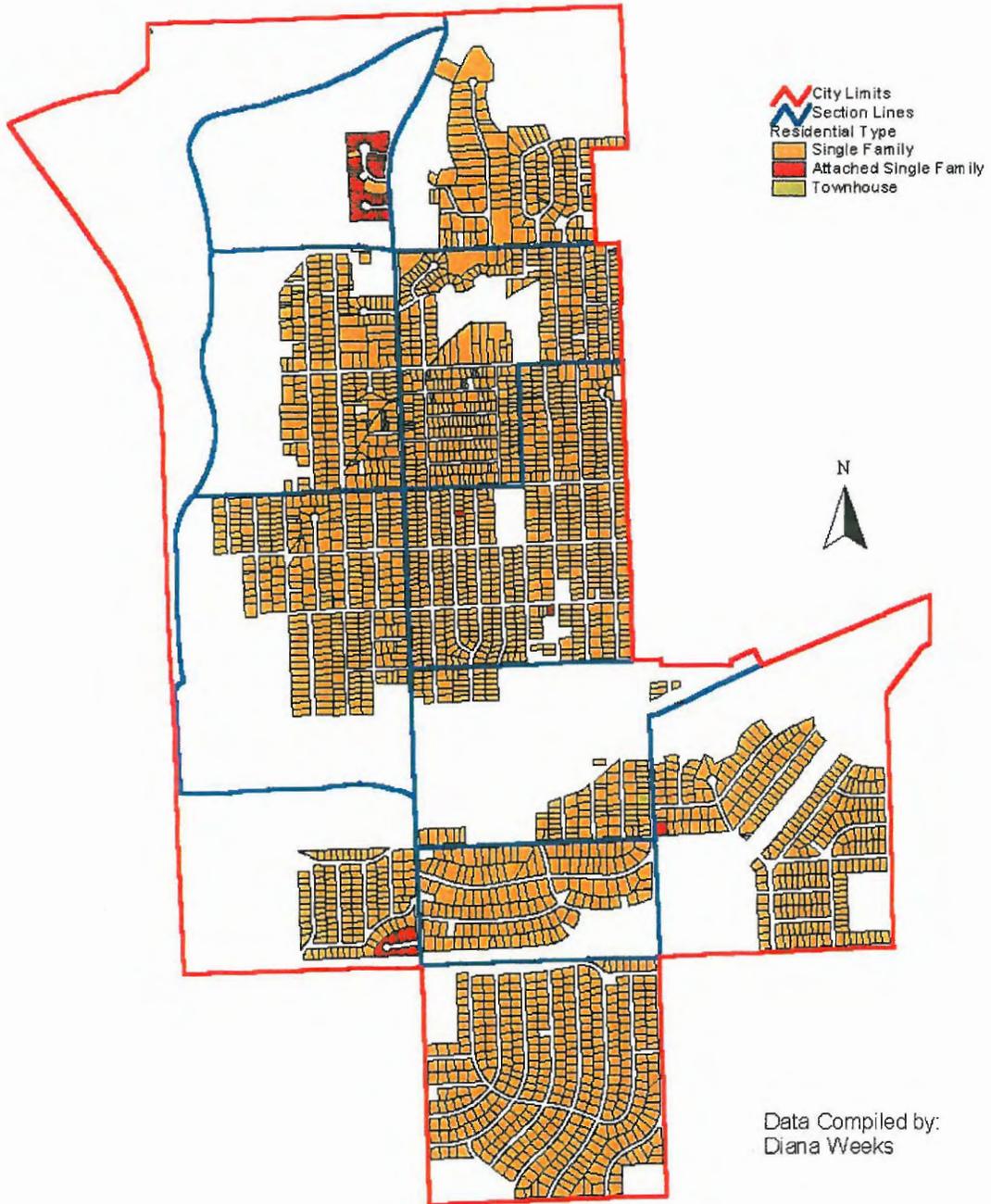
CITY OF MISSION HOUSING INVENTORY AGE OF PRIMARY STRUCTURES



Comments: This map illustrates the age of primary structures at each property (2002 Data obtained from the Johnson County Appraiser's Office). Pre 1939 structures are concentrated in Sections 4 and 5, even though significant infill is becoming apparent in these areas, as well as areas north of 53rd Street. The most homogenous area perhaps is Section 2, where most housing was built in the 1950's and 1960's.

Maps

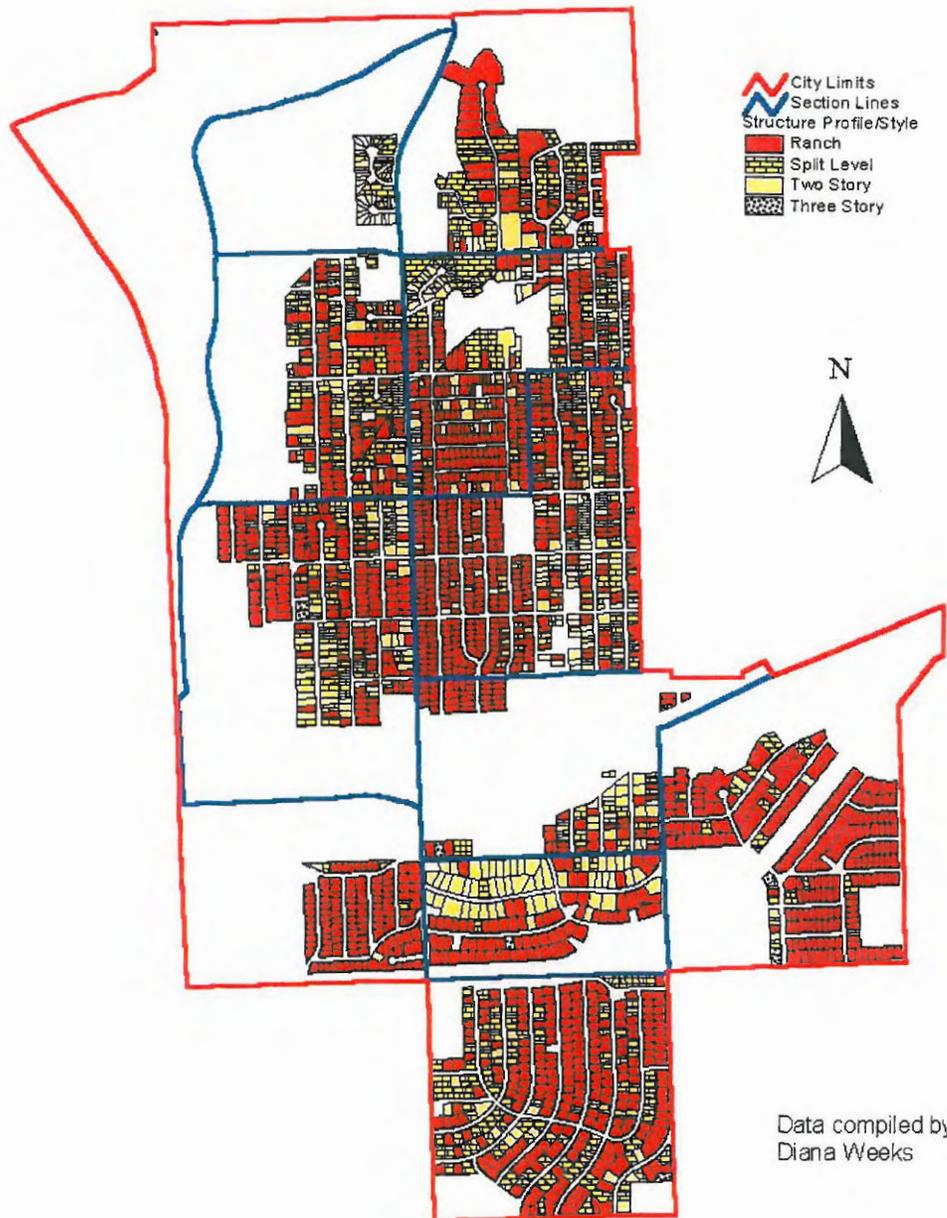
CITY OF MISSION HOUSING INVENTORY RESIDENTIAL TYPE



Comments: This map illustrates the abundance of single family structures in the City of Mission. A few existing 'attached' single family structures are identified.

Maps

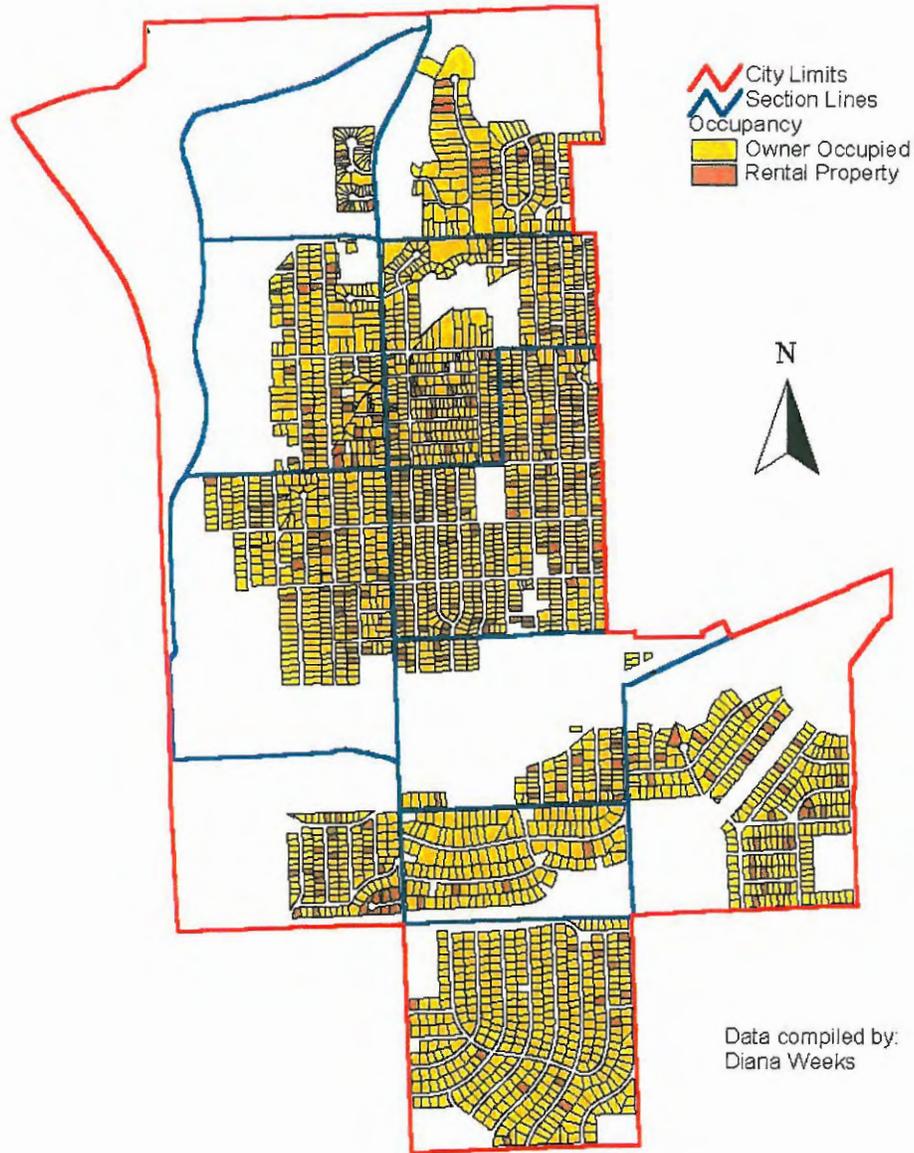
CITY OF MISSION HOUSING INVENTORY STRUCTURE PROFILE



Comments: This map illustrates the structure profile of primary structures. Dominant structure profile styles are ranch and split-levels. Two story homes are also dominant in Section 3 (Countryside).

Maps

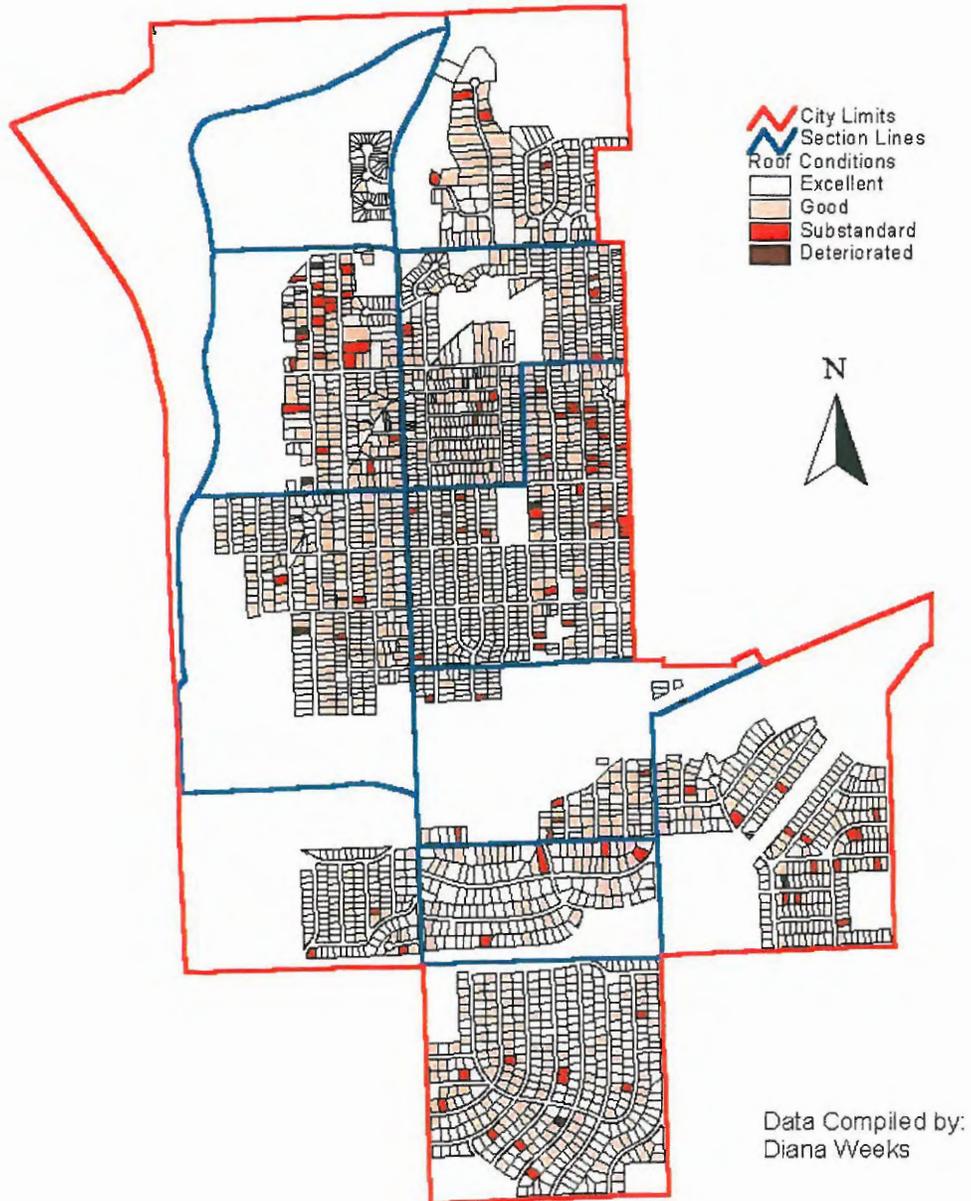
CITY OF MISSION HOUSING INVENTORY HOME OCCUPANCY



Comments: This map illustrates owner occupancy and compares it with rental properties in single and two-family residences. Data displayed here was obtained from City rental licensing records and tax records. There are no apparent trends in this illustration, other than the obvious observation that areas with lower valued properties (Example: Section 12 and 4) appear to have a higher amount of rental properties. It must be noted that out of 2621 single family residences, 238 (9.1%) are registered as rental properties. This number may be low due to incomplete City records. An additional 62 residences appear to be rental properties according to tax records. Approximately 89% of single and two family residences in the City appear to be owner-occupied.

Maps

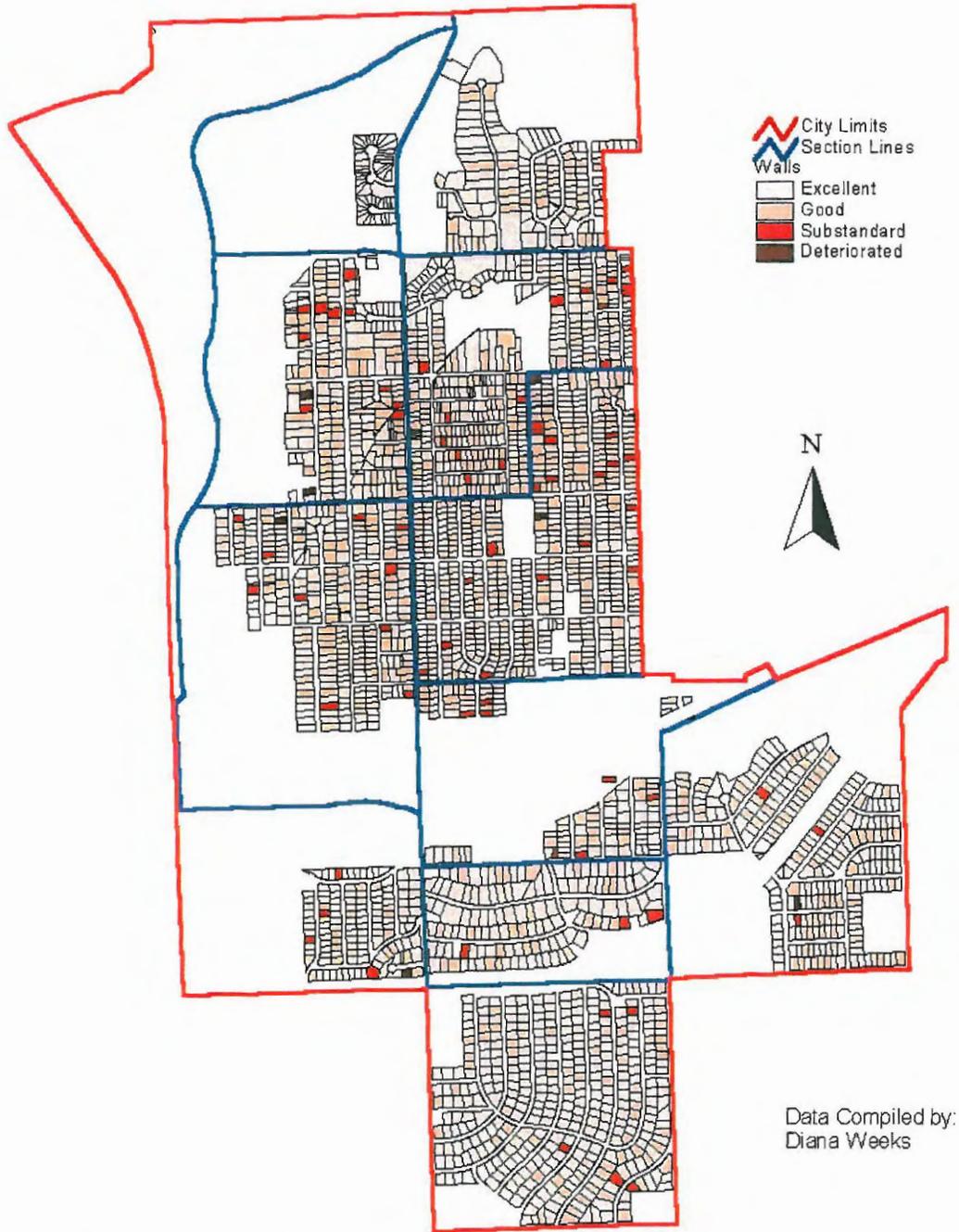
CITY OF MISSION HOUSING INVENTORY ROOF CONDITIONS



Comments: Sections 4 and 12 appear to have lower relative roof conditions. Sections 2, 3, 8, 12 are sections which appear to have higher relative roof conditions.

Maps

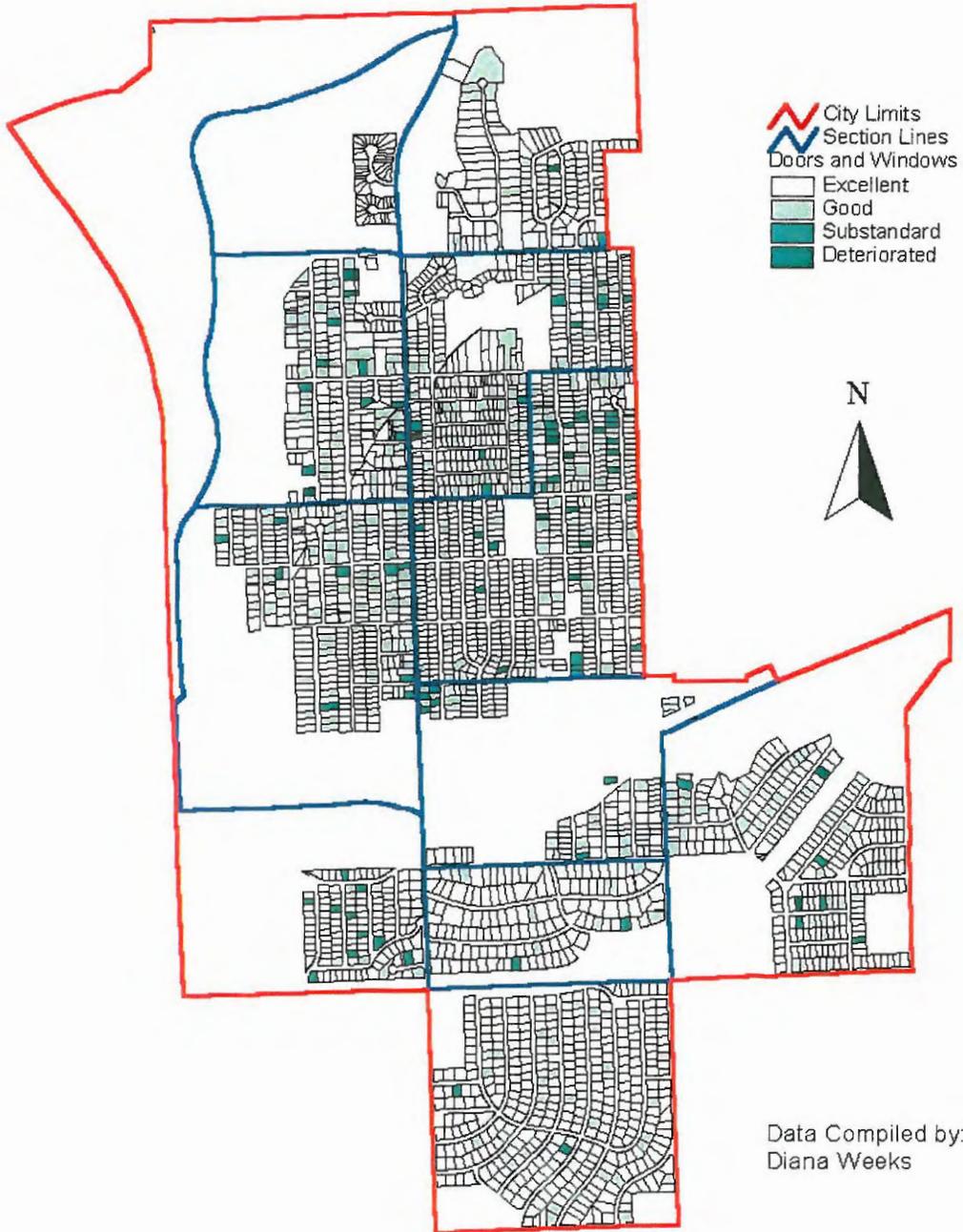
CITY OF MISSION HOUSING INVENTORY FOUNDATION AND WALLS



Comments: Sections 4, 5 and 6 appear to have lower relative conditions of walls and foundations. Sections 2 and 3 are the sections which appear to have the best overall conditions in this category.

Maps

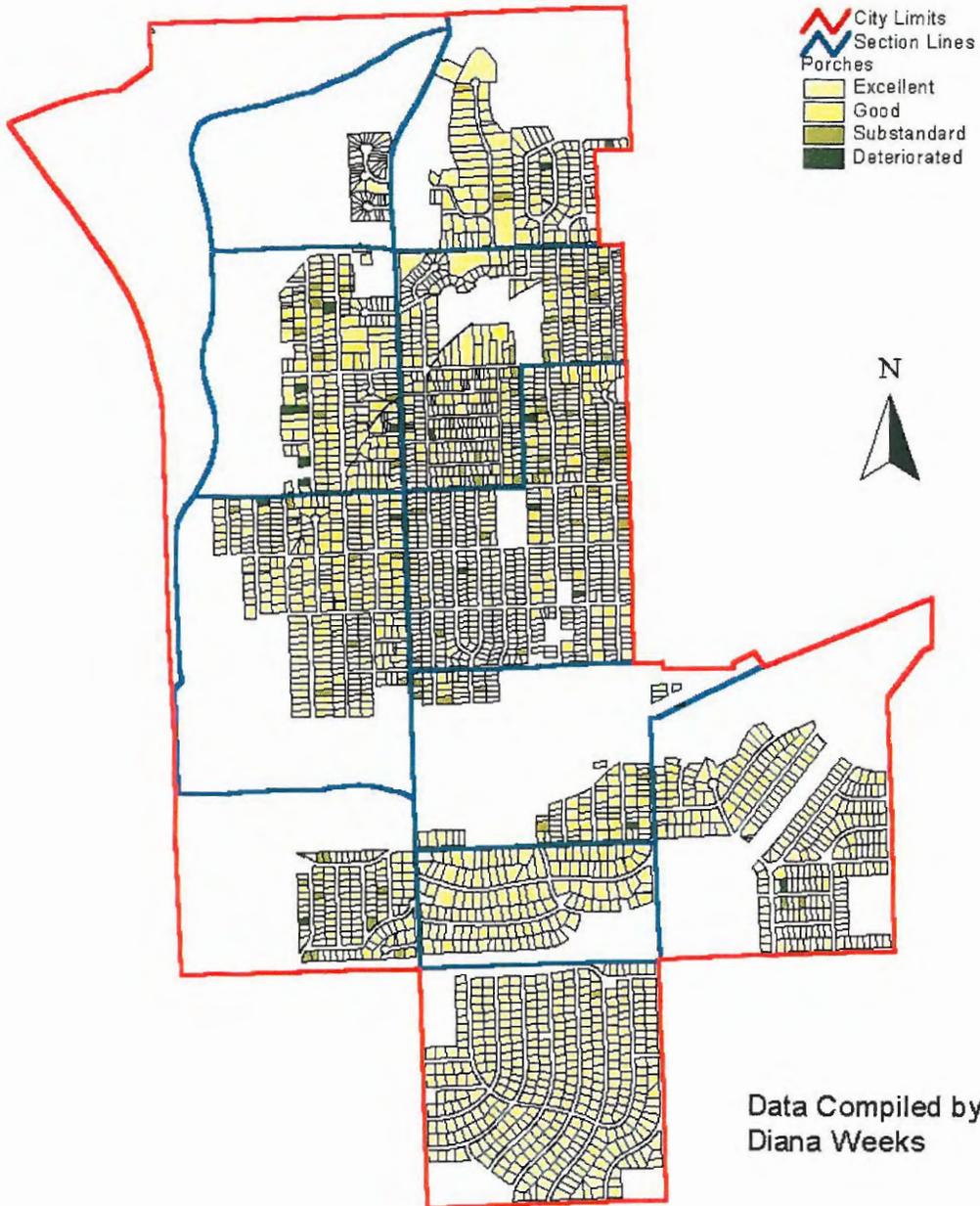
CITY OF MISSION HOUSING INVENTORY DOORS AND WINDOWS



Comments: Section 4 appears to have the lowest relative conditions of this Doors and Windows. Sections 2 and 3 are the sections which appear to have the best overall conditions in this category.

Maps

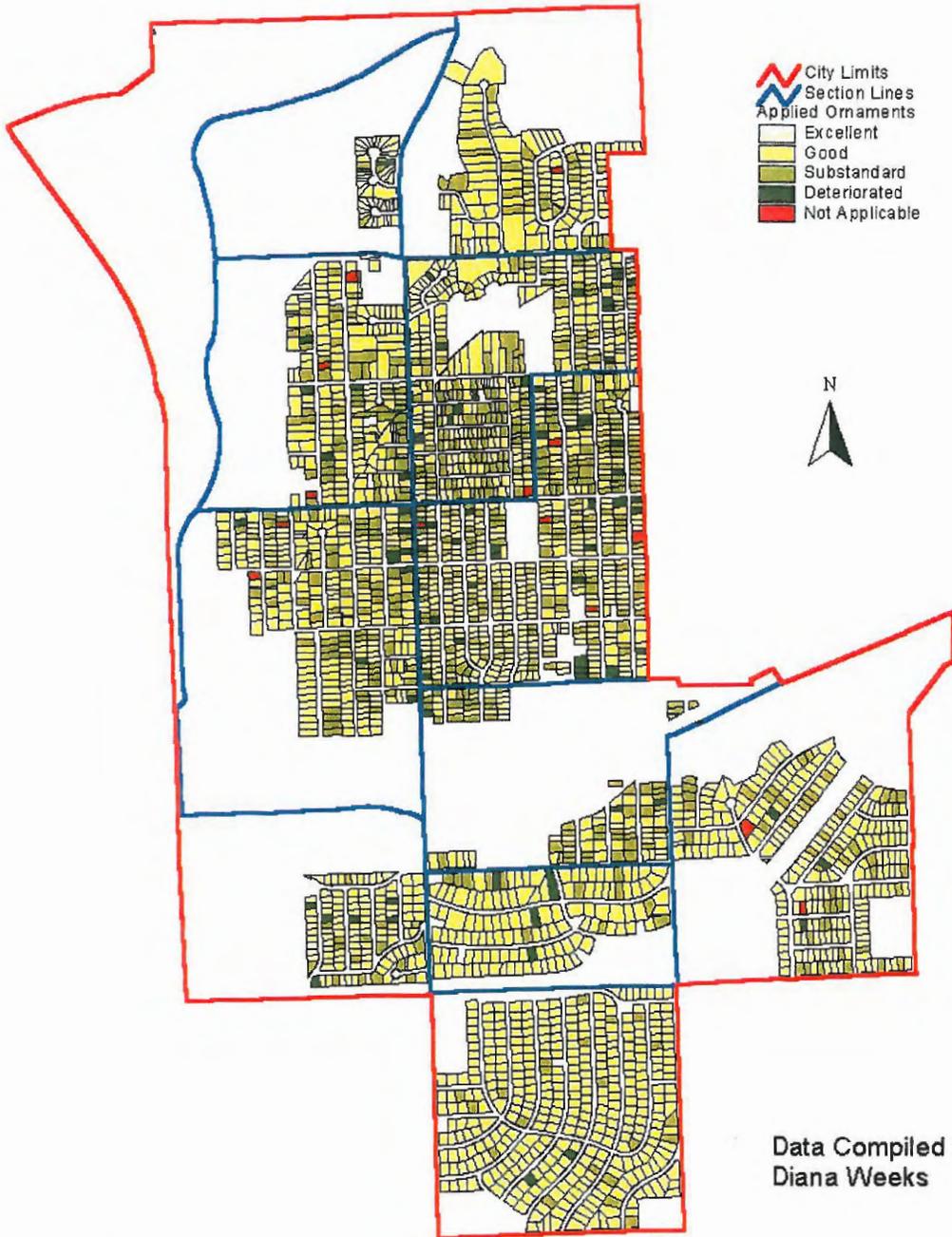
CITY OF MISSION HOUSING INVENTORY PORCHES AND STOOPS



Comments: Sections 4 and 6 appear to have lower relative conditions of Porches and Stoops. Sections 2 and 3 are the sections which appear to have the best overall conditions in this category.

Maps

CITY OF MISSION HOUSING INVENTORY APPLIED ORNAMENTS



Comments: Section 4 appears to have lower relative conditions of Applied Ornaments. Section 2 is the section which appears to have the best overall conditions in this category.

Maps

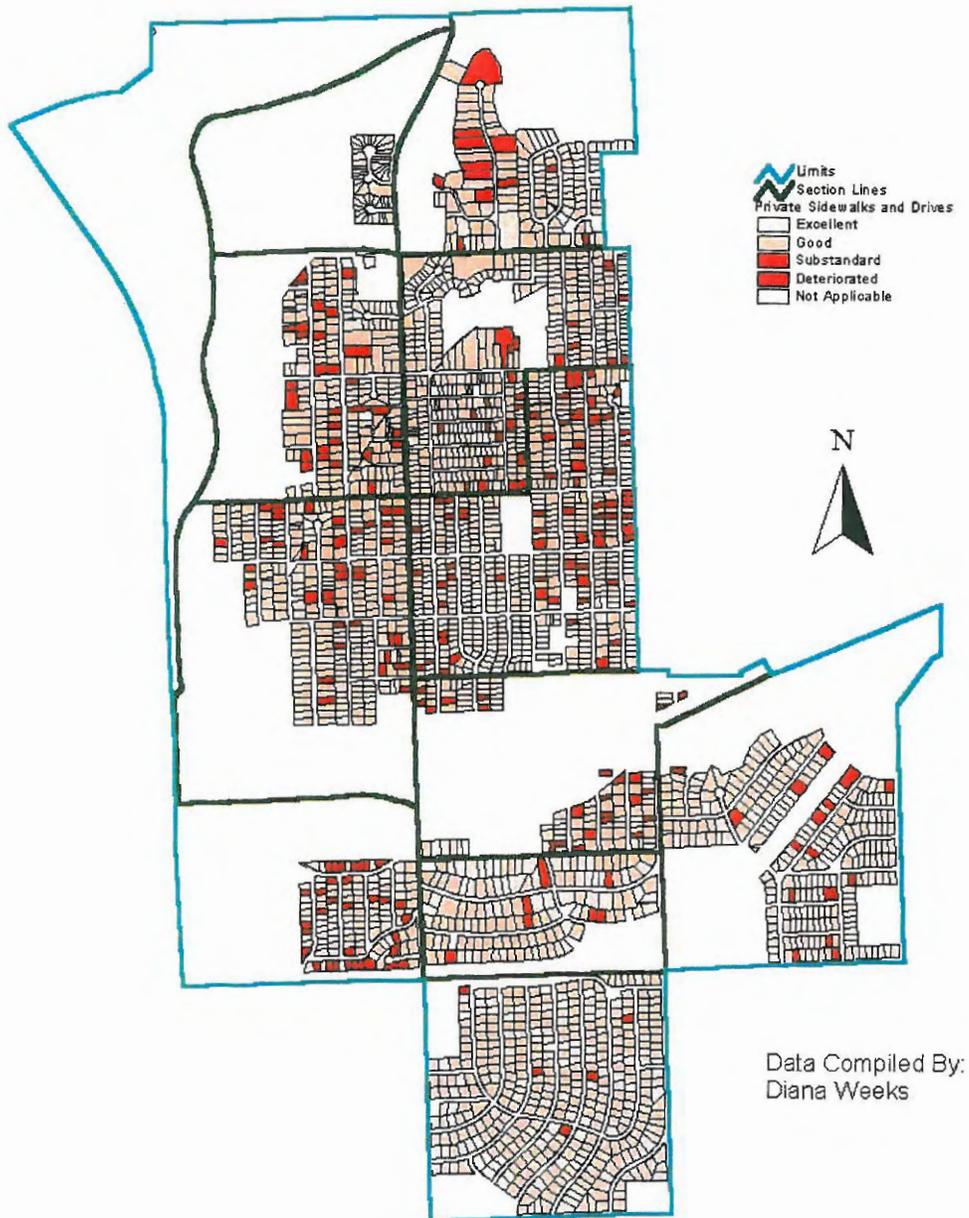
CITY OF MISSION HOUSING INVENTORY ACCESSORY STRUCTURES



Comments: Sections 4 and 6 appear to have lower relative conditions of Accessory Structures. Sections 1, 2, 3 and 12 are the sections which appear to have the best overall conditions in this category.

Maps

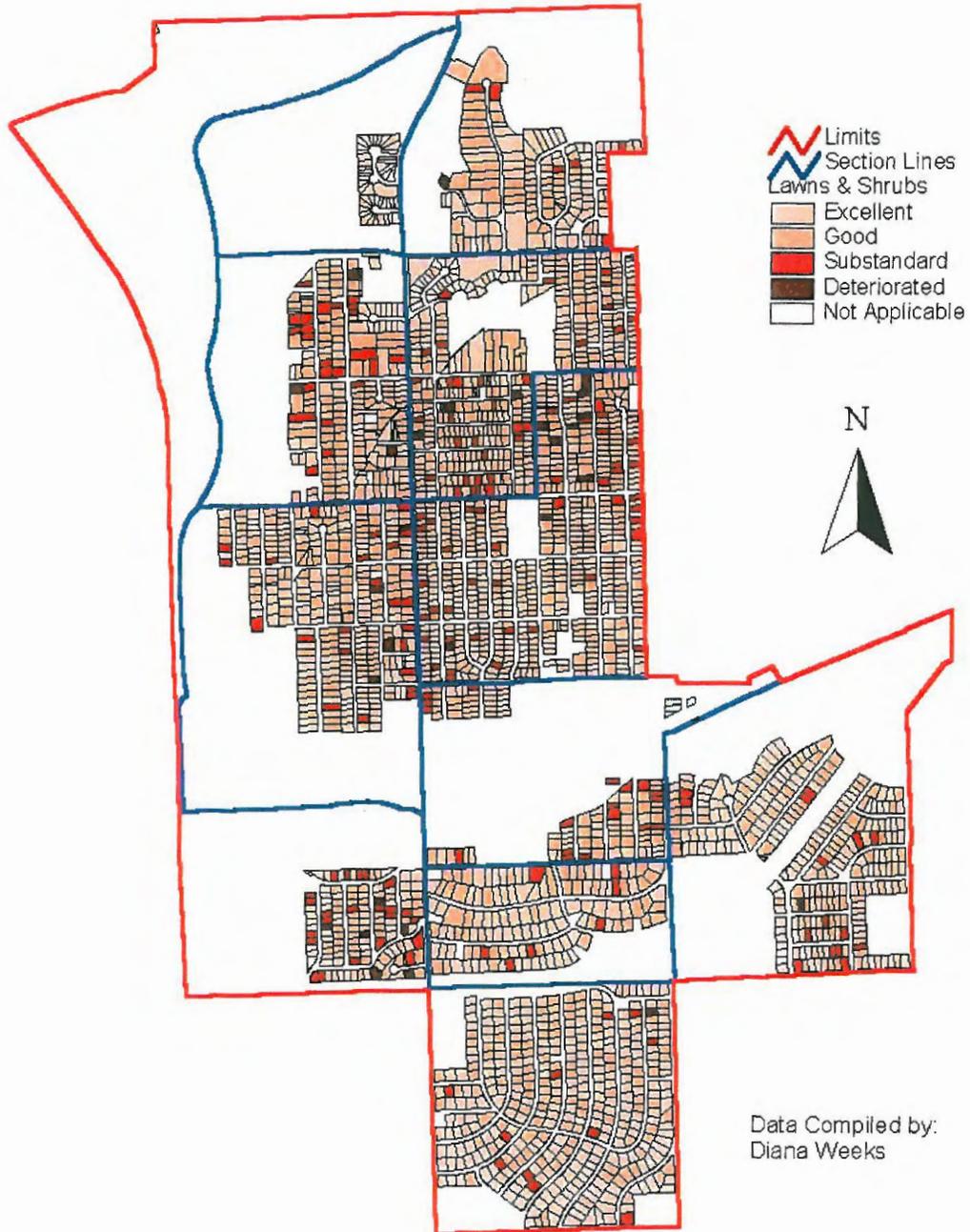
CITY OF MISSION HOUSING INVENTORY PRIVATE SIDEWALKS AND DRIVES



Comments: Sections 4, 3 and 12 appear to have lower relative conditions of Driveways and Private Sidewalks. Sections 2 and 3 are the sections which appear to have the best overall conditions in this category.

Maps

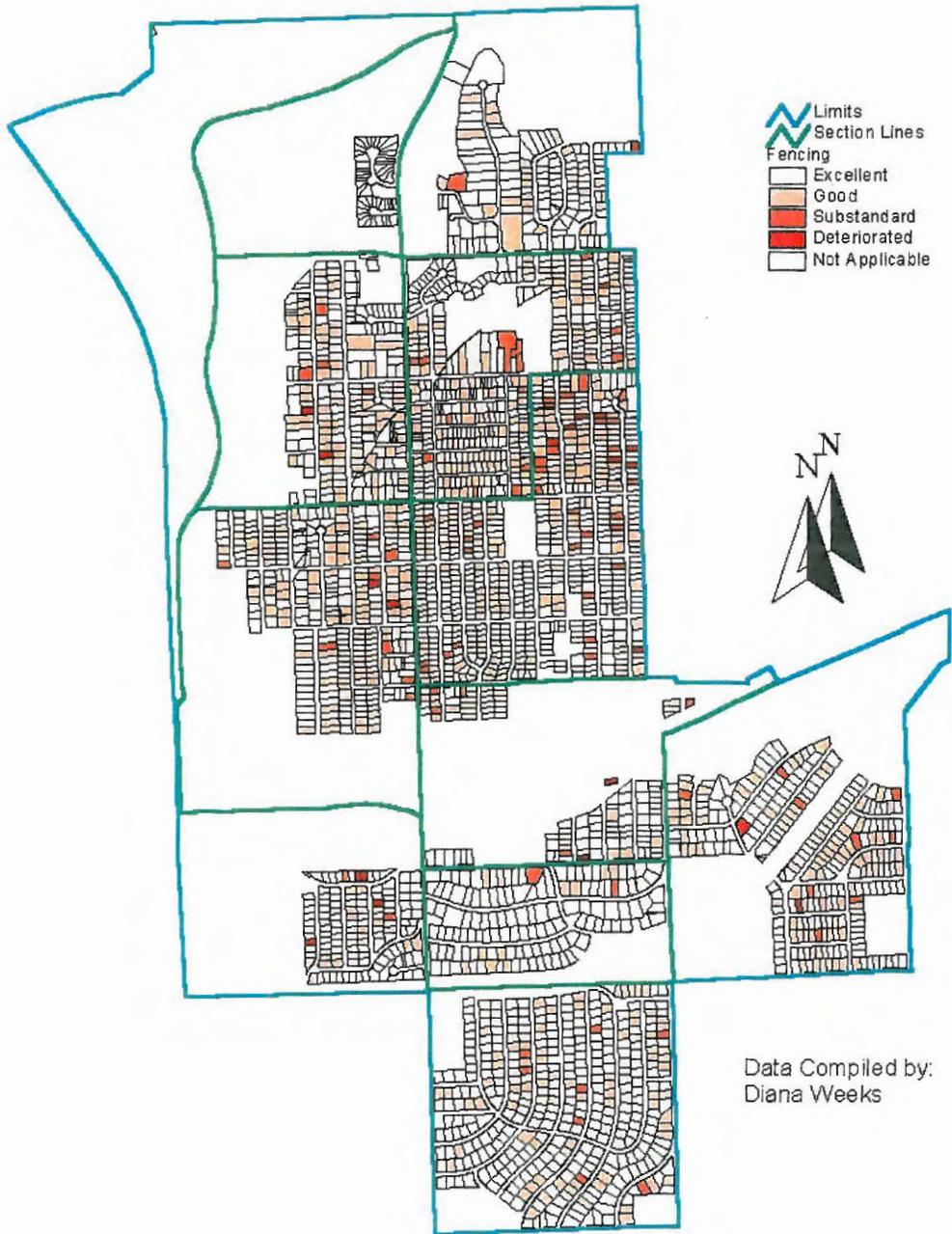
CITY OF MISSION HOUSING INVENTORY LAWNS & SHRUBS



Comments: Sections 4 and 12 appear to have lower relative conditions of Lawns and Shrubs. Sections 2, 3 and 8 are the sections which appear to have the best overall conditions in this category.

Maps

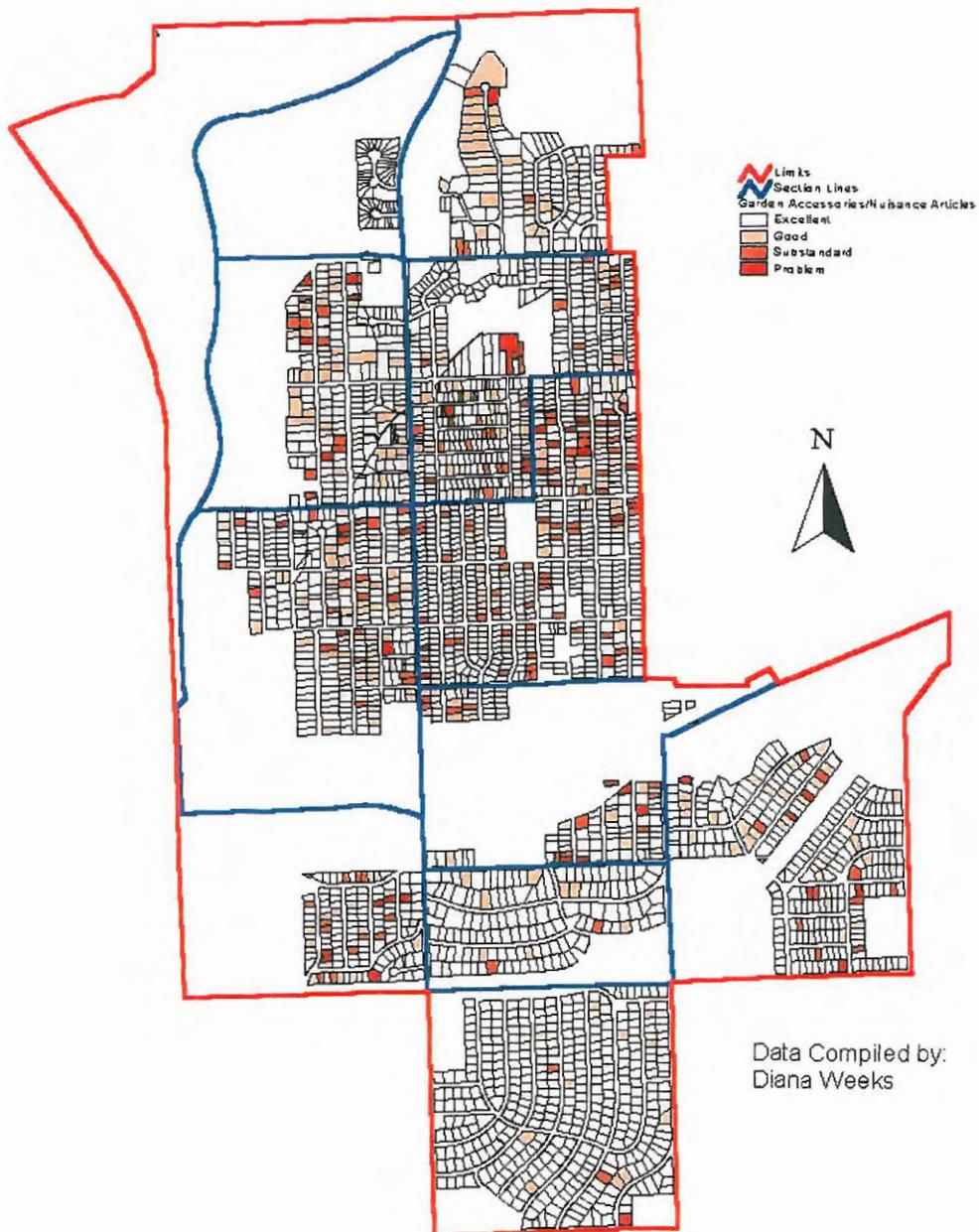
CITY OF MISSION HOUSING INVENTORY FENCING



Comments: Sections 1, 5, 6 and 11 appear to have lower relative conditions of Fencing foundations. Sections 3, 7 and 8 are the sections which appear to have the best overall conditions in this category.

Maps

CITY OF MISSION HOUSING INVENTORY GARDEN ACCESSORIES/NUISANCE ARTICLES



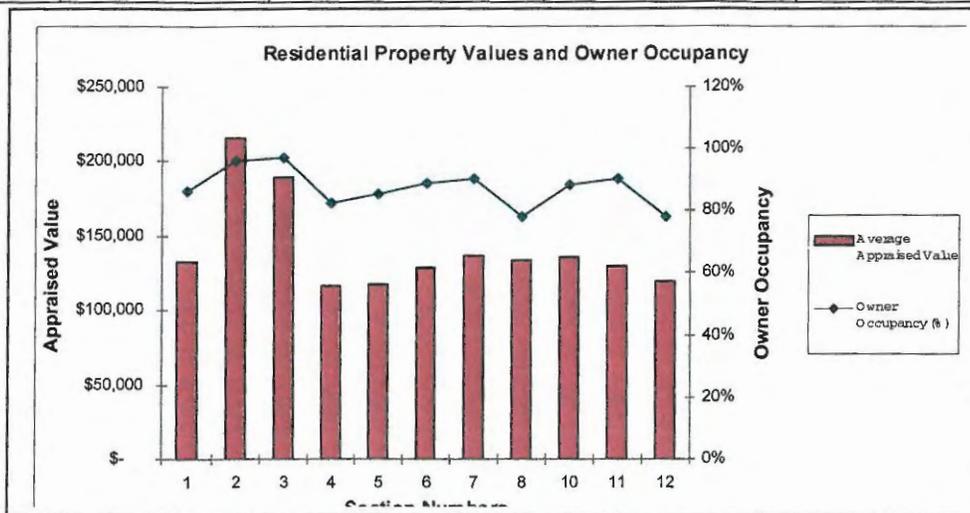
Comments: Section 4 appears to have lower relative conditions of Garden Items and Nuisance Articles. Sections 2, 3 and 8 are the sections which appear to have the best overall conditions in this category.

Conclusion

Even though no extensive statistical analysis was performed in this study, other than a study of average scores of each category, section, and City as a whole, this study provides documented evidence of obvious trends. Assumptions can be made regarding the quality of the housing stock in older neighborhoods as well as neighborhoods with higher concentrations of rental housing. Due to the fact that the survey was conducted only once, and there was no established baseline, it is impossible to draw firm conclusions. Nevertheless, a number of observations can be made:

- 1) Percentage of rental housing in single-family residential areas: City records indicate that 9.1% of single and two-family residences are rental. In addition, according to tax records, 62 residences do not appear to be owner-occupied. These records account for a 89% owner-occupancy of single and two-family residences in the City of Mission. This is in conflict with the perception of existence of much higher amounts of rental housing. Even though it is likely that additional rental housing may have not been detected by this study, it is unlikely that the percentage of owner occupancy is significantly lower than that determined by this study.
- 2) Effect of property values on quantity of owner occupied housing: Sections with highest appraised value appear to have higher proportion of owner-occupied housing. The opposite is true in sections of lower appraised property value, with the exception of Section 8, which differs from other sections because of the small number of units, all duplexes, and many of which are only considered by the County to be one 'parcel', even though they may consist of two residential units.

Section	Single Family Homes	Number of Rental Dwellings*	Average Appraised Value	Owner Occupancy (%)
1	256	34	\$ 132,500	87%
2	375	15	\$ 215,298	96%
3	138	4	\$ 189,615	97%
4	110	19	\$ 116,695	83%
5	567	83	\$ 117,290	85%
6	373	41	\$ 128,494	89%
7	134	13	\$ 136,686	90%
8	51	11	\$ 133,682	78%
10	194	22	\$ 135,432	89%
11	286	28	\$ 129,543	90%
12	137	30	\$ 119,596	78%
MISSION	2621	300		89%
Section 9	0		NA	NA

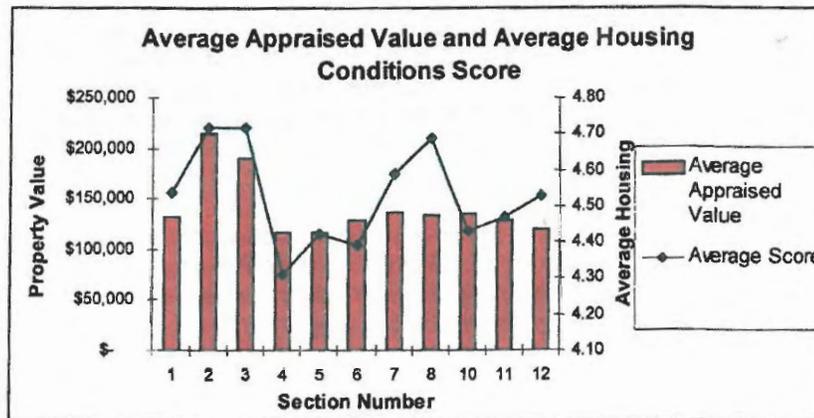


3) Discussion of effect of property values on overall housing conditions.

Section	Average Appraised Value	Average Score
1	\$ 132,500	4.54
2	\$ 215,298	4.72
3	\$ 189,615	4.72
4	\$ 116,695	4.31
5	\$ 117,290	4.42
6	\$ 128,494	4.39
7	\$ 136,686	4.59
8	\$ 133,682	4.69
10	\$ 135,432	4.43
11	\$ 129,543	4.47
12	\$ 119,596	4.53

CITY OF MISSION

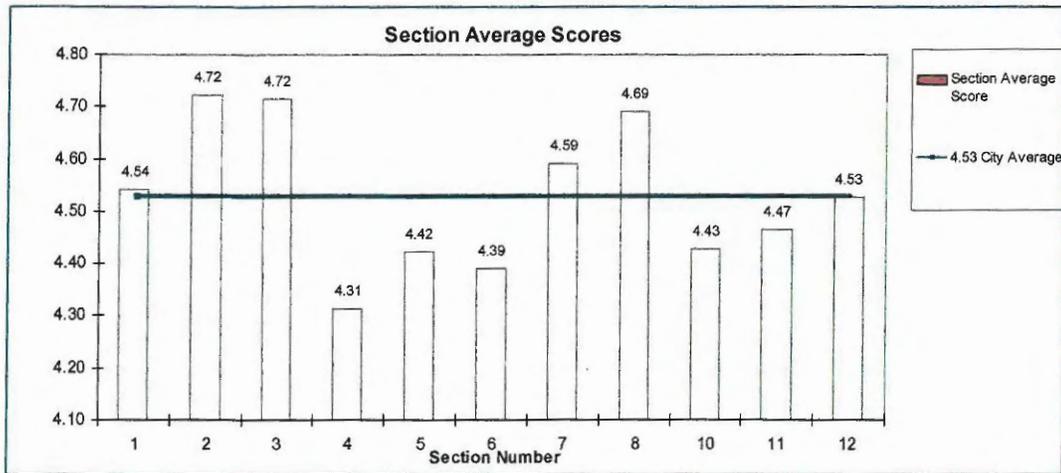
4.53



It can be noted that the Sections with the highest overall average scores are the sections with the higher average appraised value. Again, the obvious discrepancy in this statement is Section 8. This Section differs from other sections because of the small number of units, all of which are duplexes, and many of which are only considered by the County to be one 'parcel', even though they may consist of two residential units.

4) Discussion of overall housing conditions per City Section.

Section	Roof	Walls	Doors & Window	Porches & Stoops	Applied Ornament	Accessory Structure	Drives & Sidewalks	Accessory Structure	Landscaping	Garden Items / Nuisance Articles	Fencing	Section Average Score	City Average
1	4.31	4.59	4.69	4.73	4.76	5	4.03	5	4.45	4.7	3.69	4.54	4.53
2	4.62	4.8	4.9	4.97	4.93	5	4.23	5	4.64	4.95	3.92	4.72	4.53
3	4.61	4.76	4.91	4.89	4.8	4.96	4.28	4.96	4.54	4.9	4.27	4.72	4.53
4	4.21	4.36	4.42	4.35	4.45	4.79	3.72	4.79	4.05	4.37	3.94	4.31	4.53
5	4.32	4.47	4.56	4.54	4.58	4.87	3.95	4.87	4.26	4.55	3.68	4.42	4.53
6	4.25	4.5	4.54	4.42	4.57	4.75	3.99	4.75	4.25	4.63	3.65	4.39	4.53
7	4.46	4.72	4.77	4.75	4.8	4.82	4	4.82	4.45	4.63	4.29	4.59	4.53
8	4.59	4.67	4.73	4.8	4.82	4.94	4.08	4.94	4.53	4.88	4.61	4.69	4.53
10	4.16	4.51	4.56	4.49	4.64	4.86	3.84	4.86	4.24	4.63	3.92	4.43	4.53
11	4.37	4.56	4.58	4.58	4.65	4.88	3.94	4.88	4.36	4.61	3.71	4.47	4.53
12	4.65	4.71	4.67	4.58	4.79	4.99	3.87	4.99	4.08	4.53	3.93	4.53	4.53
City Average	4.41	4.60	4.67	4.65	4.71	4.90	3.99	4.90	4.35	4.67	3.96	4.53	



It can be noted, that the Sections with the highest overall average scores are sections 2, 3 and 8. Sections with lower scores are 4, 5, 6 and 10. Section 8 differs from other sections because of the small number of units, all of which are duplexes, and many of which are only considered by the County to be one 'parcel', even though they may consist of two residential units.

Recommendations

As it was previously explained, no extensive statistical analysis was performed in this study, other than a study of average scores of each category, section, and City as a whole. Nevertheless, this study provides documented evidence of obvious trends. Assumptions can be made regarding the quality of the housing stock in older neighborhoods as well as neighborhoods with higher concentrations of rental housing.

The recommendations based on this study are as follow:

- 1) Neighborhood Meetings could be encouraged by the City in the areas that show the most amount of 'decay'. Residents and city staff would be able discuss options for improving the quality of the neighborhood.
- 2) City could assist in the improvement of neighborhoods through city grants, neighborhood programs and other programs which encourage owner occupancy of single and two-family residential properties.
- 3) A correlation was made that lower appraised value leads to lower proportion of owner occupancy which undoubtedly leads to lower housing conditions. With the exception of Section 8 (all duplexes), Sections which show a higher proportion of rental properties are those in the proximity of commercial areas (Sections 4 and 12). This reinforces the notion that traditional single-family dwellings tend to become rental properties when commercial activity encroaches. Based on this fact, a recommendation can be made that the City focus on redevelopment of areas most proximate to commercial activity into housing styles that are typically attractive to more 'urban' dwellers, such as young urban professionals, 'empty nesters', etc. This type of housing could be in the form of townhomes, rowhouses, condominiums, lofts, etc. Such redevelopment may stabilize more traditional single-family housing areas just beyond newly redeveloped areas.
- 4) The survey was conducted only once, and there was no established baseline, and therefore it is impossible to draw firm conclusions. The findings in this study represent nothing more than a snapshot in time of the housing conditions within the City. Therefore, it is necessary to repeat this process in the coming years so that trends can be observed. Awareness of said trends will enable the city to address changing needs of the community and subsequently direct re-development and future land use to respond to those needs.

Appendices
