

# Detroit Residential Parcel Survey

A joint project of



With the support of



[www.detroitparcelsurvey.org](http://www.detroitparcelsurvey.org)

## **The Power of Partners: The Detroit Residential Parcel Survey and Neighborhood Reporting System Project**



### **Detroit Office of Foreclosure Prevention and Response** *An initiative of the Detroit Economic Growth Association*

Launched in June 2008, the Detroit Office of Foreclosure Prevention and Response (FPR) is an independent public/private model that is a centralized clearinghouse designed to share tools and resources to leverage and enhance the work of our partners to reduce the effects of the foreclosure crisis on Detroit families and neighborhoods. FPR:

- 1) provides analysis of foreclosure prevention and response issues from multiple perspectives to ensure coordinated and sustainable strategy development;
- 2) is a catalyst for change and action by convening partners that think strategically and creatively;
- 4) is a resource and support system for organizations willing to work in a coordinated effort to mitigate the long-term effects of foreclosure;
- 5) provides a centralized foreclosure data collection and analysis resource to stakeholders.

**For more information visit: [www.foreclosedetroit.org](http://www.foreclosedetroit.org)**



Launched in 2009, Data Driven Detroit (formerly the Detroit-Area Community Information System - DACIS) formed with a mission to gather data and information from a multitude of sources in order to provide evidence for programs, grants, and research that ultimately promote economic prosperity for the Detroit Metropolitan Area. Through the combination of advanced information technology, data sharing agreements, professional expertise, research and community partnerships, D3 analyzes and illuminates neighborhood level indicators and conditions. As a data repository and a technical assistance partner to stakeholders, D3 is dedicated to the inclusion of the evolving needs of the community in coordinated and evidence-based planning, program, and policy decisions that ultimately improve the quality of life for Metro Detroit area residents. In October 2009, D3 was named by the National Neighborhood Indicators Program (NNIP) as the 33rd member of this elite and distinguished program.

**For more information visit: [www.datadrivendetroit.org](http://www.datadrivendetroit.org)**



Community Legal Resources (CLR) supports nonprofits and community-based organizations doing business in Detroit and throughout Michigan. CLR's legal and professional services create stronger organizations, more viable community development projects, and critically important resources for battling the current foreclosure and vacant property crisis. By leveraging legal and professional resources, CLR strengthens nonprofits working in low-income communities in four key ways:

- 1) by providing organizations with free access to legal and other professional assistance
- 2) for their organizational, project-related and vacant property-related needs;
- 3) by producing educational materials, publications and workshops on relevant legal and community-specific topics;
- 4) by assembling teams of attorneys to tackle complex "legal barriers to change"; and
- 5) by building in-house policy expertise and advocating solutions that facilitate a community's work to strengthen neighborhoods.

**For more information visit: [www.clronline.org](http://www.clronline.org)**



The University of Michigan Ginsberg Center inspires commitment to citizenship and enhances learning through community service.

Ginsberg engages students, faculty and community partners in working together to meet community priorities, extends education beyond the classroom through academic service-learning, and advances the University of Michigan's legacy of public service. With thousands of students and faculty involved in its work each year, Ginsberg is one of the largest service-learning centers in the United States.

**For more information visit: <http://ginsberg.umich.edu/>**



**LIVING CITIES**  
INNOVATE • INVEST • LEAD

Founded in 1991, Living Cities is an innovative philanthropic collaborative of 21 of the world's largest foundations and financial institutions. Living Cities' members are not simply funders. They participate at the senior management level on the Living Cities Board of Directors and contribute the time of 80-plus expert staff toward crafting and implementing the organization's agenda, which focuses on improving the lives of low-income people in America's urban areas. Over the past 18 years, Living Cities' members have collectively invested over \$600 million which has, in turn, leveraged more than \$16 billion in tangible community assets.

**For more information visit: [www.livingcities.org](http://www.livingcities.org)**



Foreclosure  
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**DATA  
DRIVEN  
DETROIT**



Community  
Legal  
Resources

Connecting Lawyers and Communities

Release from Detroit Data Collaborative

## **Detroit Data Collaborative Releases Landmark Residential Survey Data**

Citywide survey shows more than 218,000 homes in good or fair condition

*Detroit, Michigan, February 21, 2010* - The Detroit Data Collaborative reported today that a landmark survey of Detroit's residential property showed 86% of the city's single-family homes appear to be in good condition, and another 9% generally only need minor repairs. In all that means more than 218,000, or 95% of the city's single-family homes appear to be suitable for occupancy.

The Data Collaborative, a joint effort by the Detroit Office of Foreclosure Prevention and Response (FPR), Community Legal Resources (CLR) and Data Driven Detroit (D3), surveyed every residential property with one to four housing units in Detroit. This includes single-family houses, duplexes, and multi-family structures up to four units, but not large apartment buildings or commercial structures.

The survey also found that 26% of the city's residential parcels - or 91,000 lots - are now vacant. Data from the survey should help planners by showing exactly where the vacant lots are. (The survey did not identify vacant property that is primarily industrial or commercial.)

"This important survey busts the national media myth that all of Detroit has fallen into complete disarray," said Diane McCloskey, Director of Community Initiatives, Office of Foreclosure Prevention and Response. "While it is obvious that the city is still in deep housing distress, it is significant that there are more than 200-thousand single-family homes here that form a foundation for stable neighborhoods and growth."

Government officials, community organizations and individuals will have unprecedented access to the data collected in the survey, which is being analyzed by blocks, neighborhoods and larger districts within the city. Individuals visiting the web site: [www.detroitparcelsurvey.org](http://www.detroitparcelsurvey.org) will be able to view a block or neighborhood profile just by typing in a residential property address.

Kurt Metzger, Director, D3 said, "What this survey really tells us is that we can't paint Detroit with broad brush strokes. It is a city of neighborhoods - neighborhoods that are just as different from one another as each suburb is from its neighbors. In order to truly understand Detroit, we have to drill down to the neighborhood level and begin to look at all the factors -- housing, environment, health, access, public safety, infrastructure - everything that interactively contributes to quality of life and life outcomes."

Heidi Mucherie, Executive Director of Community Legal Resources said, "This is a valuable tool for every community group trying to stabilize or strengthen its neighborhood. Additionally, the dataset's information on vacancy and condition can help us better understand the impact of foreclosure on the fabric of Detroit's neighborhoods."

McCloskey added, "What we have delivered is a foundation for informed decision-making about the long-term transformation and revitalization of Detroit. The data from

this survey is independent, neutral and transparent."

## About the survey

The Detroit Residential Property Survey was conducted during August and September 2009 using University of Michigan students and Detroit residents working in three-person teams. Equipped with maps and lists of individual parcels, the teams drove on every residential street, indicating parcels that were vacant lots and reporting the primary characteristics of each house that was present.

Without leaving the vehicle, surveyors observed the condition of the house, as seen from the street, and made their best assessment of whether or not it appeared to be occupied. They specifically looked for signs that a house had fire damage or seemed suitable for demolition.

The University of Michigan Ginsberg Center, which promotes and organizes community service learning projects, recruited and managed the survey crews. Data Driven Detroit consulted on the survey tools and is managing the data and public web site. Detroit Office of Foreclosure Prevention and Response raised funds from Living Cities to conduct the survey and administered the overall project. Community Legal Resources' Detroit Vacant Property Campaign provided technical assistance, drafted the survey tools and provided liaison to community groups who will be using the data and reporting condition changes.

## About the partners in the Detroit Data Collaborative

### **Detroit Office of Foreclosure Prevention and Response (FPR)**

The Detroit Office of Foreclosure Prevention and Response (FPR) is an independent public/private organization that serves as a centralized clearinghouse to share tools, resources and recommendations to leverage and enhance the work of its partners to reduce the effects of the foreclosure crisis on Detroit families and neighborhoods. FPR is funded by grants through the Detroit Economic Growth Association (DEGA), which is part of the non-profit Detroit Economic Growth Corporation (DEGC). FPR does not provide any direct services to homeowners, but supports foreclosure prevention education through a variety of activities including [www.foreclosedetroit.org](http://www.foreclosedetroit.org).

### **Community Legal Resources, Detroit Vacant Property Campaign**

Community Legal Resources (CLR) supports nonprofits and community-based organizations doing business in Detroit and throughout Michigan. CLR's legal and professional services create stronger organizations, more viable community development projects and critically important resources for battling the current foreclosure and vacant property crisis. CLR leads a collaborative initiative called the Detroit Vacant Property Campaign that empowers communities and organizations to turn vacant properties into assets. For more information, visit [www.clronline.org](http://www.clronline.org).

### **Data Driven Detroit**

Data Driven Detroit (formerly the Detroit-Area Community Information System – D-ACIS) was formed with a mission to gather data and information in order to provide evidence for programs, grants and research that promote economic prosperity for the Detroit Metropolitan Area. Through the combination of advanced information technology, data sharing agreements, professional expertise, research and community partnerships, D3 analyzes neighborhood level indicators and conditions. As a data repository and technical assistance partner, D3 is dedicated to the inclusion of the evolving needs of the community in coordinated and evidence-based planning, program, and policy decisions that improve the quality of life for Metro Detroit area residents. For more information, visit [www.datadrivendetroit.org](http://www.datadrivendetroit.org).

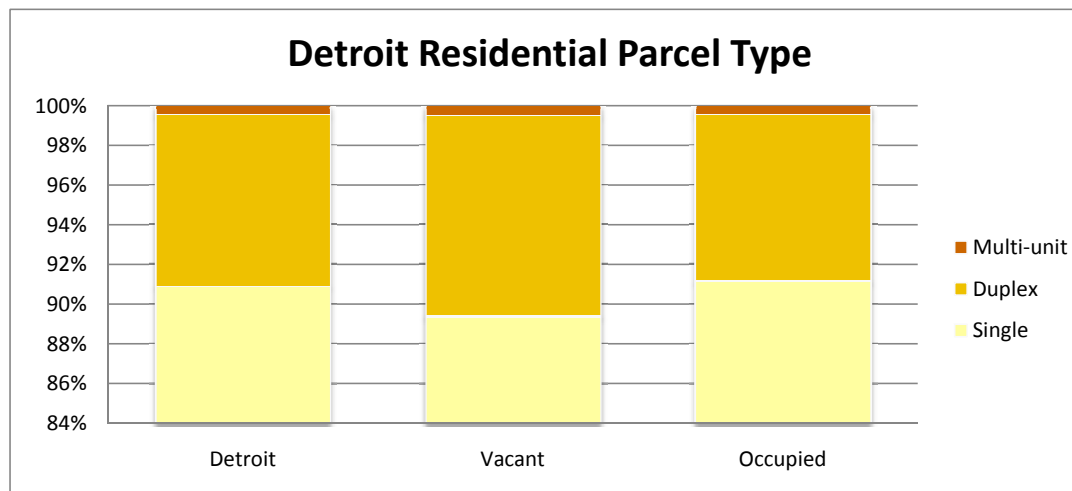
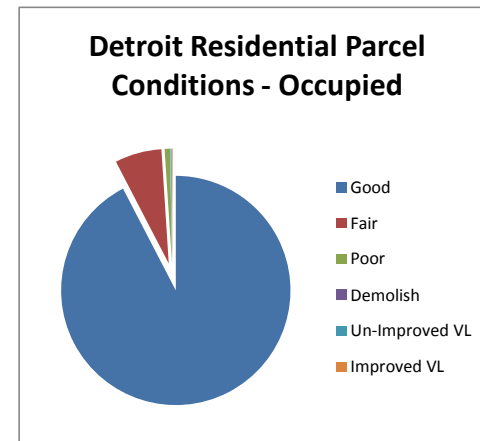
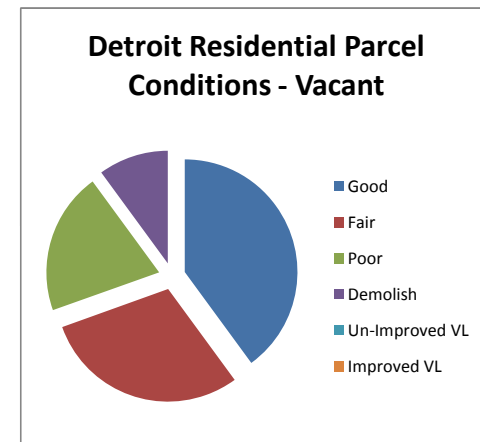
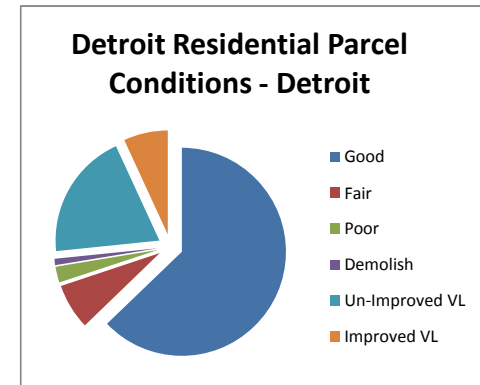
<b>HOUSING TYPE:</b>	
<b>Single Family</b>	1 unit in dwelling
<b>Duplex</b>	2 units in dwelling
<b>Multi Family</b>	3 or 4 units in dwelling
<b>Apartment*</b>	More than 4 units in dwelling
<b>Commercial*</b>	Non-residential structure; Catch all for any parcel not captured in other categories
	<i>* Partial data collected not utilized in this report.)</i>
<b>CONDITION:</b>	
<b>Good</b>	Well maintained; structurally sound; no more than 2 minor repairs
<b>Fair</b>	Maintained; structurally sound; minor exterior damage; 3+ repairs needed; up to 1 major repair; property can still be rehabilitated fairly inexpensively
<b>Poor</b>	May not be structurally sound; major exterior damage, major repairs needed
<b>Demolish</b>	Not structurally sound
<b>Vacancy Probable</b>	Structure appears to be uninhabited, indicated by several factors such as: foreclosure sign, lack of maintenance, accumulation of mail
<b>Vacancy Possible</b>	Structure appears to be possibly uninhabited, indicated by one of the following: foreclosure sign, lack of maintenance, accumulation of mail
<b>Vacant, Open &amp; Dangerous (VOD):</b>	Structure has open point of entry, meaning a broken or missing window or door
<b>Fire Damage:</b>	Structure has fire damage visible from exterior of structure
<b>VACANT PARCEL:</b>	
<b>Un-Improved</b>	Parcel with no structure and no improvement such as a paved lot, accessory structure, fence, park
<b>Improved</b>	Parcel with no structure, but was improved with a paved lot, accessory structure, fence, or park

# Detroit Residential Parcel Survey

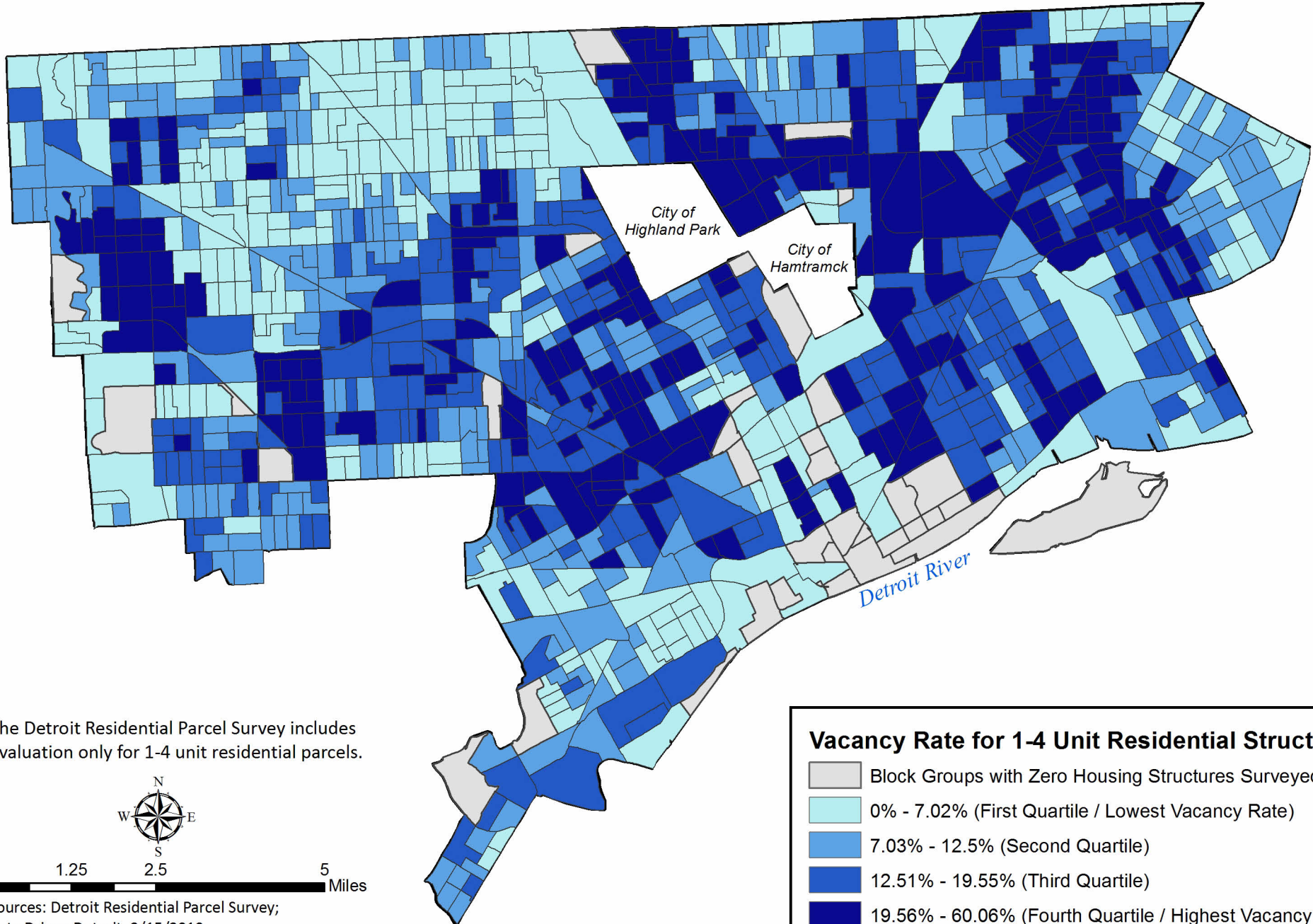
## Citywide Report for Vacant and Non-Vacant Housing

Housing Type	Detroit			Vacant Housing		Occupied Housing	
	Parcels	% of Parcels	% of Housing	Housing	% of Housing	Housing	% of Housing
Single	229,634	67%	91%	29,964	89%	199,670	91%
Duplex	21,793	6%	9%	3,395	10%	18,398	8%
Multi-unit	1,168	0%	0%	168	1%	1,000	0%
<b>Condition</b>							
Good	216,059	63%	86%	13,389	40%	202,665	93%
Fair	24,448	7%	10%	9,926	30%	14,522	7%
Poor	8,519	2%	3%	6,845	20%	1,674	1%
Demolish	3,480	1%	1%	3,365	10%	115	0%
<b>Vacancy</b>							
Vacant	30,806	9%	12%	30,806	92%	0	0%
Possible	2,721	1%	1%	2,721	8%	0	0%
<b>VOD</b>							
Vacant, Open and Dangerous	10,413	3%	4%	10,390	31%	23	0%
<b>Fire</b>							
Fire	2,953	1%	1%	2,875	9%	77	0%
<b>Vacant Lot (VL)</b>			<b>% of VL</b>		<b>% of VL</b>		<b>% of VL</b>
Un-Improved	67,843	20%	74%	1	50%	276	62%
Improved	23,645	7%	26%	1	50%	167	38%
<b>TOTAL*</b>	<b>343,849</b>			<b>33,529</b>		<b>219,511</b>	

\* Detroit has ~387,000 parcels, inclusive of Industrial, Commercial and Residential.



# Housing Vacancy Rate, by Census Block Group Detroit, Michigan



The Detroit Residential Parcel Survey includes evaluation only for 1-4 unit residential parcels.



0 1.25 2.5 5 Miles

Sources: Detroit Residential Parcel Survey;  
Data Driven Detroit. 2/15/2010

## Vacancy Rate for 1-4 Unit Residential Structures

- Block Groups with Zero Housing Structures Surveyed
- 0% - 7.02% (First Quartile / Lowest Vacancy Rate)
- 7.03% - 12.5% (Second Quartile)
- 12.51% - 19.55% (Third Quartile)
- 19.56% - 60.06% (Fourth Quartile / Highest Vacancy Rate)

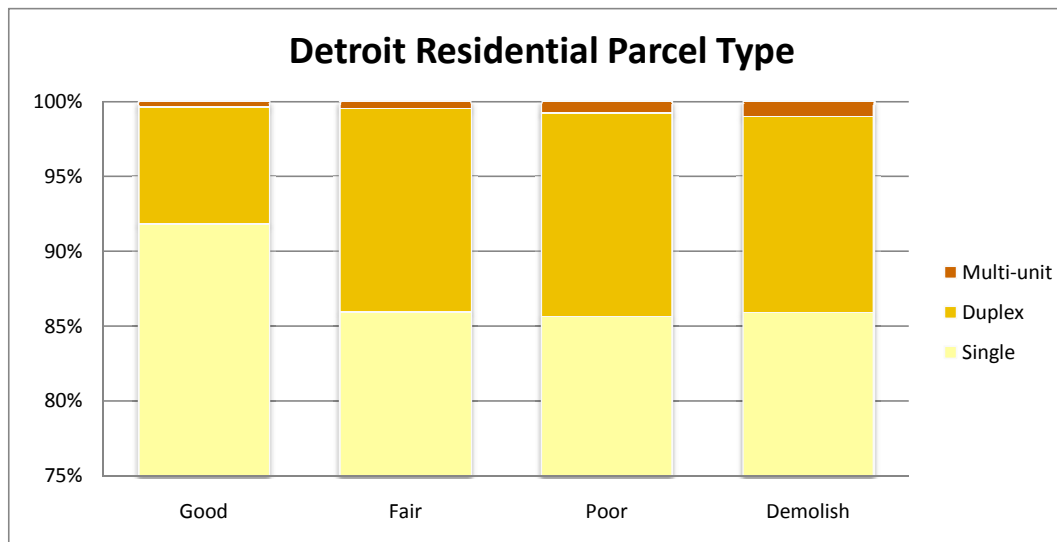
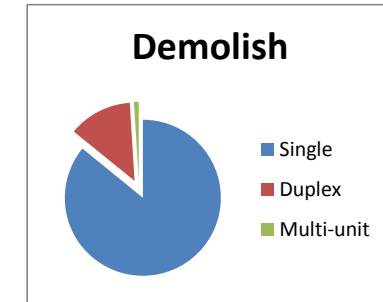
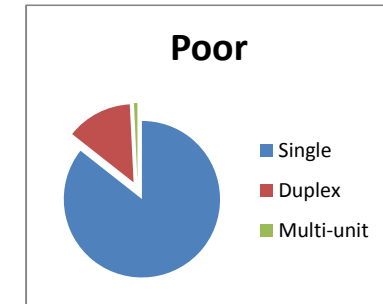
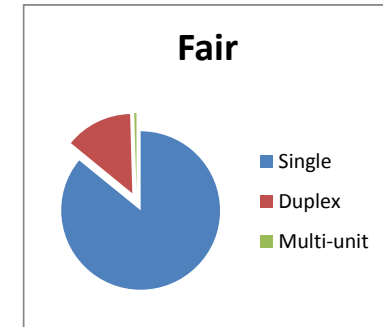
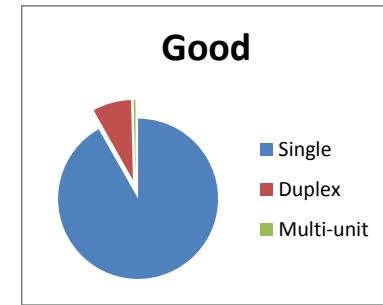


# Detroit Residential Parcel Survey

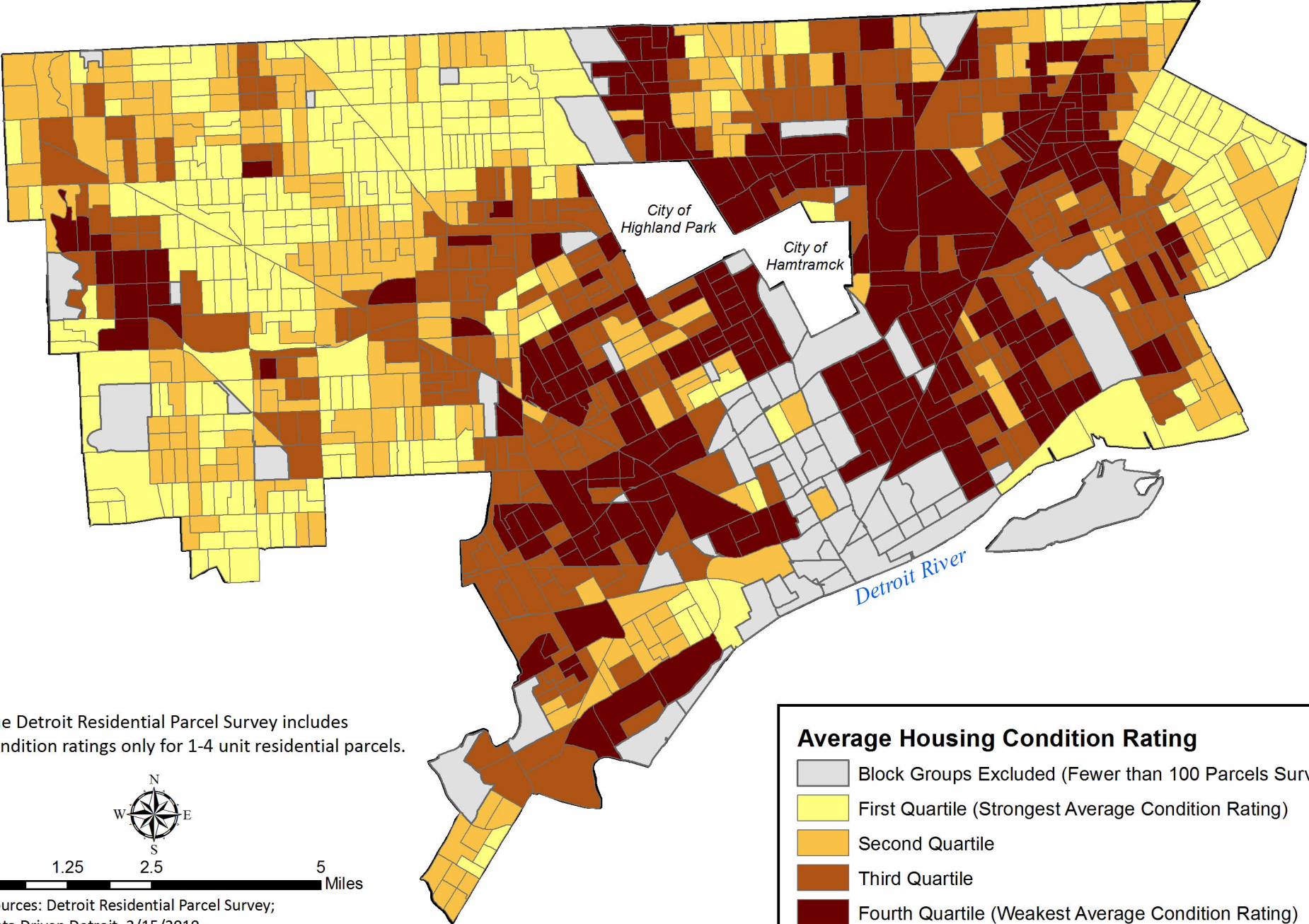
## Citywide Report for Housing Condition



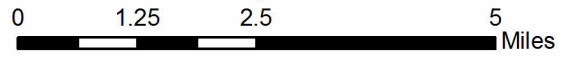
	Good		Fair		Poor		Demolish	
	Housing	% of Housing	Housing	% of Housing	Housing	% of Housing	Housing	% of Housing
<b>Housing Type</b>								
Single	198,342	92%	21,004	86%	7,295	86%	2,988	86%
Duplex	16,848	8%	3,328	14%	1,160	14%	457	13%
Multi-unit	864	0%	116	0%	64	1%	35	1%
<b>Condition</b>								
Good	216,059	100%	0	0%	0	0%	0	0%
Fair	0	0%	24,448	100%	0	0%	0	0%
Poor	0	0%	0	0%	8,519	100%	0	0%
Demolish	0	0%	0	0%	0	0%	3,480	100%
<b>Vacancy</b>								
Vacant	11,733	5%	9,120	37%	6,593	77%	3,358	96%
Possible	1,656	1%	806	3%	252	3%	7	0%
<b>VOD</b>								
Vacant , Open and Dangerous	947	0%	2,609	11%	3,855	45%	2,998	86%
<b>Fire</b>								
Fire	54	0%	187	1%	819	10%	1,893	54%
<b>Vacant Lot (VL)</b>								
		% of VL		% of VL		% of VL		% of VL
Un-Improved	226	60%	36	73%	11	79%	3	100%
Improved	150	40%	13	27%	3	21%	0	0%
<b>TOTAL</b>	216,430		24,497		8,533		3,483	



# Average Housing Condition, by Census Block Group Detroit, Michigan



The Detroit Residential Parcel Survey includes condition ratings only for 1-4 unit residential parcels.



Sources: Detroit Residential Parcel Survey;  
Data Driven Detroit. 2/15/2010

**Average Housing Condition Rating**

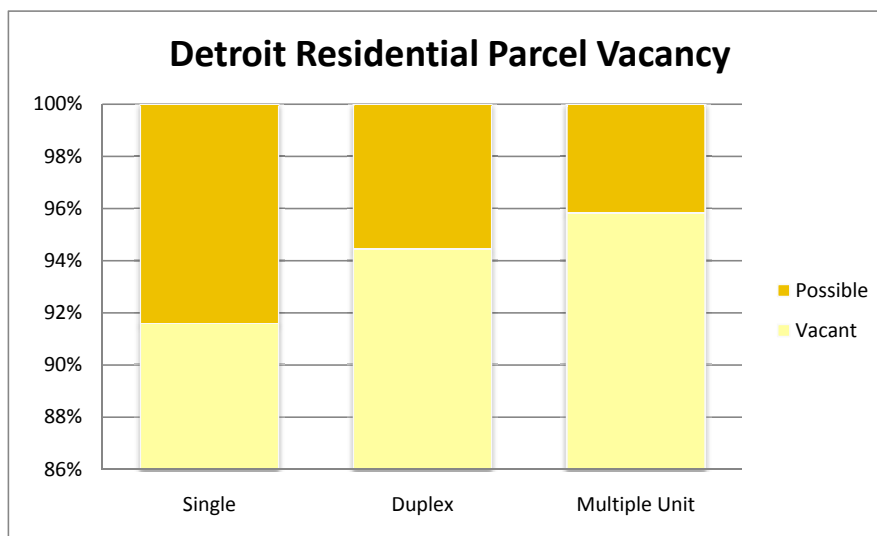
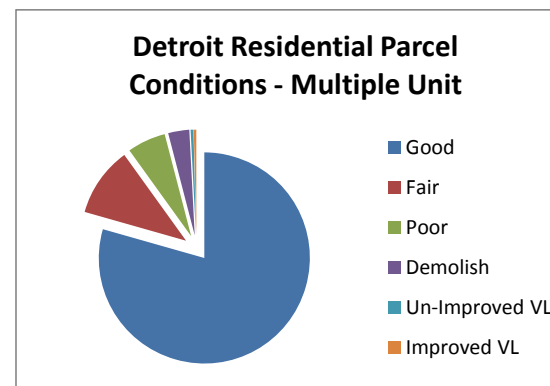
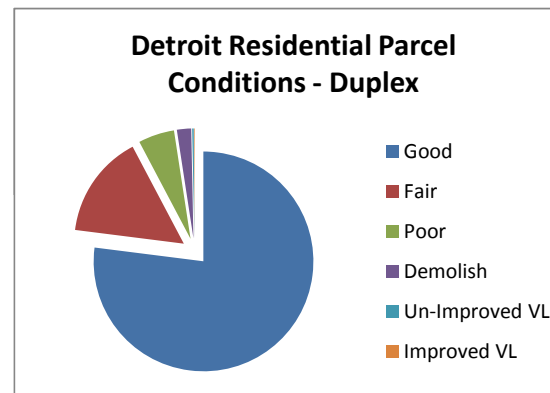
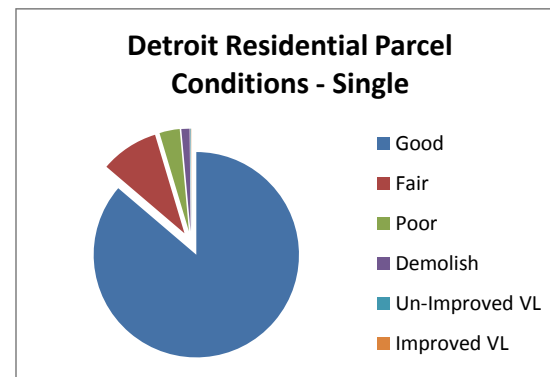
- Block Groups Excluded (Fewer than 100 Parcels Surveyed)
- First Quartile (Strongest Average Condition Rating)
- Second Quartile
- Third Quartile
- Fourth Quartile (Weakest Average Condition Rating)

# Detroit Residential Parcel Survey

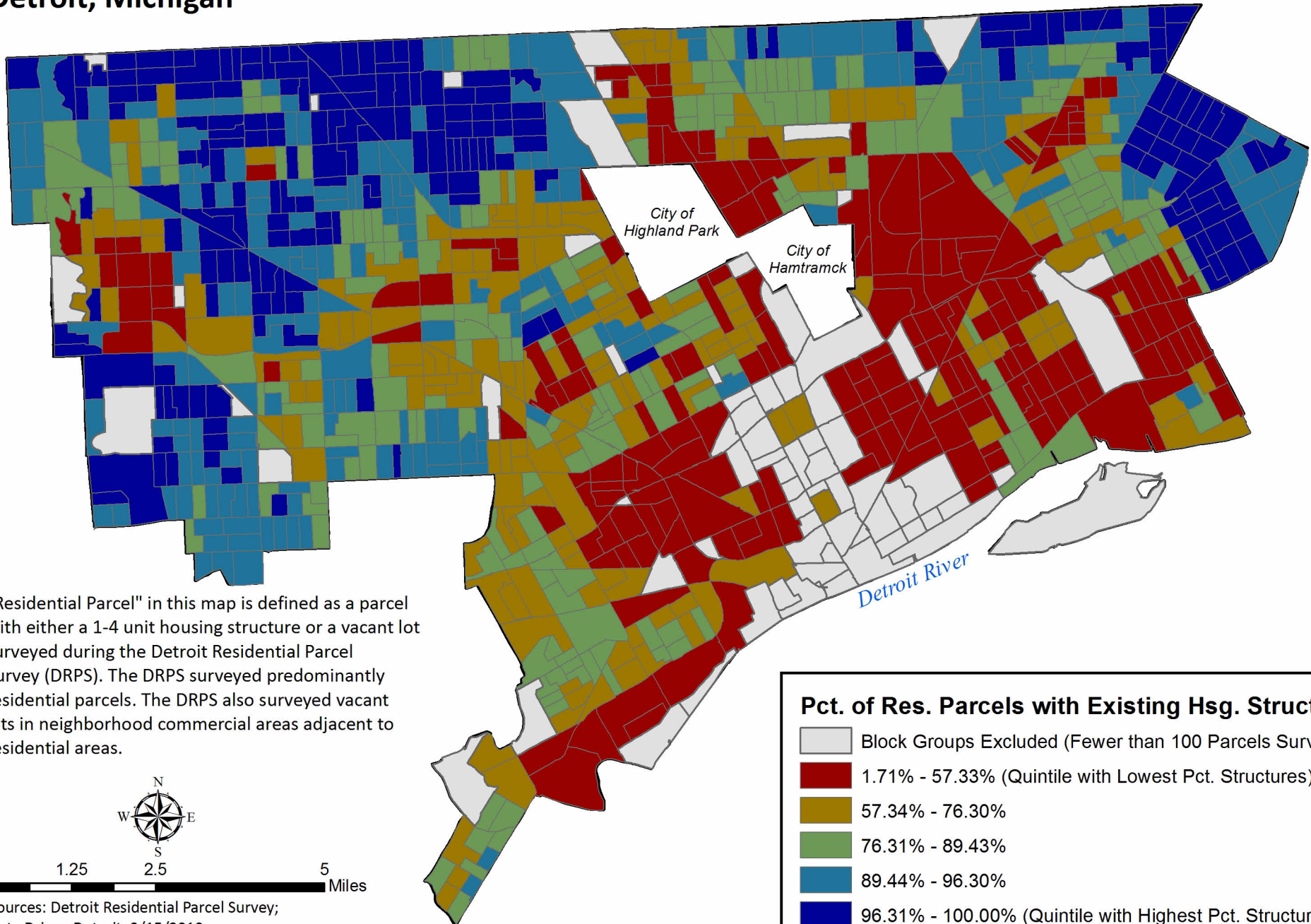
## Citywide Report for Housing Type



Housing Type	Single		Duplex		Multiple Unit	
	Housing	% of Housing	Housing	% of Housing	Housing	% of Housing
Single	229,634	100%	0	0%	0	0%
Duplex	0	0%	21,793	100%	0	0%
Multi-unit	0	0%	0	0%	1,168	100%
<b>Condition</b>						
Good	198,342	86%	16,848	77%	864	74%
Fair	21,004	9%	3,328	15%	116	10%
Poor	7,295	3%	1,160	5%	64	5%
Demolish	2,988	1%	457	2%	35	3%
<b>Vacancy</b>						
Vacant	27,439	12%	3,206	15%	161	14%
Possible	2,525	1%	189	1%	7	1%
<b>VOD</b>						
Vacant , Open and Dangerous	8,943	4%	1,403	6%	67	6%
<b>Fire</b>						
Fire	2,635	1%	307	1%	10	1%
<b>Vacant Lot (VL)</b>						
		<b>% of VL</b>		<b>% of VL</b>		<b>% of VL</b>
Un-Improved	221	61%	51	67%	5	56%
Improved	139	39%	25	33%	4	44%
<b>TOTAL</b>	<b>229,994</b>		<b>21,869</b>		<b>1,177</b>	



# Percentage of Residential Parcels with an Existing Housing Structure, by Census Block Group Detroit, Michigan



"Residential Parcel" in this map is defined as a parcel with either a 1-4 unit housing structure or a vacant lot surveyed during the Detroit Residential Parcel Survey (DRPS). The DRPS surveyed predominantly residential parcels. The DRPS also surveyed vacant lots in neighborhood commercial areas adjacent to residential areas.



0 1.25 2.5 5 Miles

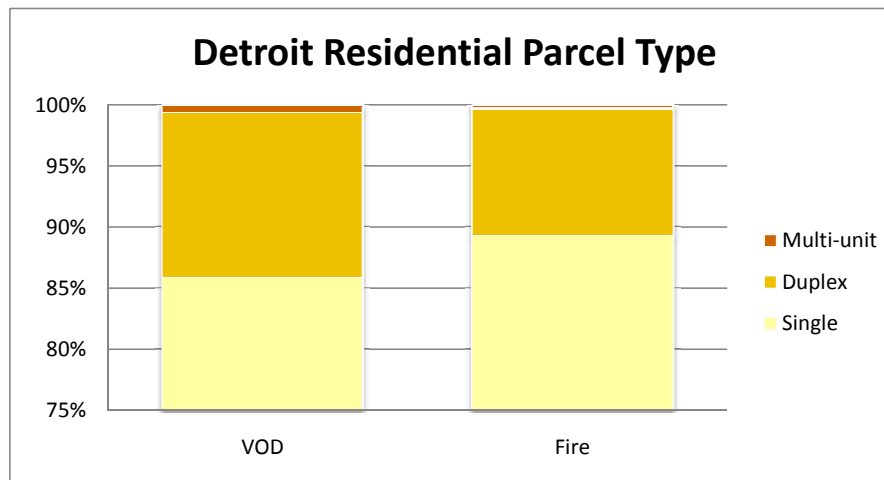
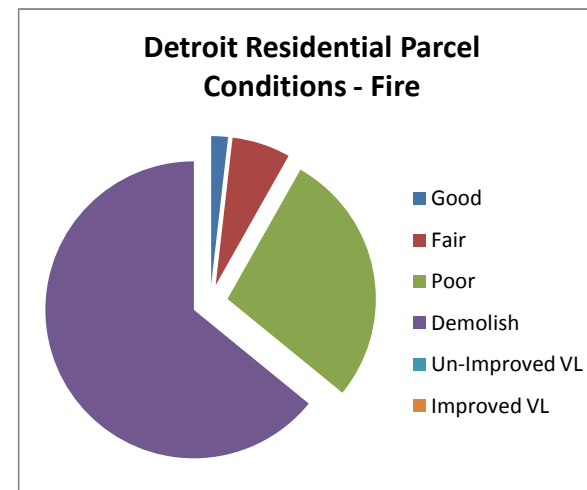
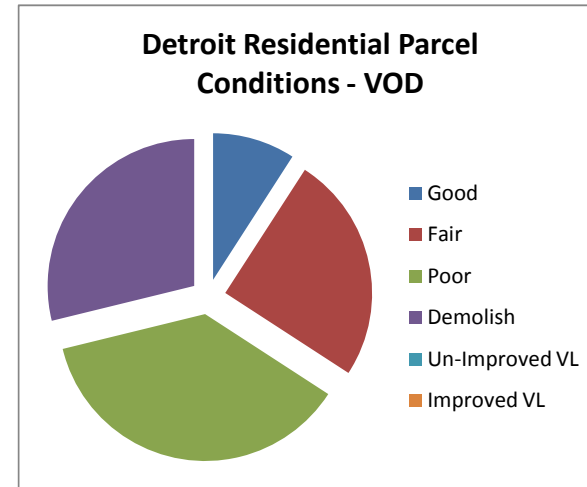
Sources: Detroit Residential Parcel Survey;  
Data Driven Detroit. 2/15/2010

# Detroit Residential Parcel Survey

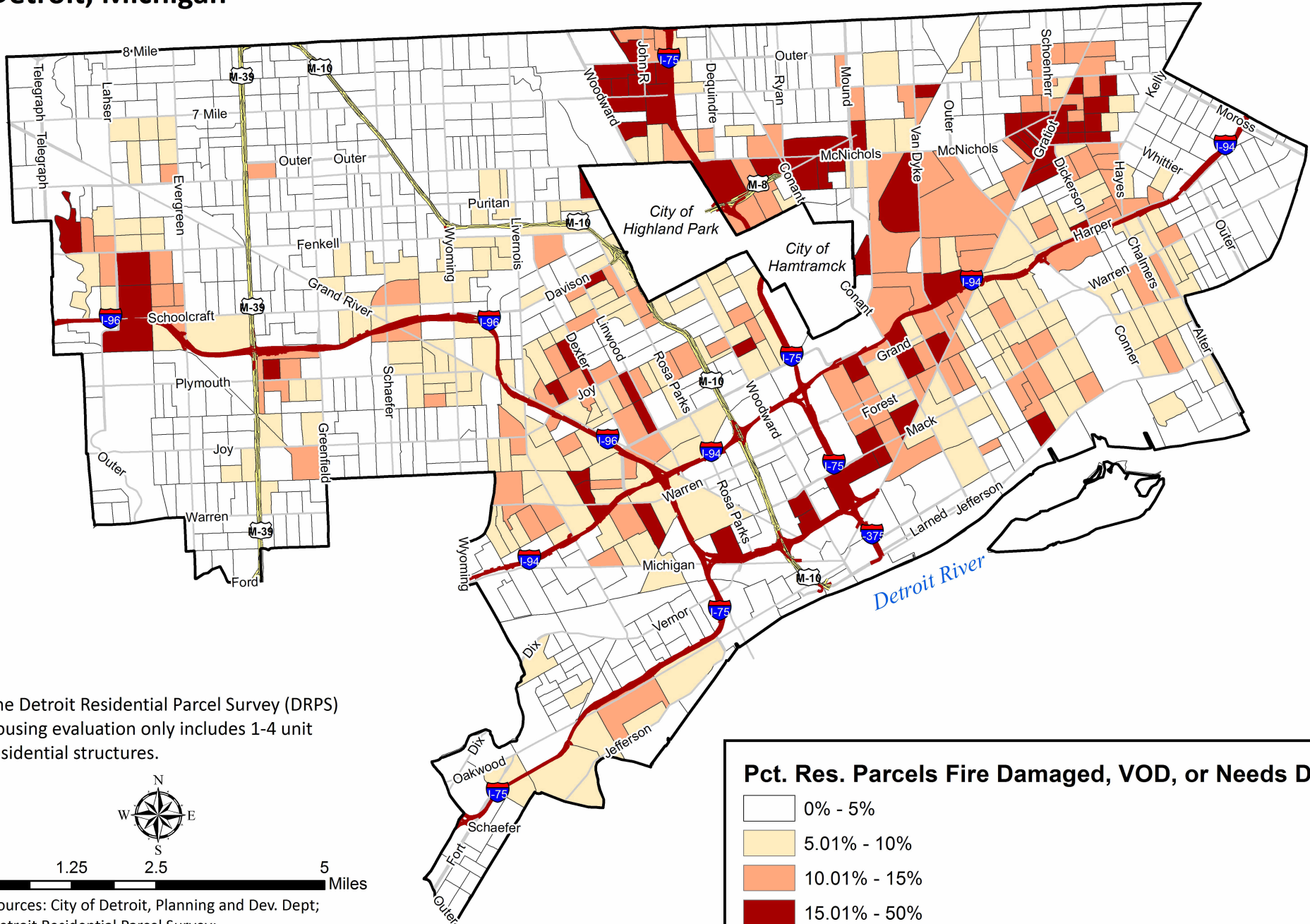
## Citywide Report for Vacant, Open and Dangerous and Fire



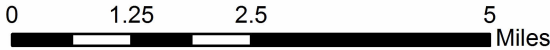
Housing Type	VOD		Fire	
	Parcels	% of Housing	Parcels	% of Housing
Single	8,943	86%	2,635	89%
Duplex	1,403	13%	307	10%
Multi-unit	67	1%	10	0%
<b>Condition</b>				
Good	947	9%	54	2%
Fair	2,609	25%	187	6%
Poor	3,855	37%	819	28%
Demolish	2,998	29%	1,893	64%
<b>Vacancy</b>				
Vacant	10,330	99%	2,867	97%
Possible	60	1%	8	0%
<b>VOD</b>				
Vacant , Open and Dangerous	10,413	100%	2,576	87%
<b>Fire</b>				
Fire	2,576	25%	2,953	100%
<b>Vacant Lot (VL)</b>				
		<b>% of VL</b>		<b>% of VL</b>
Un-Improved	1	100%	0	0%
Improved	0	0%	0	0%
<b>TOTAL</b>	<b>10,414</b>		<b>2,952</b>	



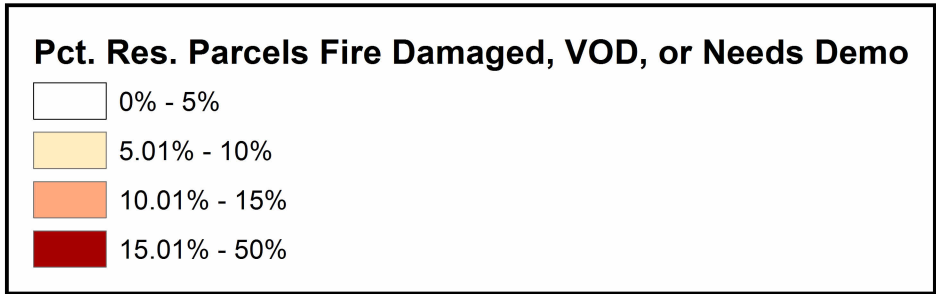
# Housing with Safety Issues: Percentage of Housing with Fire Damage, or in Need of Demolition, or Vacant, Open, and Dangerous (VOD), by Census Block Group Detroit, Michigan



The Detroit Residential Parcel Survey (DRPS) housing evaluation only includes 1-4 unit residential structures.



Sources: City of Detroit, Planning and Dev. Dept;  
Detroit Residential Parcel Survey;  
Data Driven Detroit. 2/15/2010



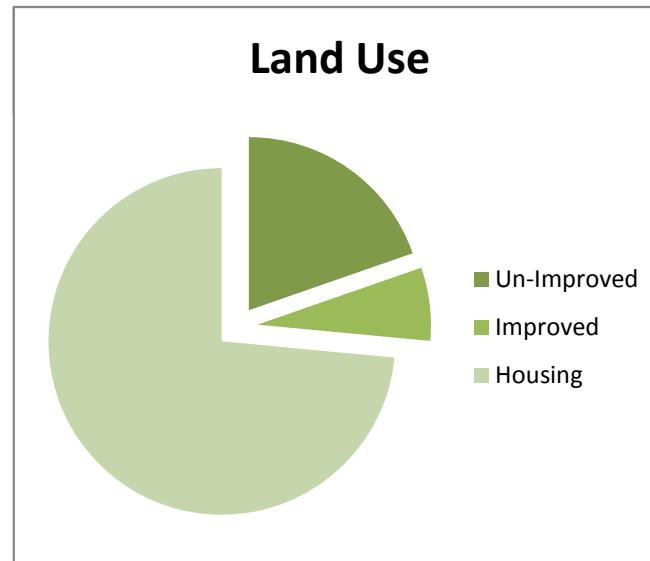
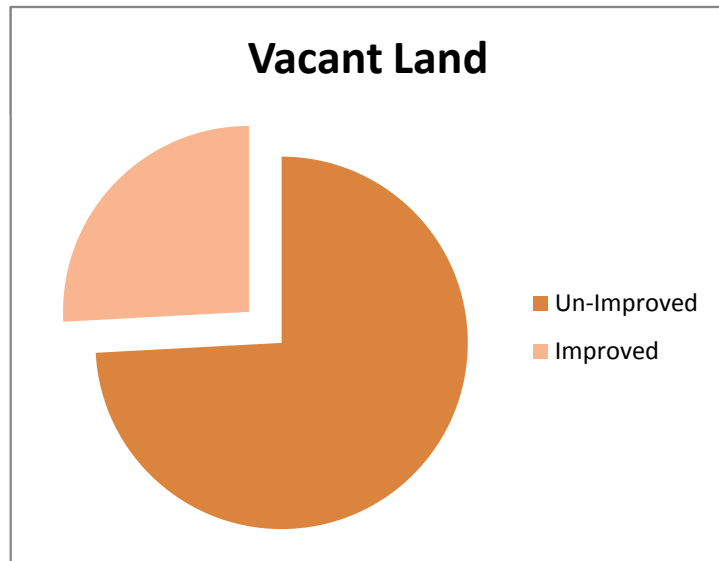
# Detroit Residential Parcel Survey

## Citywide Report for Vacant Parcels: Improved and Un-Improved



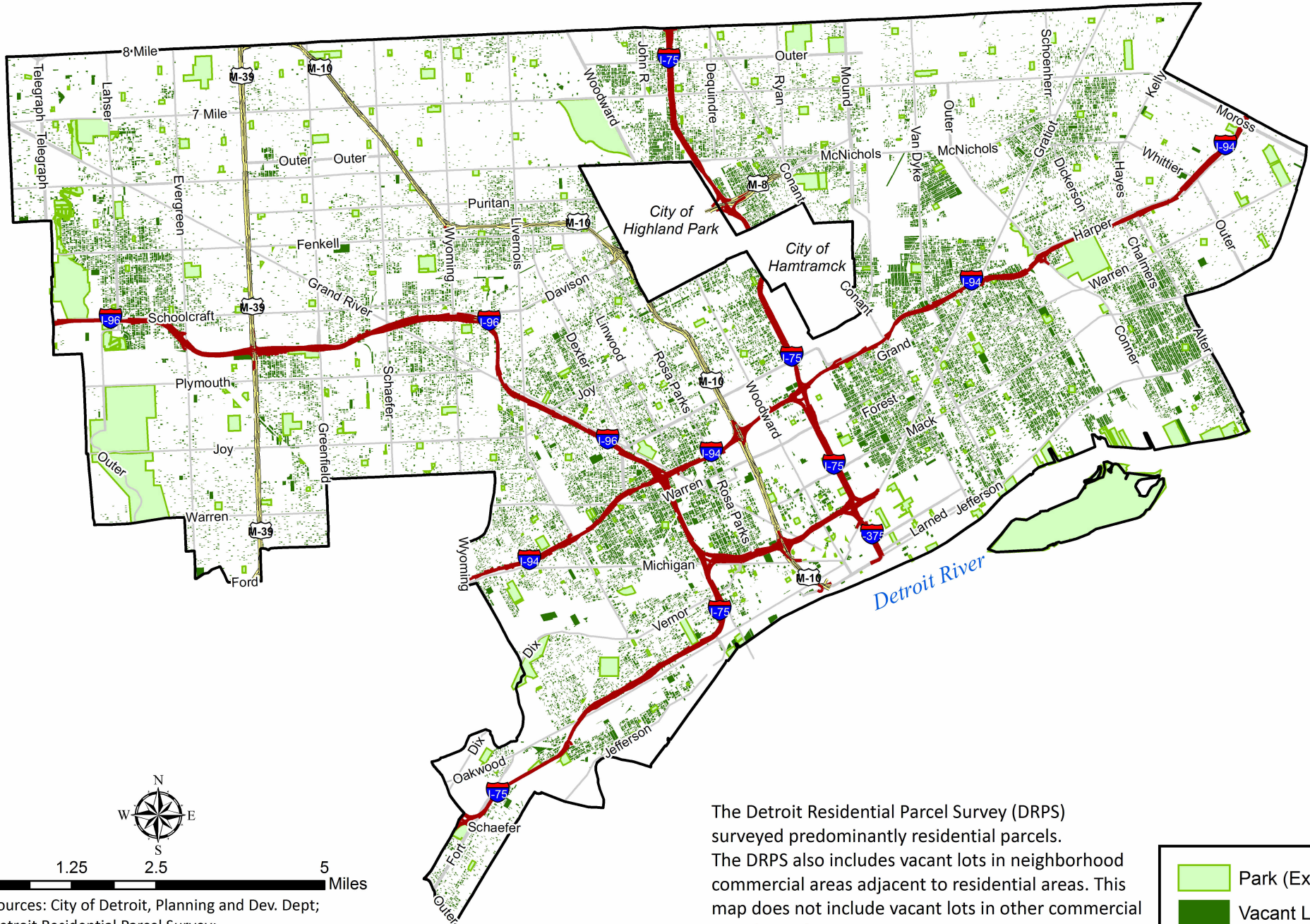
Detroit*			
<b>TOTAL</b>	343,849		
<b><u>Vacant Lot (VL)</u></b>	<b>Parcels</b>	<b>% of Parcels</b>	<b>% of VL</b>
Un-Improved	67,843	20%	74%
Improved	23,645	7%	26%

\* Detroit has ~387,000 parcels, inclusive of Industrial, Commercial and Residential.



# Vacant Lots with Overlay of City of Detroit Parks

## Detroit, Michigan



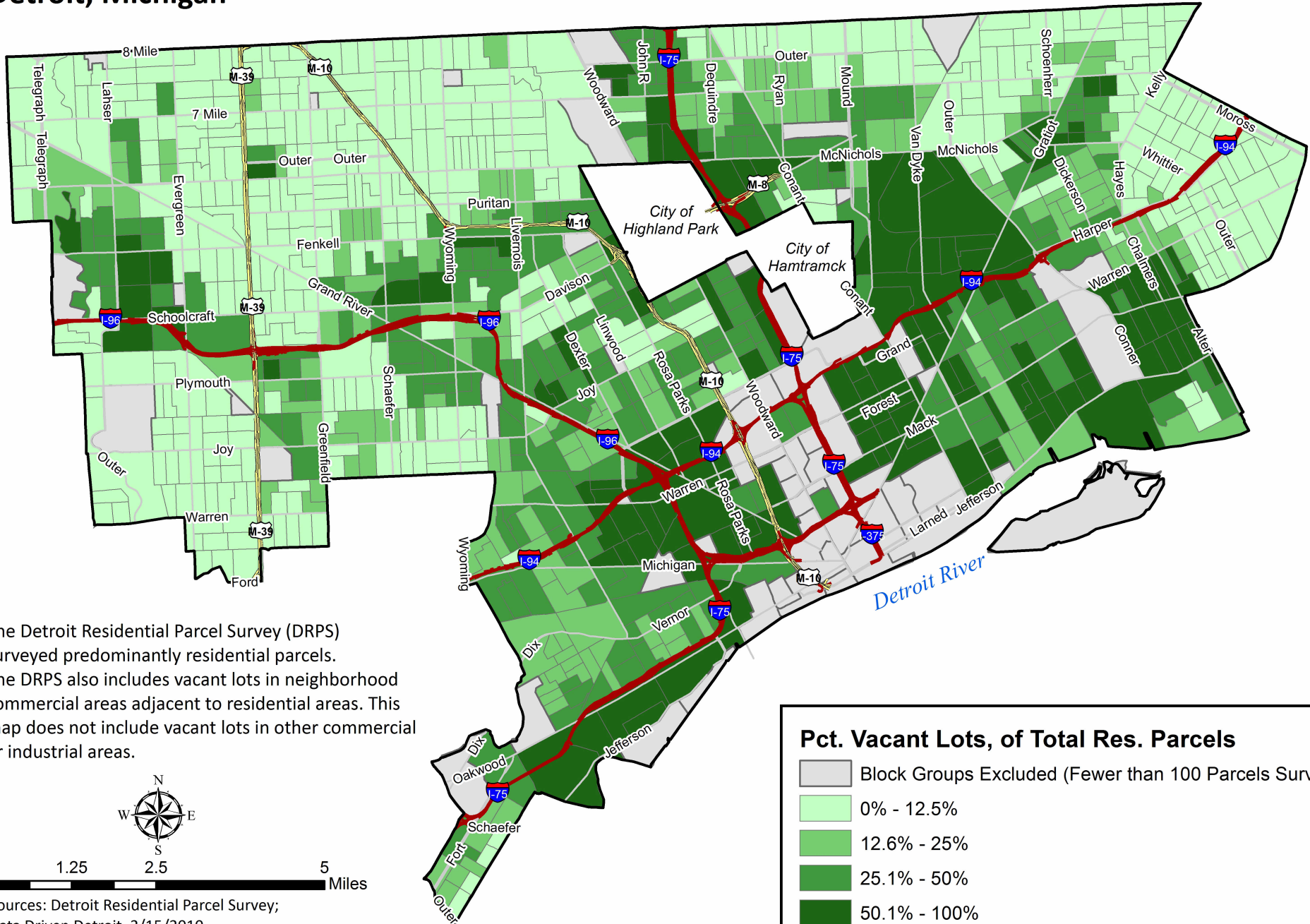
The Detroit Residential Parcel Survey (DRPS) surveyed predominantly residential parcels. The DRPS also includes vacant lots in neighborhood commercial areas adjacent to residential areas. This map does not include vacant lots in other commercial or industrial areas.

	Park (Existing)
	Vacant Lots

Sources: City of Detroit, Planning and Dev. Dept;  
 Detroit Residential Parcel Survey;  
 Data Driven Detroit. 2/15/2010



# Vacant Lots, as Percentage of Residential Parcels, by Census Block Group Detroit, Michigan



The Detroit Residential Parcel Survey (DRPS) surveyed predominantly residential parcels. The DRPS also includes vacant lots in neighborhood commercial areas adjacent to residential areas. This map does not include vacant lots in other commercial or industrial areas.



0 1.25 2.5 5 Miles

Sources: Detroit Residential Parcel Survey;  
Data Driven Detroit. 2/15/2010

**Pct. Vacant Lots, of Total Res. Parcels**

- Block Groups Excluded (Fewer than 100 Parcels Surveyed)
- 0% - 12.5%
- 12.6% - 25%
- 25.1% - 50%
- 50.1% - 100%