



Refocusing Housing Policy in Detroit

The Need for a Housing Policy

- A blight initiative does not equal a balanced housing policy.
- We need to consider the occupied houses because that's where most people will live for decades to come.
- We now know that our occupied housing is some the most challenged in the country.

Housing Statistics for Detroit

- In 2013, the National Center for Healthy Housing (NCHH) released the State of Healthy Housing report to “alert policymakers and advocates in the locations included in the report about the housing conditions in their communities.” This report covers 45 metropolitan areas, including Detroit, and uses American Housing Survey data collected after 1997. Below are some of the basic housing quality results for Detroit.

Basic Housing Quality ¹	Estimate
Overall healthy housing ranking across metro areas	39 out of 45
Overall healthy housing ranking across central cities	43 out of 44

1. 2013 State of Healthy Housing, Detroit, MI, Central City (<http://www.nchh.org/Policy/2013StateofHealthyHousing/LocationSummary/tabid/858/msa/15/Default.aspx>). Percentage based on a total of approximately 339,650 occupied dwelling units. Data source: 2009 American Housing Survey.

We Are Now Getting Detailed Confirmation of This

- The Healthy Homes Rating System (HHRs) assesses 29 structural hazards.
- It is based on a carefully tested British system, adapted and extended for the U.S.
- We’ve now evaluated a random sample of hundreds of homes across Detroit (n=376).

HHRs Hazards

Physiological	Psychological	Protection Against Infection	Protection Against Accidents
Hygrothermal	Space, Security, Light and Noise	Hygiene, Sanitation and Water Supply	Falls
Damp and mold growth	Crowding and space	Domestic hygiene, pests and refuse	Falls associated with baths etc.
Excess cold	Entry by intruders	Food safety	Falls on level surfaces, etc.
Excess heat	Lighting	Personal hygiene, sanitation and drainage	Faling on stairs, etc.
	Noise	Water supply	Falling between levels
Pollutants			
Asbestos (and MMF)			Electric Shocks, Fires, Burns and Scalds
Biocides			Electrical hazards
Carbon Monoxide and fuel combustion products			Fire
Lead			Flames, hot surfaces, etc.
Radiation			Collisions, Cuts and Strains
Uncombusted fuel gas			Collision and entrapment
Volatile Organic Compounds			Explosions
			Position and operability of amenities, etc.
			Structural collapse and falling elements

HHRs Results for Detroit

- As of 3/12/14, 376 HHRs have been conducted in Detroit. Below are the results for houses with A, B or C ratings:

Subject	Count	Percent
Houses with at least one A hazard rating	59	10.6%
Houses with at least one B hazard rating	64	16.2%
Houses with at least one C hazard rating	324	50.3%
Total instances with one or more A-C hazard ratings	447	55.9%

- 55.9 percent of the Detroit Houses had at least one A-C Hazard.

HHRS Results Comparison

- As part of grant-supported research with HUD, the Center for Urban Studies at Wayne State uses the HHRS as part of its HHRS 3-City Study. Detroit, MI; Greensboro, NC; and Alameda County, CA (Oakland) are each in the process of assessing 500 dwellings in each city. Below is a comparison of results across cities.

Percentage of Dwellings with A-C Hazards

	% A	% B	% C	% A-C
Detroit	10.6%	16.2%	50.3%	55.9%
Greensboro	1.5%	4.5%	56.4%	22.9%
Oakland	3.1%	3.1%	35.4%	37.5%

Common and Dangerous Hazards by City

	3 Most Prevalent Hazards	3 Most Prevalent A-C Hazards
Detroit	<ol style="list-style-type: none"> 1. Mold and Dampness (99.5%) 2. Falling on Stairs (98.4%) 3. Excess Cold (98.1%) 3. Fire (98.1%) 	<ol style="list-style-type: none"> 1. Excess Cold (32.0%) 2. Lead (23.3%) 3. Mold and Dampness (19.0%)
Greensboro	<ol style="list-style-type: none"> 1. Mold and Dampness (97.8%) 2. Excess Cold (96.3%) 2. Falls Associated with Baths (96.3%) 	<ol style="list-style-type: none"> 1. Excess Cold (48.9%) 2. Falling on Stairs (8.3%) 3. Excess Heat (5.4%)
Oakland	<ol style="list-style-type: none"> 1. Falls on Level Surfaces (85.4%) 1. Flames and Hot Surfaces (85.4%) 3. Mold and Dampness (82.3%) 3. Domestic Hygiene, Pests & Refuse (82.3%) 	<ol style="list-style-type: none"> 1. Excess Cold (33.9%) 2. Falling on Stairs (11.1%) 3. Asbestos and MMF (5.6%)

HHRS Results for Detroit

HHRS Hazard	Average Hazard Rating
Excess Cold	E
Falling on Stairs	E
Mold and Dampness	F
Excess Heat	F
Lead	F
Entry by Intruders	F
Asbestos and MMF	G
Radiation	G
Falls on Level Surfaces, etc	G
Fire	G
CO and Fuel Combustion Products	H
Domestic Hygiene, pests and refuse	H
Electrical Hazards	H
Flames, Hot Surfaces, etc	H
Collision and Entrapment	H
Uncombusted Fuel Gas	I
Crowding and Space	I
Food Safety	I
Personal Hygiene, etc	I
Water Supply	I
Falls Associated with baths, etc	I
Collision from Low Headroom	I
Explosions	I
Structural Collapse and Falling Elements	I
Biocides	J
Nitrogen Dioxide	J
Sulphur Dioxide	J
Volatile Organic Compounds	J
Lighting	J
Noise	J
Falling between Levels	J
Position and Operability of Amenities	J
Average Rating	H

HHRS Results for Detroit

HHRS Hazard	Houses with A-C hazard
Excess Cold	32.0%
Lead	23.3%
Mold and Dampness	19.0%
Falling on Stairs	14.1%
Excess Heat	7.9%
Personal Hygiene, etc	6.0%
Domestic Hygiene, pests and refuse	5.1%
Electrical Hazards	2.7%
Fire	2.2%
CO and Fuel Combustion Products	2.2%
Water Supply	1.7%
Structural Collapse and Falling Elements	1.2%
Asbestos and MMF	1.0%
Entry by Intruders	0.8%
Falls on Level Surfaces, etc	0.8%
Crowding and Space	0.7%
Food Safety	0.6%
Sulphur Dioxide	0.5%
Nitrogen Dioxide	0.4%
Uncombusted Fuel Gas	0.3%
Falls Associated with baths, etc	0.3%
Explosions	0.3%
Biocides	0.0%
Radiation	0.0%
Volatile Organic Compounds	0.0%
Lighting	0.0%
Noise	0.0%
Flames, Hot Surfaces, etc	0.0%
Collision and Entrapment	0.0%
Collision from Low Headroom	0.0%
Position and Operability of Amenities	0.0%

HHRS Hazard	Houses with A-J hazard
Mold and Dampness	99.5%
Falls Associated with baths, etc	98.7%
Falling on Stairs	98.4%
Excess Cold	98.1%
Lead	98.1%
Fire	98.1%
Electrical Hazards	97.9%
Entry by Intruders	96.5%
Falls on Level Surfaces, etc	96.5%
CO and Fuel Combustion Products	96.3%
Uncombusted Fuel Gas	95.7%
Excess Heat	94.4%
Flames, Hot Surfaces, etc	92.0%
Collision and Entrapment	88.3%
Domestic Hygiene, pests and refuse	88.0%
Structural Collapse and Falling Elements	87.0%
Food Safety	83.5%
Lighting	82.4%
Explosions	81.6%
Noise	81.6%
Crowding and Space	81.4%
Volatile Organic Compounds	81.4%
Asbestos and MMF	80.3%
Personal Hygiene, etc	79.5%
Water Supply	78.7%
Position and Operability of Amenities	78.7%
Radiation	77.4%
Biocides	74.2%
Nitrogen Dioxide	71.0%
Collision from Low Headroom	60.1%
Sulphur Dioxide	59.0%

Let's Put This In Context

Subject	Estimate	Percent
HOUSING OCCUPANCY¹		
Total housing units	363,010	n/a
Occupied housing units	258,867	71.3%
Vacant housing units	104,143	28.7%
Owner-occupied	136,101	52.6%
Renter-occupied	122,766	47.4%
Average household size of owner-occupied unit	2.77	n/a
Average household size of renter-occupied unit	2.71	n/a
YEAR STRUCTURE BUILT¹		
Built before 1980	339,793	93.7%
Built before 1950	214,415	59.1%

1. U.S. Census Bureau Selected Housing Characteristics, 2008-2012 American Community Survey 5-Year Estimates, Detroit city, Michigan
 6.9% (http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_5YR_DP04)

So....

- 258,867 occupied housing units in Detroit
- 55.9% have one or more serious hazards
- So, we have 144,706 housing units with one or more serious hazards including (most often):
 - Excess Cold (32%)
 - Lead (23.3%)
 - Mold and Dampness (19%)

HH Production Is Now Low

- CLEARCorps is now done with its Healthy Homes production.
 - CLEARCorps Detroit's average cost to complete a Healthy Homes rehabilitation is between \$3,000-\$5,000. Houses requiring more extensive work, such as roof repair, may cost up to \$20,000.
- The City is rehabilitating several hundred houses a year.
- Others are producing only small numbers.
- Altogether we are meeting probably less than 1 percent of the need a year. (1,000 < 1 percent of 144,706). This is probably an overestimate.
- Today's poor homes are tomorrow's abandoned buildings.

Proposal

- It is proposed that key stakeholders be convened to explore opportunities for, as well as barriers to, creating safe and healthy homes. Possible discussion topics could include:
 - How to scale up efforts to reduce housing hazards in Detroit existing homes
 - How to increase the production of new, affordable healthy housing in Detroit
 - How to modify financing, regulatory, and policy mechanisms to better support quality of multifamily housing in Detroit
 - How to support revitalizing code enforcement in Detroit
 - How to improve energy efficiency in Detroit housing
 - How to assure vacant homes sold by major agencies meet healthy homes standards
 - How to support education and outreach efforts to expand impacts

Major Actors

- Key stakeholders in the city's housing policy arena would be convened, including:
 - The City of Detroit Planning and Development Department
 - The City of Detroit Building Safety Engineering and Environment Department
 - The federal and regional Department of Housing and Urban Development (HUD)
 - The Detroit Branch of the Federal Reserve
 - The Michigan State Housing Development Authority
 - Selected Community Development Corporations
 - Banks
 - Housing finance corporations
 - Major non-profit or for-profit housing developers

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