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Housing Assessment

CHAPTER 9

INTRODUCTION

Escanaba residents and officials see the neighborhoods and housing quality as the building block of the community. Diversity of housing types and availability of quality housing are a very important factor in Escanaba and the quality of life it offers to its residents. Therefore, it is important to highlight those areas that may be in need of improvement and those that may be of importance to the community. Amenities within each neighborhood such as walkability and open space are also important factors adding to the quality of life and should be looked at as an important element in the community.



CURRENT NEIGHBORHOOD ASSESSMENT

Surveys of each neighborhood were performed through a parcel-by-parcel basis to assess housing quality and neighborhood character. Each neighborhood is defined by the Census Block designation that resembles the geographic area of a city block. Each Census Block is a sub category of the larger Block Group designation that categorizes a number of Census blocks within a greater area. These Block Groups are contained within the delineation of four Census Tracts. Map 9.1 represents the Tract and Block Group boundaries that are used for this neighborhood assessment. Of the six Census Tracts in the City of Escanaba, three are in rural and undevelopable areas and, therefore, have no recorded housing units.

Table 9.1: Neighborhood Character

Census Tract	Block Group	Total Housing Units	Owner Occupied # of Units	Owner Occupied %	Renter Occupied # of Units	Renter Occupied %	Housing Units # Built Pre-1940	Housing Units %Built Pre-1940
9704	4	0	0	0	0	0	0	0
9705	5	0	0	0	0	0	0	0
9707	3	0	0	0	0	0	0	0
9708	1	653	495	75.80%	131	20.06%	328	50.23%
9708	2	671	506	75.41%	115	17.14%	251	37.41%
9708	3	620	159	25.65%	447	72.10%	27	4.35%
9709	1	720	195	27.08%	447	62.08%	405	56.25%
9709	2	707	451	63.79%	199	28.15%	479	67.75%
9710	1	707	230	32.53%	375	53.04%	557	78.78%
9710	2	656	422	64.33%	183	27.90%	482	73.48%
9711	1	743	612	82.37%	96	12.92%	259	34.86%
9711	2	910	793	87.14%	76	8.35%	81	8.90%
Total		6387	3863	60%	2069	32%	2869	45%

Source: U.S. Census - 2000

NEIGHBORHOOD COMPOSITION

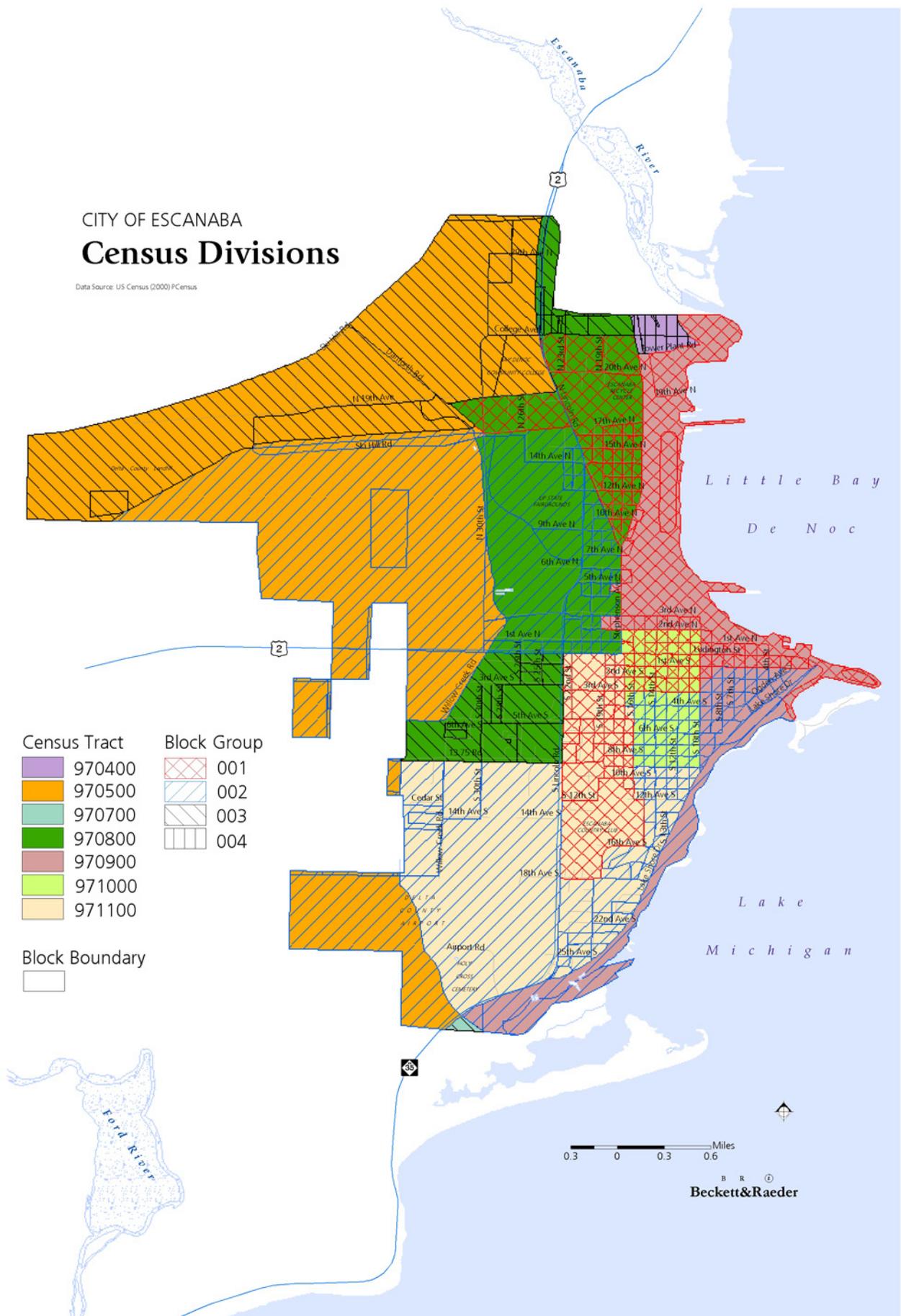
Housing Tenure

Housing tenure refers to the ownership occupant status of the dwelling unit. If primarily renters occupy a dwelling, the unit is considered to be renter occupied. If a dwelling is occupied by the owner, the unit is considered owner occupied. Tenure is determined to begin to distinguish the character of individual neighborhoods. Map 9.2 represents the rental housing distribution in Escanaba. Table 9.1 shows the number of rental and owner occupied homes in each Block Group.

Escanaba has 3,863 owner occupied housing units that comprise 60% of all residential units in the City. As shown in Map 9.2, owner occupied housing is the trend throughout the majority of the traditional neighborhoods in Escanaba south of Ludington Street, North of South 12th Street, and East of Lincoln Road. Owner occupied housing is also the primary characteristic in the area south of 17th Avenue, north of 5th Avenue North and East of Lincoln Road. These two areas are primarily single-family homes that are within well-established neighborhoods. Owner occupancy is a good representation of the resident's investment and connection with a community. Escanaba's large local workforce and high percentage of owner occupied homes establishes a strong connection between residents and the local neighborhoods.

Renters occupy 2,069 residential units or 32% of all residential units in the City of Escanaba. These renter occupied housing units may be within single-family dwellings or multiple family apartment buildings. Two primary areas contain a high percentage of 40% or greater renter occupied housing. The first area is a single block located south of Ludington Street and north of 1st Avenue South, and between 6th and 5th Streets. The second area is the red area in Map 9.2 lying west of South Lincoln Road, north of 13.75 Road and south and east of Willow Creek Road. Renter housing neighborhoods are usually associated with lesser quality homes and blight related problems. The housing quality assessment included in this chapter evaluates these areas and areas which may be experiencing housing quality decline.

Map 9.1: Census Divisions



Age of Housing Stock

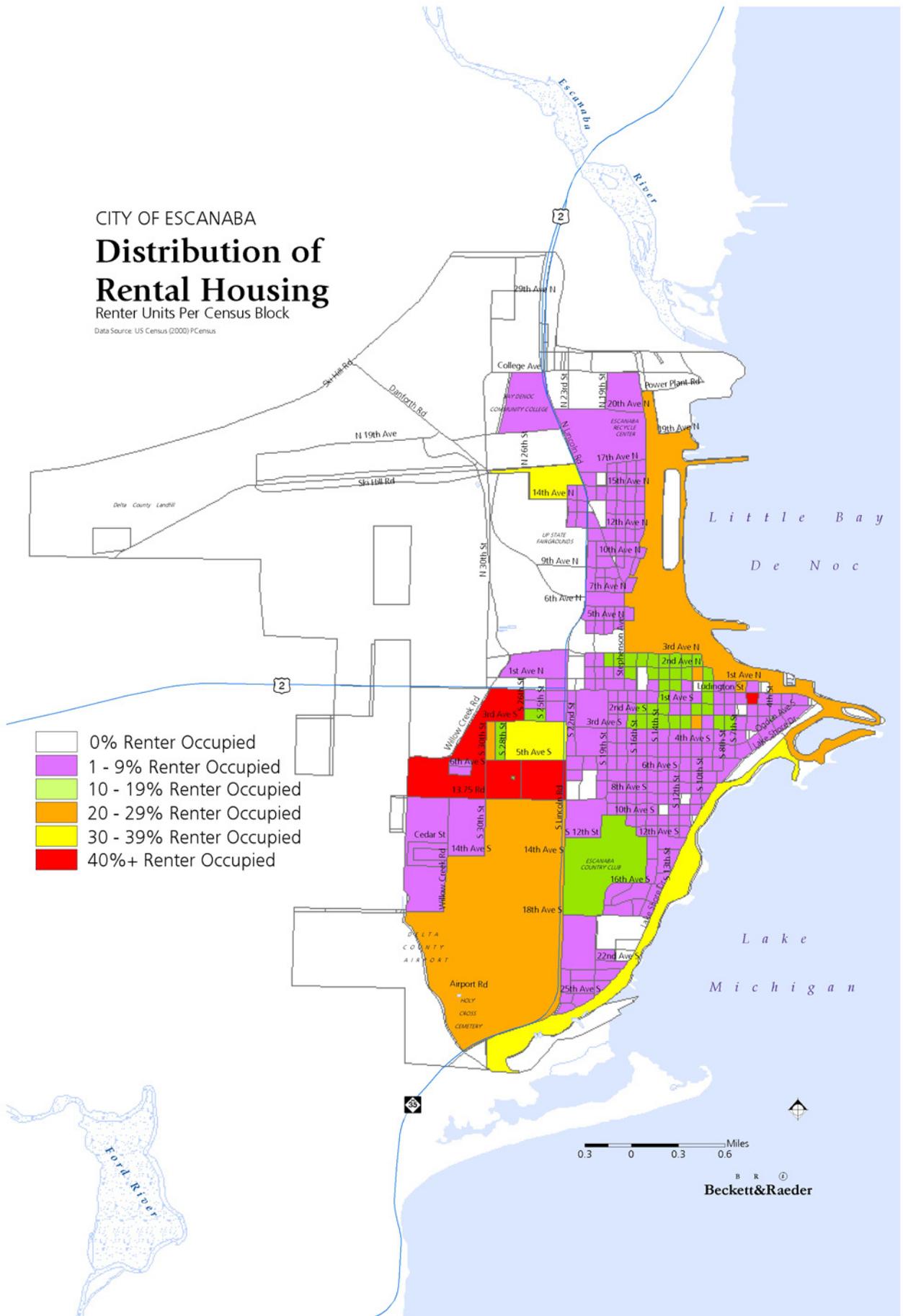
Locating areas in the community that have higher concentrations of older historic homes provides the basis for determining those areas where preservation and restoration may be focused. In this analysis, homes that were built before the year 1940 were selected and represented as a percentage of the total housing within each Census Block in Map 9.3.



Housing Quality Assessment

In order to evaluate the quality of the housing stock in Escanaba, a detailed site analysis of each home in the City was performed. Each home was reviewed and given a rating of good, fair, or poor. Criteria that were used to determine this rating were roofing, siding, façade improvement, paint, entry and porch conditions, visual structural condition, and other appearance related conditions. Housing quality usually follows trends throughout a community and reveals specific neighborhoods that are in need of attention. Escanaba's overall housing stock is in relatively good condition with a few neighborhoods needing more attention. Housing condition has a direct relationship with the character of each neighborhood and sets the foundation for how the neighborhood is valued in the community. Map 9.4 shows the distribution of the housing quality analysis in Escanaba. Areas with high concentrations of good housing are characteristic of most neighborhoods in Escanaba. These areas are highlighted in the bright yellow tone within the map. Homes with a fair rating, represented in the orange tone on the map, are scattered throughout a number of neighborhoods. The majority of these fair rated homes are within the area north of Ludington Street south of 3rd Avenue North. This area has a higher concentration of rental units and older homes. Poorly rated homes are far less common than good and fair homes; however, areas with concentrations of poor homes do exist throughout the community. The area previously mentioned, between 3rd Avenue and Ludington Street, also contains the highest concentration of poorly rated homes. Therefore, efforts to revitalize and restore neighborhoods and homes can be intensely focused on this primary area. Analyzing the quality of Escanaba's housing stock presents the areas in which residential development efforts can be incorporated to enhance and revitalize existing residential areas.

Map 9.2: Renter Occupied Housing

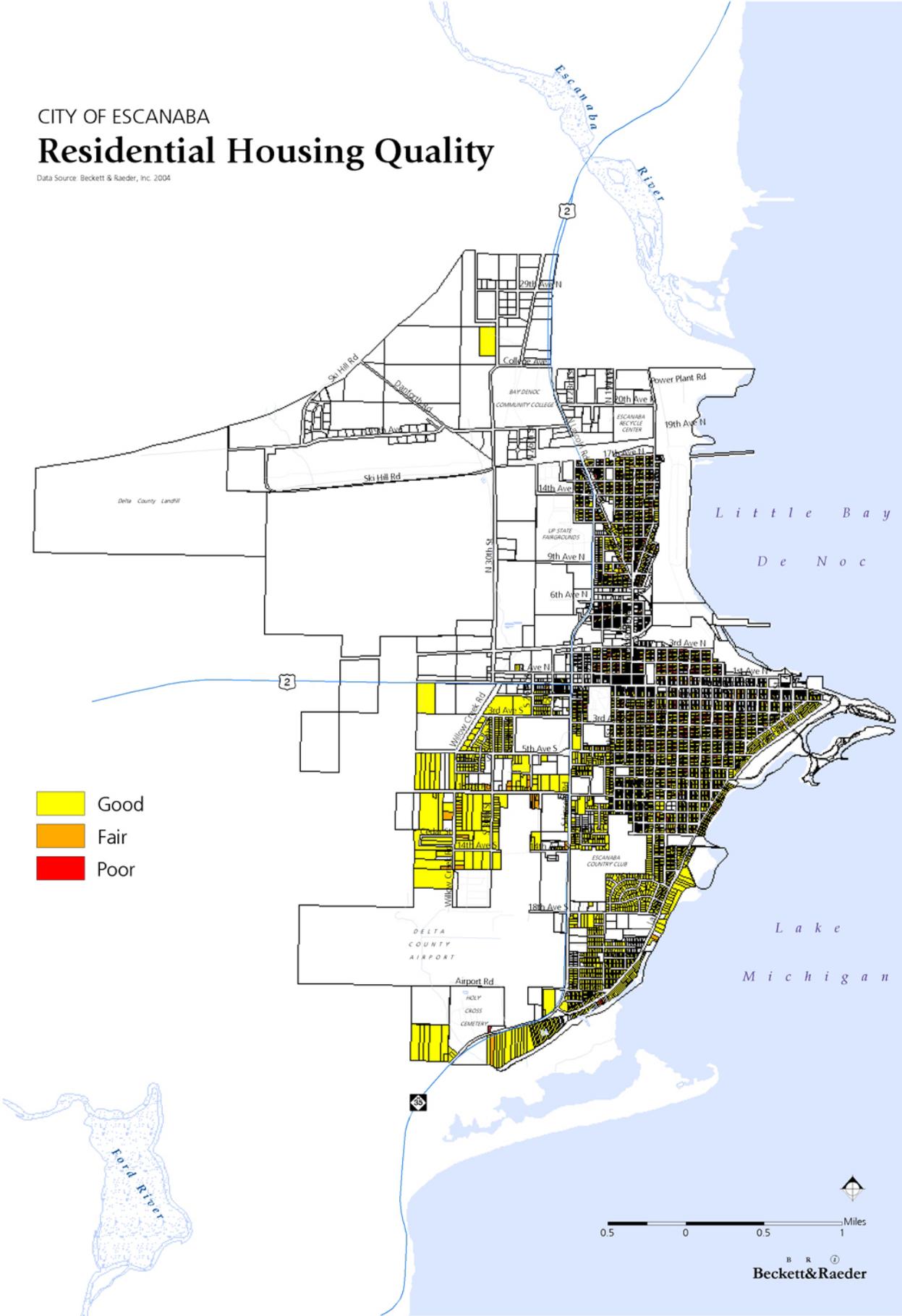




Map 9.3: Residential Housing Quality

CITY OF ESCANABA Residential Housing Quality

Data Source: Beckett & Raeder, Inc. 2004



- Good
- Fair
- Poor



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Beckett & Raeder