The Detroit Home Repair Census

2025

Data collection and analysis was led by Detroit's Citywide Home Repair Task Force and Data Driven Detroit. Funding support for this data collection effort was provided by the Rocket Community Fund, the Hudson-Webber Foundation, and the Richard C. and Barbara C. Van Dusen Family Fund. Thanks to all participating CHRTF members for contributing program data.

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Executive Summary

During the second half of 2025 and the first half of 2026, Data Driven Detroit (D3) continued to partner with Detroit's Citywide Home Repair Task Force (CHRTF) to collect comprehensive information on assisted home repair activities across Detroit - situations where public or philanthropic funding was used to help a homeowner defray or eliminate home repair costs. For the second time, D3 and CHRTF were able to leverage trusted relationships to gain access to unique information directly from organizations facilitating home repair work across Detroit, creating a nuanced understanding of this portion of Detroit's home repair ecosystem and how interventions play out across the city. The findings from this process are particularly relevant as Detroit onboards a new mayoral administration, several major federal funding programs move toward their sunset dates, and as Detroit residents continue to express a strong need for assisted home repair services through multiple avenues.

Key findings

- Due to shifts in methodology, changes in partners providing data, and the types of data provided, direct comparisons between 2024 and 2025 are rarely made in this report, and are noted with heavy caveats each time.
- In 2025, D3 and CHRTF were able to capture data on $41.2 million in confirmed funding and a further $33.4 million in estimated funding, for a total estimated spend of at least $74.6 million.
- In 2025, D3 and CHRTF collected data representing 2,516 home repair interventions across at least 1,956 unique addresses.
- Nearly 75% of assisted home repair interventions in Detroit spent less than $20,000.
- Activity continued to be widespread across Detroit's neighborhoods, with Council Districts 3, 4, and 7 seeing the greatest number of interventions and investment. Districts 1, 2, 5, and 6 also saw at least $3.7 million each in total confirmed spend. Federal funding continued to account for the highest proportion of home repair interventions, with roughly two-thirds of federal dollars deployed coming from funds that will expire by the end of 2026.

Key lessons learned

- While comparing assisted home repair data over time offers enticing opportunities to illuminate the evolution of programs in the home repair ecosystem, the speed at which programs are created, implemented, and sunset means that additional investments in staffing, data infrastructure, and research are necessary to be able to conduct detailed over-time comparisons with confidence.
- The upcoming sunset of key federal funding programs - foremost among them the American Rescue Plan Act (ARPA) - presents risks and opportunities for sustaining assisted home repair activity in Detroit.
- Just as there is a strong demand for home repair itself in Detroit, there also appears to be a growing demand for and interest in using the data from the Home Repair Census to more fully understand and meet the needs of Detroit residents.

Section 1: Introduction

As Detroit continues to work toward economic recovery and growth, the condition of the city's aging housing stock remains a substantial barrier to retaining existing residents and attracting new ones. According to the 2025 Neighborhood Vitality Index (NVI) survey, only 28% of respondents (out of a sample of 6,712 Detroit residents) indicated that their homes did *not* need major repairs in order for them to remain livable. Furthermore, nearly 42% of respondents in the Rise Higher Detroit survey, conducted by the incoming Sheffield Administration in early 2026, indicated that the City of Detroit should focus on home repair grants as a strategy to help homeowners stay in their homes, an even larger proportion than argued for lowering the City's elevated property tax rates. These numbers demonstrate that the condition of their homes is top of mind for Detroiters, and needs around maintaining and upgrading an aging housing stock must be addressed if Detroit is going to be able to retain and attract residents.

Further compounding this issue, Detroit remains a relatively challenged housing market. Property values, while improving, are relatively low compared to those in surrounding suburban municipalities, and as noted above, many Detroiters report that their homes need major repairs to remain livable, which places further constraints on the rate at which property values can rise. In addition, only 43% of Detroiters lived above 200% of the Federal Poverty Level as of 2024. The NVI survey reported that 64% of respondents have a savings account in a bank or credit union as of 2025, indicating that there remains a substantial portion of Detroiters who do not have access to traditional banking and financing resources that could be used to underwrite home repair activity. Additional research conducted in 2026 by Detroit Future City and Data Driven Detroit (D3) indicates that land contracts remain a substantial fixture in Detroit's housing market, further demonstrating that many Detroiters struggle (or choose not to) engage with traditional home financing mechanisms. Given the scale of these challenges, there is a clear need for continued investment in assisted home repair efforts in Detroit to meet needs where the private market is unable or unwilling to invest.

Both the City of Detroit and major philanthropic organizations invested in the city have recognized this challenge, and have made robust investments in **assisted home repair initiatives:** funding programs such as grants and loans that are intended to help homeowners defray or entirely eliminate home repair costs. These programs support residents in conducting repairs from roof replacement to utility and energy optimization, and are operated by dozens of partners across Detroit. To better coordinate efforts from these disparate partners, home repair providers and funders came together to create Detroit's Citywide Home Repair Task Force (CHRTF). As a coalition of over 40 organizations and funded programs, CHRTF works to create more innovative, coordinated, and effective solutions to more efficiently meet Detroiters' home repair needs. Recognizing that the magnitude of the city's home repair challenges is enormous, CHRTF also works to broaden the pool of funds supporting assisted home repairs in Detroit so that the full scale of the problem can be addressed.

In 2024, the CHRTF and D3 partnered to document for the first time a substantial portion of the assisted home repair activity taking place in Detroit through conducting the Detroit Home Repair Census. By gathering data from 30+ partner organizations, representing 31 home repair programs and 34 different funding sources, the Census identified $50.6 million in confirmed funding and an additional $13.0 million in estimated funding, totaling $63.6 million in funds deployed. These funds served over 2,600 homes through over 3,000 distinct interventions (the collective work that happened at a specific address under a specific program). These findings demonstrated that, far from being a cottage industry of a few organizations handling a small number of targeted repairs, assisted home repair efforts in Detroit represent tens of millions of dollars per year in investment work that, if continued at the level that it was in 2024, offers a substantial opportunity to move the needle in meeting the concerns expressed by Detroit residents through the NVI and Rise Higher Detroit surveys.

In 2025, D3 and the Citywide Home Repair Task Force partnered once again to conduct the second Detroit Home Repair Census, building off of the successful pilot effort that we launched in 2024. Through working with CHRTF's 40+ partners, this effort gathered assisted home repair data from 33 organizations, and documented nearly $75 million in confirmed and estimated assisted repair activity. Analysis of 2025 data reveals that assisted home repair activity continues to occur across the vast majority of Detroit's single-family residential neighborhoods, reaching many communities that may struggle to otherwise see outside investment. However, as we found in 2024, a substantial portion of reported activity remains funded by federal funding sources, including from the American Rescue Plan Act (ARPA), which is expected to sunset at the end of 2026. In conjunction with

other concluding home repair programs, the assisted home repair ecosystem faces a potential financial cliff in 2026 and beyond. However, the scale of activity found in this years' Census, combined with high levels of activity identified in 2024, demonstrate that the assisted home repair ecosystem is capable of continuing to meet Detroiters' needs at this level should additional funding be identified.

Section 2: Process and Data Reporting Context

The process to assemble the 2025 Detroit Home Repair Census was similar to the one conducted to create the initial Census in 2024. D3 conducted two rounds of data collection from partners - in August 2025 and February 2026, executing an email campaign to encourage partners to submit their data through a secured website, detroitdatacollaborative.org. The extensive data cleaning and review processes generally mirrored the processes documented in the 2024 report, with additional tweaks and subject matter knowledge incorporated based on lessons learned from another year of data cleaning.

New to this year, D3 and CHRTF also grappled with additional questions and challenges associated with integrating two datasets from different years. While many partners submitted data in both 2024 and 2025, some partners only provided one year's worth of submissions. At times, partners also submitted data at different levels of geography in different years. To preserve respondent confidentiality, this report does not identify specific circumstances in which this occurred. However, this means that the 2024 and 2025 datasets should not be viewed as apples-to-apples comparisons, and where comparisons are made over time in the analysis below, they are heavily caveated.

Across two data collection periods (in August 2025 and February 2026), D3 received a total of 37 data submissions, including 5 partners who confirmed that they did not have any data for the 2025 calendar year, and a sixth who confirmed no repairs for at least the second half of 2025. The data examined below therefore comes from the 31 2025 submissions that included record-level home repair data, filtered to remove any overlaps with interventions previously reported for 2024.

Data Reporting Context

Similar to how the Decennial Census aims to account for every individual residing in the United States, the Detroit Home Repair Census seeks to document every assisted home repair intervention in Detroit. However, as with the Census, the data presented has some limitations:

- Response rates are unlikely to ever reach 100%.
- Responses may be subject to error.
- This effort did not collect data for non-assisted home repair interventions (e.g. those that took place solely through the private market).

Given these limits, for the purposes of this report the team identified three levels of data reliability:

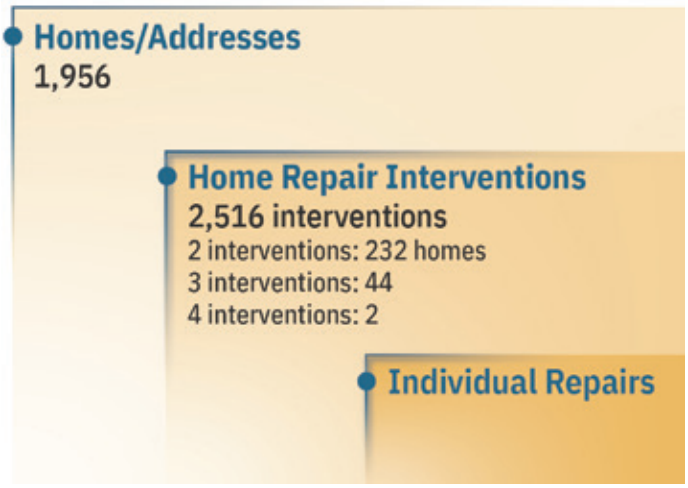
- **Confirmed:** Represents the highest level of reliability. These data have been reviewed for accuracy and include all critical, required components. Most findings discussed below represent confirmed data.
- **Estimated:** Considered highly reliable, but full review for accuracy or inclusion of all critical components was not possible because address-level data was not received. Aggregation reports were often provided as written summaries. These numbers are summarized at the end of this section, but are **not** included in the confirmed totals reported below.
- **Extrapolated:** Represents likely values where no source data—either confirmed or estimated—was available. These assumptions are not included in the 2025 Home Repair Census.

In the following sections, data is reported for the following categories:

- **Individual Repair:** An individual repair for a home (roof, HVAC replacement, hot water heater replacement, etc). One or more repairs can make up a single home repair intervention. Note that each organization may track repairs differently from others, and for this reason we do not report a total number of individual repairs.
- **Home Repair Intervention:** The collective work that happened at an address under a specific program. One address can have multiple home repair interventions if different programs funded different work.
- **Home/Address:** An individual dwelling unit that received one or more home repair interventions.

The interaction between different categories and classifications of data can at times lead to similar numbers representing meaningfully different things. A list of several common situations demonstrating why these nuances are important to accurately representing the data and showing how to interpret them is included in Appendix 3.

Finally, this analysis relies on a number of assumptions and considerations that the team made when interpreting and standardizing the data. While many



of these are documented in Appendix 3, several bear mentioning here:

- If the same intervention was reported across both 2024 and 2025, D3 and CHRTF defaulted to including that intervention in the 2024 analysis and totals to ensure consistency with prior reporting and comparability of numbers over time. **129** records from the 2025 dataset were removed through this process.
- Cleaning the data involved using an automated process called geocoding to connect individual intervention locations with latitude and longitude coordinates. D3 reviewed all matches for accuracy and sought to create manual matches in situations where the software was unable to do so itself. However, there are a small number of addresses where no match can be identified, which means that totals may occasionally be lower for certain subtopics than reported for the dataset as a whole.
- In some cases, we felt more confident reporting higher-level data provided by partners as "confirmed" in 2025 that we reported as "estimated" in 2024. For example, in both years, a partner submitted repair-level data with census tract IDs, and while we had less time and expertise during the pilot period in 2024 to fully integrate this data into the "confirmed" portion of the analysis, by 2025 we felt more confident in shifting our methodology to incorporate this information as confirmed where possible. However, this data was not included in address-level estimates for the number of homes, as it was impossible to confirm that they did not occur at a specific address reported by another partner.
- Finally, a partner may have submitted data in 2025 but not in 2024, or vice versa. Similarly, funding sources active in 2024 may have sunsetted by 2025, and new programs and funding sources may have since become active. Given this, in the few situations in which they are made, comparisons over time should be viewed as informative and illustrative, but not absolute.

Section 3: Key Findings

Overview of Confirmed Repairs

For 2025, D3 confirmed data for 2,516 assisted home repair interventions. Of these interventions, 2,282 included the address where the intervention took place, while 234 were reported at the record level, but with only a census tract identifier. Of the 2,282 assisted home repair interventions that included the address where the intervention took place, 1,956 unique addresses were identified. This means that 278 addresses received more than one assisted home repair intervention during the 2025 calendar year, including 46 addresses that received more than two interventions. The 234 interventions with only census tract IDs reported are not included in the total count of unique addresses.

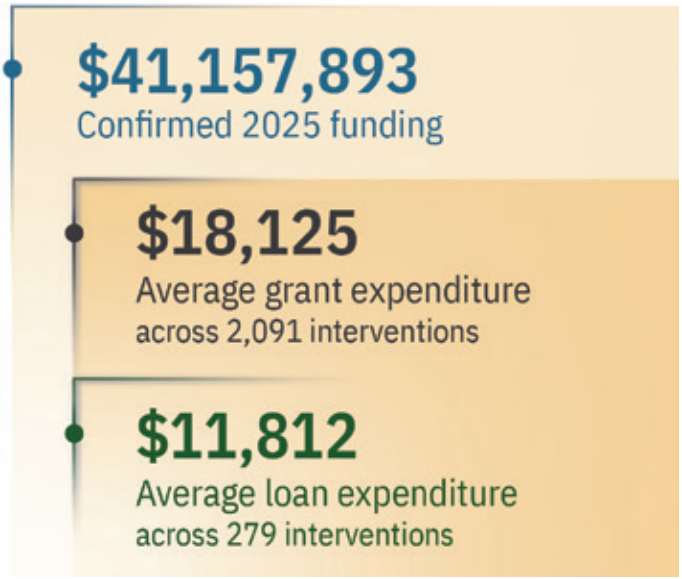
The data showed that incidences of multiple interventions on the same home remained relatively consistent year over year. 14% of homes that received assisted home repair interventions in 2025 received more than one intervention, nearly identical to what we observed in the 2024 dataset (nearly 14%). Rates of overlap among organizations also held steady, with 4% of homes in 2025 receiving interventions from two or more providers.

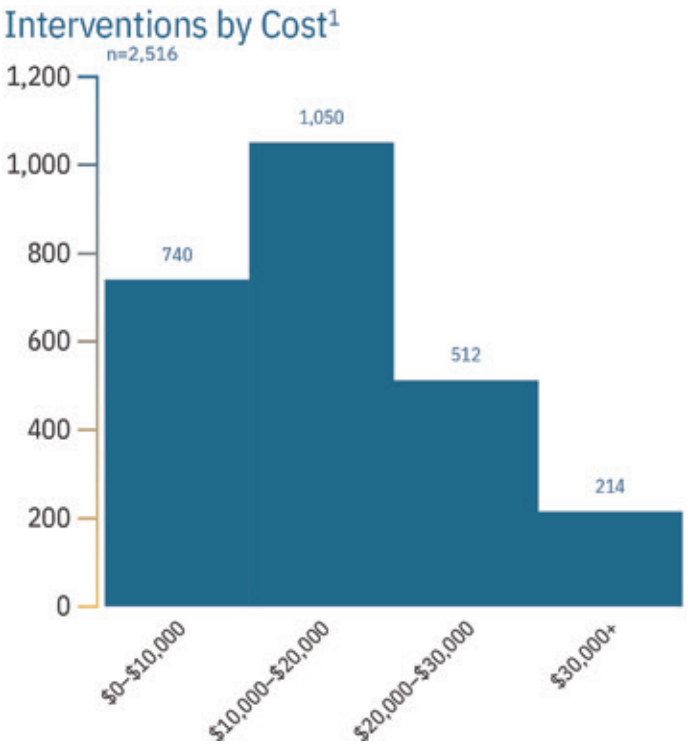
Among the situations where a home received multiple interventions, just under one-third (32%) of these overlaps were *programmatic*, meaning they were required by the funding program (for example, funds from the Detroit Home Repair Fund could not be spent at a home unless another assisted home repair program was already active, or *planned* to occur there). An additional 20% of overlaps were estimated to be planned, representing intentionally stacked programs at the same address (for example, a non-profit administering multiple programs will often select households that can participate in many or all the programs they administer), while the remaining 47% of overlaps were estimated to be unplanned, likely occurring without providers' knowledge. The proportions of planned and unplanned overlaps are both higher than what was observed in the 2024 dataset (15% and 30%, respectively), potentially indicating opportunities for additional coordination of programs and resources. However, as the overlaps represent a relatively small proportion of the home repair dataset overall, limited systemic conclusions can be drawn from these increases. In addition, it is important to note that analysis of overlaps is dependent on detailed knowledge about the deployment of programs, and while further work could increase the accuracy of estimations of overlap, the level of resources required for this to occur is beyond the current scope of the Home Repair Census.

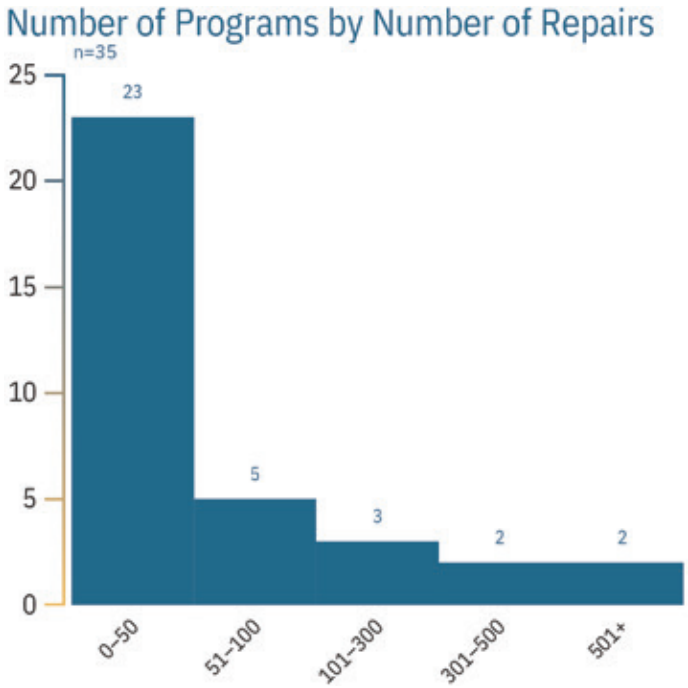
Financial Impact

The 2,516 interventions identified in 2025 represented a total of $41.2 million in confirmed funding, of which $37.9 million came from grants and $3.3 million came from loans. Note that due to differences in the number of programs submitting both confirmed and estimated data between 2025 and 2024, this total should not be viewed as directly comparable to numbers identified in the previous report. It is likely that additional methodological changes will be made in future years as D3 and CHRTF continue to deepen understanding of the datasets submitted by partners.

For grant interventions where a dollar amount was provided, the average grant amount was $18,125. Meanwhile, the average loan amount was $11,812. Among the overall distribution of home repair interventions by level of funding deployed, the largest proportion (42%) fell between $10,000 and $20,000, with the second-largest proportion consisting of interventions under $10,000 (29%). Interventions with greater than $30,000 deployed accounted for only 8% of assisted home repair activity. This demonstrates that smaller-dollar interventions account for the vast majority of Detroit's assisted home repair landscape, a factor that is likely constrained at least in part by spending limits and requirements inherent in the home repair programs themselves.







In 2025, 28 organizations were reported as directly providing home repair services to residents, representing a mix of national, regional, and local nonprofits, government entities, and a corporation/utility.

We identified a total of 36 active home repair programs in 2025, representing an increase from the number of programs identified in the 2024 dataset (31). This included a number of smaller programs - 23 of the 36 had fewer than 50 repairs reported. Looking ahead, this number is expected to vary substantially from year to year, as many programs are driven by funding cycles and may only last for a year or two before they are sunset. In addition, the fluctuating nature of funding cycles and changes in the specific organizations receiving funds year over year means that certain programs may not be as well-connected to CHRTF and Detroit's home repair ecosystem in some years compared to others, even within the same program.

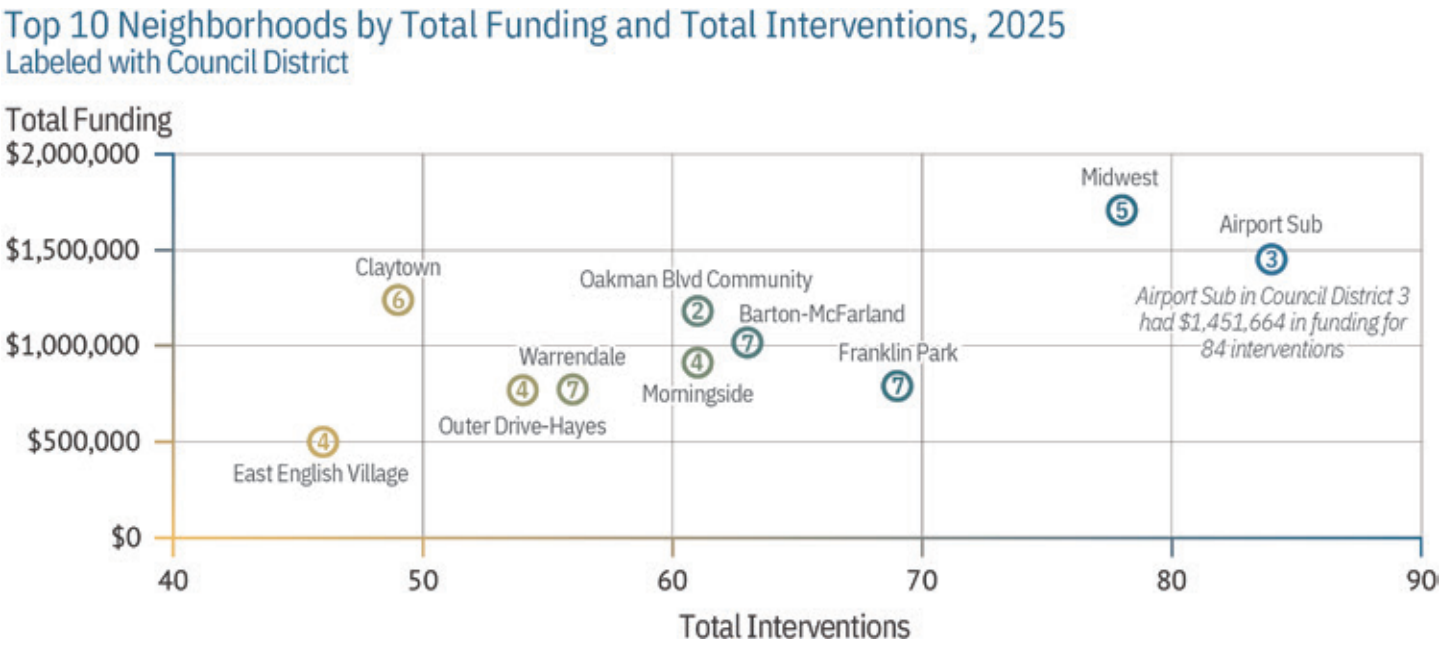
Geographic Distribution of Home Repair Activity[2]

Geographically, assisted home repair in 2025 continued to be spread widely across the entirety of Detroit, though with some notable concentrations.

82% of neighborhoods[3] had at least one home repair intervention in 2025, in line with 83% of neighborhoods in the 2024 dataset. These neighborhoods are spread across all seven of Detroit's City Council Districts, and most neighborhoods without home repair activity were either higher-income neighborhoods like Indian Village, Sherwood Forest, and Palmer Woods, neighborhoods that occupied a small geographic footprint like Virginia Park and Arden Park, or neighborhoods consisting mainly of non-single-family residential uses such as parks, industrial properties, commercial properties, and multi-family housing developments.

Interestingly, while home repair activity and funding was dispersed extensively across the city, several neighborhoods did receive concentrated investments, as well. The 10 neighborhoods with the highest numbers of interventions accounted for 24% of all interventions, and 25% of deployed funding. These neighborhoods were spread throughout Detroit, many of them located in Council Districts 3, 4, and 7, which also saw the highest overall concentrations of assisted home repair activity (see below). Neighborhoods such as Bagley in District 2, Dexter-Linwood in District 5, and Brightmoor in District 1 also saw substantial concentrations of assisted home repair activity, though outside the top 10 neighborhoods.

1. 148 addresses did not include reported spend.
2. Due to potential misalignment when aligning census tracts, boundaries, and legislative boundaries, the 234 records received with only a census tract ID are not included in this portion of the analysis.
3. Neighborhoods referenced here are the 208 identified by the City of Detroit's Department of Neighborhoods.



In addition to neighborhood-level analysis, the project team also examined the distribution of assisted home repair activity at a hyper-local level. This analysis found that assisted home repair interventions occurred on 1,662 different blocks in Detroit, indicating that there were relatively few situations across the 1,956 homes served where multiple homes on the same block received interventions compared to the total volume of activity.

Expanding out to a City Council District level, District 4 recorded the highest level of assisted home repair activity, hosting 536 home repair interventions (21% of total) and $8.3 million in total spending (20%). District 7 had the second-highest percentage of interventions (411, or 16%), followed by District 3 (379, or 15%); however, District 3 had a higher percentage of total funding ($6.6 million, or 16%) than District 7 ($6.1 million, or 15%). Among Council Districts with fewer numbers of home repair interventions, District 5 and District 6 both accounted for larger portions of funding allocated (approximately 12% each) than the number of interventions they hosted (10% and 8%, respectively), indicating that more dollars were spent per intervention in these districts compared to other areas of Detroit. This demonstrates the importance of examining both total numbers of interventions and funding levels deployed when seeking to holistically understand Detroit's assisted home repair ecosystem.

A full table with district-by-district breakdowns is included in Appendix 2.

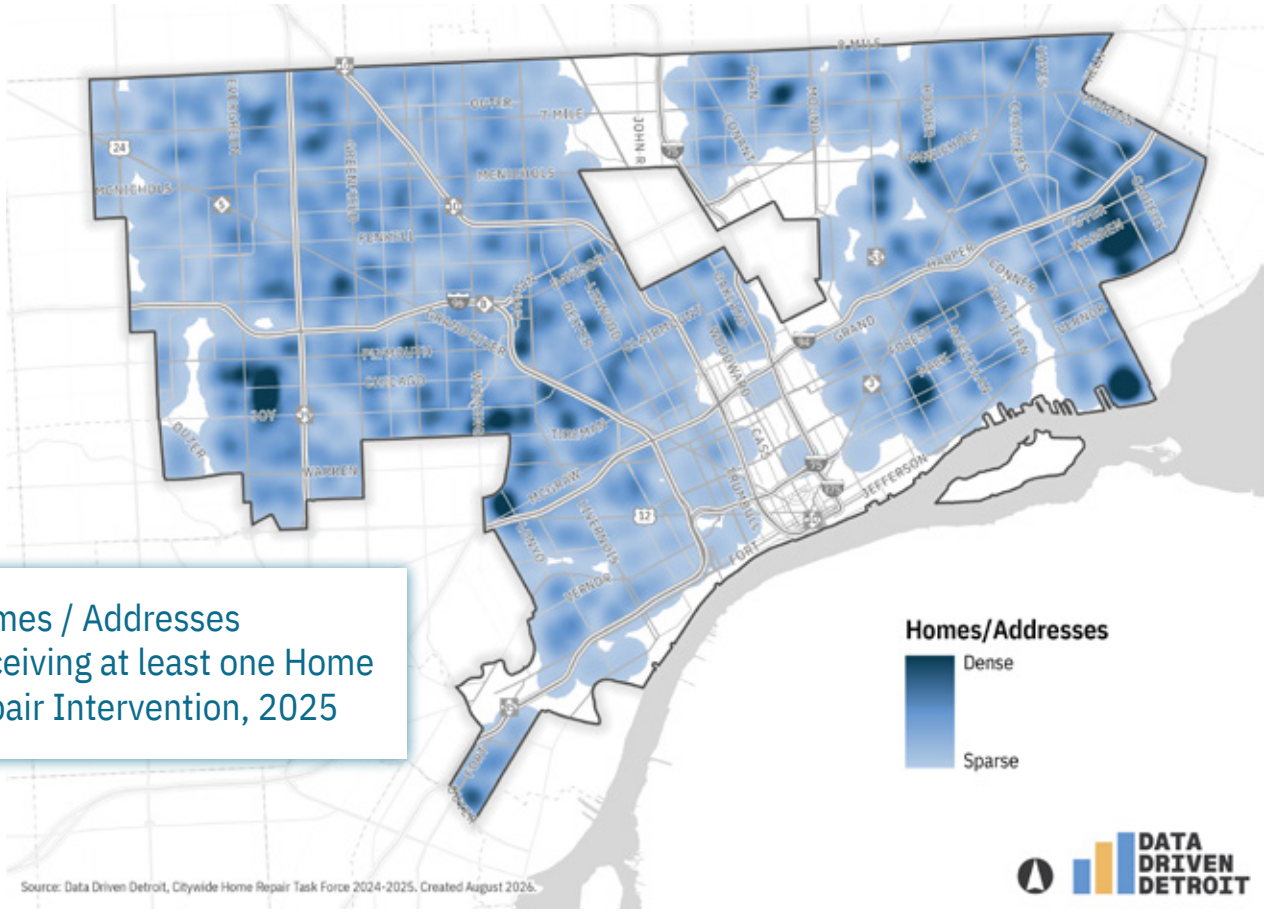
Seasonal Trends and Repair Characteristics

As in the 2024 dataset, 2025 assisted home repair activity occurred throughout the year, but was slightly more concentrated from January to June, when 60% of interventions took place. This was in contrast to 2024's dataset, when September - December were the most active months. This appears to be driven by several funding programs peaking in repairs in the first half of the year (ARPA in March and June, Detroit Home Repair Fund in June), as well as a greater concentration of DTE Energy Efficiency Assistance (EEA) repairs in the first half of the year. For utility-funded programs, the number of interventions began to decrease in May, and bottomed out in September, followed by an increase in October – December, primarily driven by an increase in completions in the Solar Neighborhoods program.

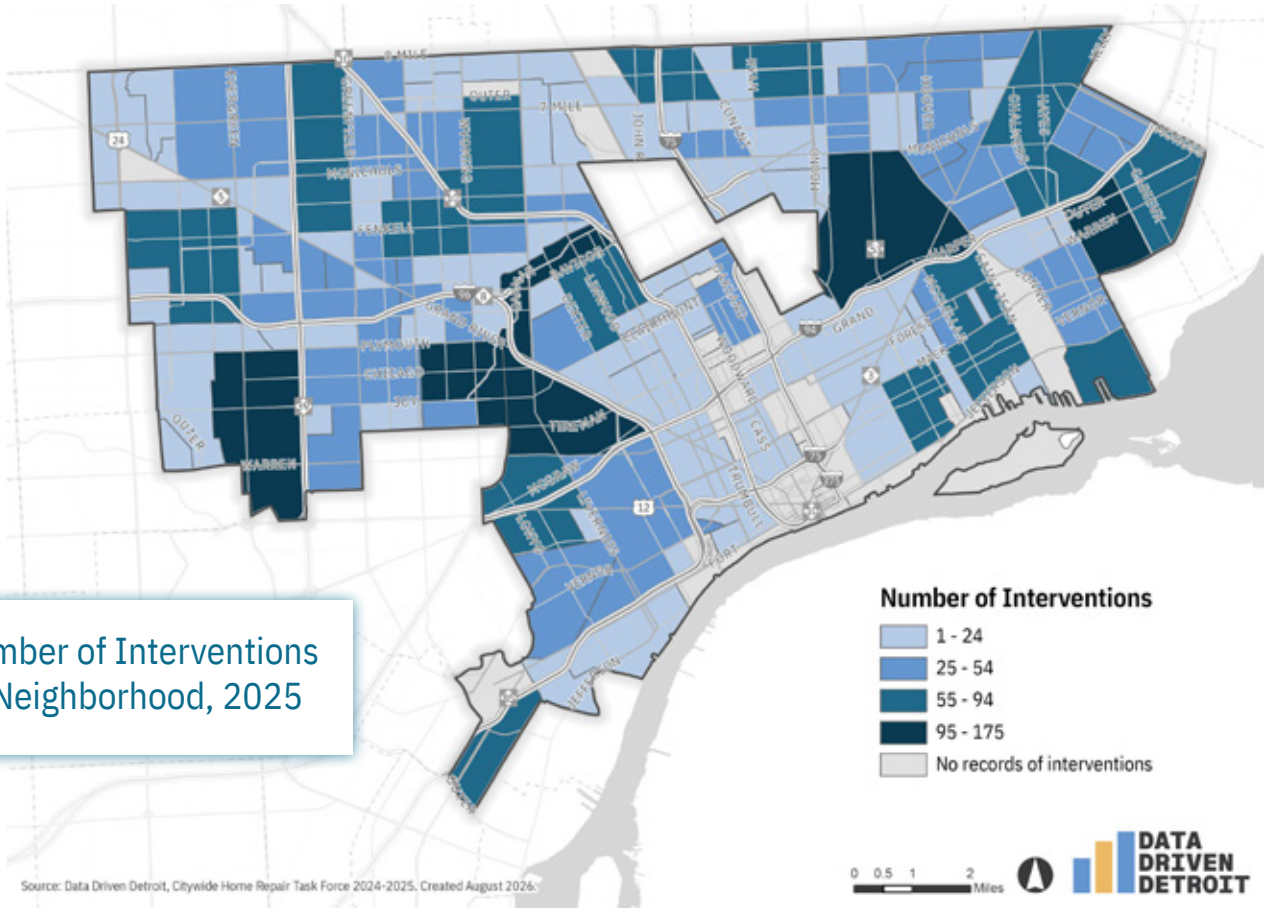
D3 was able to spend an additional amount of time following up with CHRTF partners this year compared to 2024, and this allowed us to better understand ownership and rental breakdowns among the properties they were serving. Combined with additional knowledge and context behind the data, this enabled us to identify ownership status for roughly 92% of homes in 2025, compared to about 69% in the 2024 dataset. The vast majority (99%+) of assisted home repairs in 2025 took place at owner-occupied homes.

After data cleaning and deduplication, D3 and CHRTF were able to identify the number and type of repairs

Homes / Addresses Receiving at least one Home Repair Intervention, 2025



Number of Interventions by Neighborhood, 2025



completed for 84% of the 2,516 interventions included in the dataset. Of these interventions, 54% encompassed one repair type, 11% consisted of two repair types, and 35% consisted of 3 or more repair types. This suggests an increasing breadth of activity within individual program interventions, an increase in organizational capacity to report more detailed information, or both, compared to what was observed in the 2024 data (where 18% of interventions consisted of 3 or more repair types).

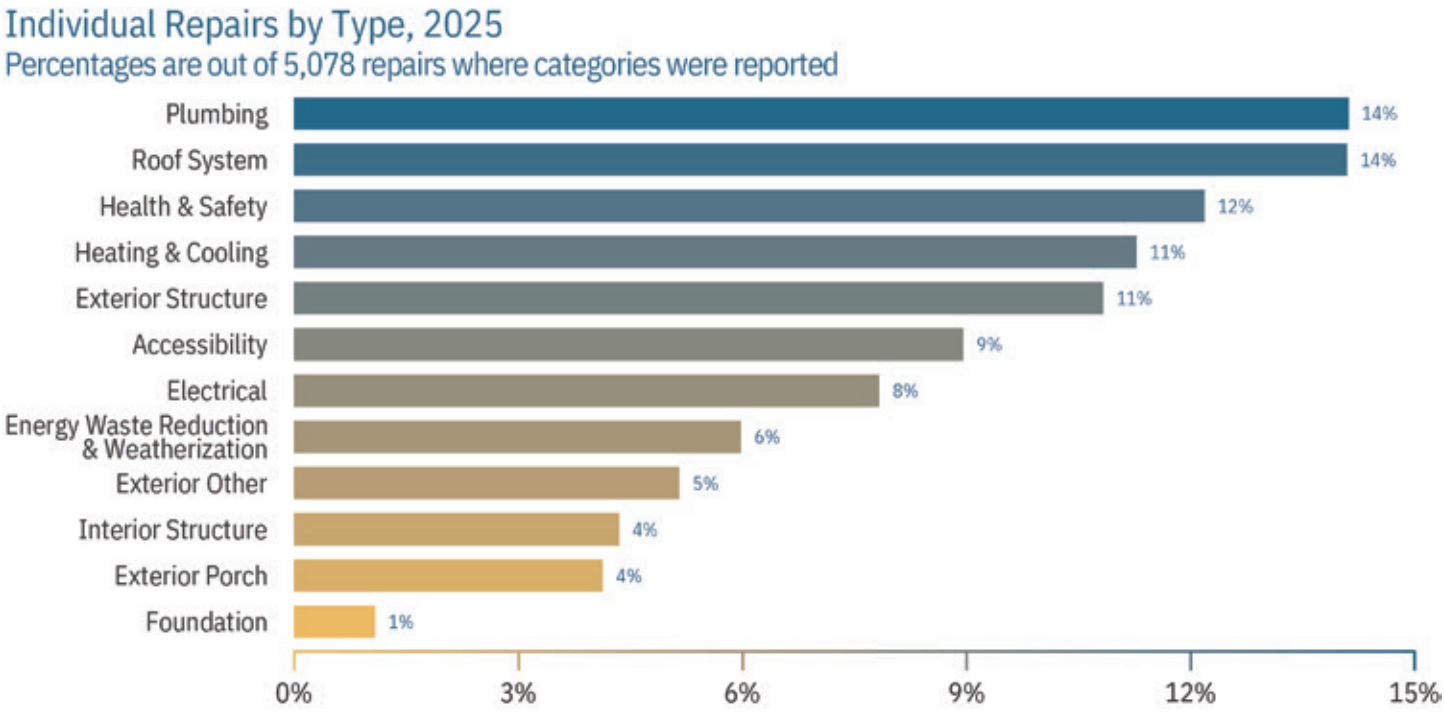
Where a repair type was reported, plumbing and roof systems accounted for the largest overall proportion of repairs, at roughly 14% each. These were followed by health and safety-related repairs at 12% and heating and cooling-related repairs at 11%. As in 2024, available funding programs generally dictate the type of repairs that are provided, so while these numbers are illustrative of the activity reported as happening in Detroit's assisted home repair ecosystem, they are not necessarily representative of all repair needs across the city, or even representative of all repair needs within the individual homes where the work was performed.

For the 1,139 home repair interventions that consisted of a single repair, four home repair categories (roof system, heating & cooling, plumbing, and exterior structure) accounted for over 90% of all spending. However, as this only includes repairs with a single category identified, it does not allow for a broad understanding of the average costs for each type of repair across the ecosystem writ large, as we can only analyze costs for specific repair categories when only one repair category is reported. To provide some understanding of cost distributions, Appendix 4 includes visualizations of cost for each of the repair types in the dataset.

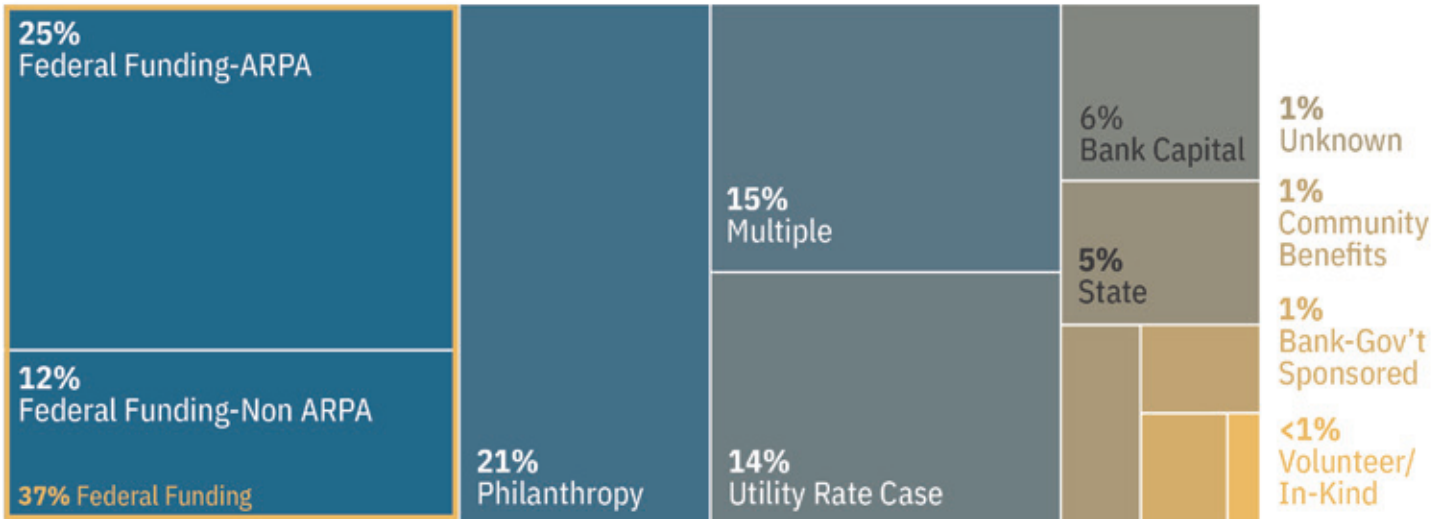
The 2025 dataset contained a total of 32 active funding sources. Federal funding drove the greatest number of interventions in Detroit, accounting directly for 42% of all interventions, and contributing to an additional 5% of interventions that had multiple funding sources. While still substantial, this proportion is lower than in the 2024 dataset, when federal funding supported 68% of all assisted home repair interventions. The decrease appears to be particularly prominent among interventions funded by the American Rescue Plan Act (ARPA).

Utility funding represented the second most common category, at 18% of all reported interventions, with philanthropy accounting for an additional 16% (up from 12% in 2024). 2025 also observed a substantial increase in the percentage of interventions funded by bank capital compared to the 2024 dataset. This is due to incorporating the loan-level data with Census tract IDs as confirmed data in 2025, and helps to demonstrate that private capital plays a substantial role even in the assisted home repair market.

Examining the amount of dollars spent rather than the number of interventions supported reveals several additional interesting patterns. While philanthropy accounted for 16% of interventions, it represented 21% of all funding deployed in the 2025 dataset, and federal funding represented only 37% of funds deployed, compared to 42% of interventions. In conjunction with the increase in the number of philanthropic interventions identified above, this indicates that this sector may be beginning to play a larger role in the assisted home repair ecosystem as federal



Assisted Home Repair Funding by Source, 2025



funds (in particular, ARPA funds) start to phase out. In addition, while interventions funded by multiple sources only represented 6% of the total number of interventions in the dataset, they accounted for 15% of all deployed dollars. While it would be expected to have a higher dollar amount for interventions with multiple funding sources, this proportion indicates that larger and more extensive home repair interventions make up a not-insignificant portion of the home repair dollars deployed in Detroit in 2025.

Finally, while it remains impossible to identify the organizations with the greatest number of completed repairs due to lack of standard repair definitions across the ecosystem, the analysis continued to investigate which programs funded the broadest overall types of repairs among the 1,881 interventions for which this information was available. Three programs - the Detroit Home Repair Fund (DHRF), DTE Energy Efficiency Assistance (EEA), and Timeless Touch-Ups, funded repairs across all twelve of the repair categories the Home Repair Census reports on. DHRF and DTE EEA also had substantial volume, funding over 150 repairs in 7 and 5 different categories, respectively. An additional 5 programs funded repairs across 10 or 11 repair categories. Among programs focusing on a smaller number of repair categories, Private Sewer Repair Program (plumbing), Renew Detroit (roofs), and the Detroit Home Accessibility Program (accessibility and health and safety) all had in excess of 150 repairs in their focus categories.

Estimated Repairs

As with last year, some CHRTF partners provided us with summary-level data even if they were unable to submit address-level data. 8 partners submitted aggregate reports outlining the total funding amount spent on their home repair activities, and in some instances, they also identified the program and/or number of homes that they were able to serve. For 2025, these funds totaled approximately $33.4 million. This represents a substantial increase in the information received from partners, and brings the combined confirmed and estimated assisted home repair funding total identified across the 2025 Home Repair Census to $74.6 million. Even though the 2024 and 2025 reports are not directly comparable due to the significant changes in data received and methodology used to compile the data, the scale of funding represented shows that assisted home repair in Detroit remains a substantial driver of economic activity, consistently representing tens of millions of dollars of investment in the city each year.

Section 4: Key Learnings and Future Considerations

Over the course of conducting the Detroit Home Repair Census for the second time, the project team of CHRTF and D3 has taken away a number of key learnings and considerations that are informing future approaches to the work. Some of these are specific to the Home Repair Census process itself, while others are much broader and have implications for the entire assisted home repair ecosystem in Detroit. Some apply at both scales.

The Looming Home Repair Funding Cliff

As all ARPA funds are required to be spent down by the end of 2026, the substantial levels of ARPA spending that have helped to sustain home repair activity over the past two years (64% of federal dollars deployed in 2024 and 66% in 2025) are vanishing. However, as the NVI and Rise Higher Detroit data cited in the introduction confirms, home repair needs in Detroit remain substantial. Finding mechanisms to bridge this gap between need and available funding will be essential to maintain the level of assisted home repair activity observed in 2024 and 2025. Indeed, conducting the first two rounds of the Home Repair Census during the height of ARPA funding demonstrates both the breadth of need for assisted home repair activities and the opportunity and infrastructure that exists to deploy home repair investments at a larger scale if they can continue to be funded.

Challenges Scaling Home Repair Programs Over Time

An additional key finding for the home repair ecosystem is that in 2025, smaller home repair programs (those that conducted fewer than 50 repairs) accounted for a substantial portion of the dataset, representing 23 out of 38 programs identified. As noted throughout the analysis, assisted home repair programs and the types of repairs they fund are largely driven by the funding sources available at the time. However, tracking many small programs that may last only one or two years before they are sunset makes it more challenging to understand the overall level of activity and need in the assisted home repair ecosystem, especially if the trend toward smaller, shorter-lived programs continues after the end of ARPA funding.

Additional survey data collection could help to mitigate this concern, as while current data sources such as the NVI and Rise Higher surveys do gather information on the existence of needs for assisted home repairs, they do not gather more detailed information on the types of repairs that are most commonly needed or the perceived financial magnitude of these repairs. More comprehensive data collection on these subjects would help to ensure that the suite of home repair programs in Detroit is adequately aligning with the needs of residents even in situations where smaller programs are created and deployed more rapidly.

Integrating Data over Time

When the same repair was reported across multiple years, D3 and CHRTF's approach for this analysis was to keep the old record that was reported in 2024 and discard the newer record received in 2025. While this allows for consistency of reporting year-over-year, this approach doesn't necessarily reflect the full complexity of the home repair ecosystem, when additional work on an intervention could easily have been completed between 2024 and 2025. In the long-term, it would be ideal to improve data collection, cleaning, analysis, and reporting processes to the point where this level of nuance is able to be accurately represented. In addition, further data integration efforts could also create pathways for connecting recipients with other available resources and programs. However, it would require additional staffing resources and communications infrastructure (including deeper partner supports) to be able to do this effectively.

Expanding the Impact of the Home Repair Census Dataset

As the results of the 2024 Home Repair Census have circulated through Detroit's housing ecosystem and beyond, the project team has begun to receive interest from local and national organizations and research partners in leveraging the data to support additional

analysis and investigations into home repair impact across the city. Current explorations include several potential projects with partners from the University of Michigan and local nonprofits, and D3 and CHRTF are in the process of working with the CHRTF Universal Intake and Data Share Work Group to ensure that any sharing is handled in alignment with the CHRTF data sharing compact and that it creates value for the members who took their time to participate in the Census. While the specific processes tied to additional data sharing and analysis are likely to evolve over the coming months and years, this level of interest in additional work helps to reaffirm the value of this dataset for helping to understand and diagnose one of the most pressing challenges - and opportunities - facing Detroit today, and indicates that there remain additional opportunities for expanding and institutionalizing this work into Detroit's data landscape.

Section 5: Next Steps

Given the successes and lessons learned over the past two years, what is next for the Detroit Home Repair Census for 2026 and into 2027?

First and foremost, D3 and CHRTF will continue to evolve this initiative in alignment with other changes that are taking place in the home repair ecosystem. As CHRTF becomes more formalized within the City of Detroit, we will work to create opportunities for this data to impact not only longer-term funding decisions and systems change efforts, but also operational improvements that meaningfully - and rapidly - improve the quality of life for everyday Detroiters. A key piece of this is making the home repair dataset more responsive. While it requires a substantial amount of cleaning and analysis before it can become the analytics-ready dataset used for this report, raw data gathered from organizations could also be used to identify gaps and overlaps in programming that can improve coordination across the home repair ecosystem. For example, if an overlap is identified quickly, there may be an opportunity to strategically partner on repairs completed, potentially including cost and time-saving measures such as shared review of eligibility documentation. This sort of coordination requires a different analytical structure and staffing model than has been used to assemble the Home Repair Census dataset so far, but D3 and CHRTF are in active conversations about what it may look like to create a structure that is more responsive to community need and fosters greater integration among Detroit's assisted home repair providers.

Second, D3 and CHRTF will continue situating the work of the Home Repair Census within the broader context of Detroit's overall home repair ecosystem. Combined with the addition of new data sources such as the NVI and the Rise Higher Detroit survey, continued data collection will enable the ecosystem as a whole to understand how the tens of millions of dollars invested in assisted home repair each year are responding to Detroit's ultimate home repair needs. Furthermore, as additional data is collected, cleaned, analyzed, and shared, it will become possible to more fully understand the scale of investment required to fully satisfy those needs through both assisted programs and market activity. While the sheer size of the home repair challenge in Detroit can seem intimidating, the scale of the investments and interventions tracked through the past two Detroit Home Repair Censuses demonstrate that this is a solvable problem, if the needs of homeowners can be more fully understood. To this end, D3 and CHRTF are fundraising for continuing the Detroit Home Repair Census efforts over the next several years, and are also exploring partnerships that could leverage the data assembled on assisted home repair interventions to estimate the level of investment necessary to fully solve Detroit's home repair challenges.

Appendix 1:

List of Organizations Completing Confirmed Assisted Home Repairs in 2025

1. About Face Detroit
2. After the Storm
3. Bridging Communities, Inc.
4. Central Detroit Christian CDC
5. CHN Housing Partners
6. City of Detroit
7. CLEARCorps Detroit
8. Cody Rouge Community Action Alliance
9. Detroiters Working for Environmental Justice
10. Dream of Detroit
11. Eastside Community Network
12. EcoWorks
13. Genesis HOPE
14. Grandmont Rosedale Development Corporation
15. Habitat for Humanity Detroit
16. Hope Village Revitalization
17. Jefferson East, Inc.
18. LISC
19. Matrix Human Services
20. Michigan Saves
21. North Corktown Neighborhood Association
22. Northern Midwest Regional Council of Carpenters
23. Renaissance of Hope
24. THAW (The Heat and Warmth Fund)
25. U SNAP BAC
26. United Community Housing Coalition
27. Vanguard Community Development Corporation
28. Wayne Metro Community Action Agency

List of Assisted Home Repair Programs Represented in the 2025 Data

1. 0% Interest Home Repair Loan Program*
2. Access Energy*
3. After the Storm Coordinated Volunteer Event
4. Build MI Future Pre-Apprenticeship Program
5. Build MI Future Summer Camp
6. CHRTF Whole Home Flexible Match Pilot
7. Detroit Duplex Repair Program
8. Detroit Home Accessibility Program
9. Detroit Home Repair Fund
10. Detroit Scattered Site Preservation
11. Disaster Relief (DR-4757)
12. DTE Energy Efficiency Assistance (EEA)
13. Healthy Homes Production
14. Home Energy Loan Program*
15. Lead Poisoning Prevention Fund*
16. LeadSafe Housing Program
17. Legacy Home Repair Program
18. Make It Home Repair Program
19. MI District 12 Earmark Program
20. MI Neighborhood
21. MICH Share
22. Motown Mission
23. Neighborhood Improvement Program
24. Private Sewer Repair Program
25. Renew Detroit
26. REVIVE
27. Senior Emergency Home Repair
28. Senior Empowerment Program
29. Senior Minor Home Repair
30. State of Michigan - Healthy Homes
31. Stellantis Home Repair Program - Phase 3
32. Thome Aging Well
33. Timeless Touch Ups Program
34. Vanguard Emergency Home Repair Program
35. Weatherization Readiness Funds
36. Y16 Home Repair Program

*Entries marked with an asterisk are loan programs. All other programs are grant programs.

Appendix 2:

2025 Home Repair Census Stats by City Council District

City Council District	Number of Interventions	Total Spending: Grants	Total Spending: Loans	Total Spending
4	536	$8,101,363	$218,550	$8,319,913
7	411	$5,965,760	$118,000	$6,083,760
3	379	$6,300,432	$279,999	$6,580,431
1	269	$4,241,379	$113,269	$4,354,648
5	243	$4,737,045	$109,999	$4,847,044
2	232	$3,651,933	$75,000	$3,726,933
6	212	$4,864,353	$94,966	$4,959,319
No address provided	234	$0	$2,285,846	$2,285,846

2025 Home Repair Census Stats by US House District

Congressional District	Number of Interventions	Total Spending: Grants	Total Spending: Loans	Total Spending
13	1,526	$26,636,034	$753,514	$27,389,548
12	756	$11,226,231	$256,269	$11,482,500
No address provided	234	$0	$2,285,846	$2,285,846

2025 Home Repair Census Stats by State House District

State House District	Number of Interventions	Total Spending: Grants	Total Spending: Loans	Total Spending
004	411	$5,953,074	$100,000	$6,053,074
007	270	$4,801,376	$101,548	$4,902,924
008	254	$5,071,285	$68,000	$5,139,285
009	237	$4,058,894	$50,000	$4,108,894
011	218	$3,407,702	$220,000	$3,627,702
001	209	$4,912,354	$94,966	$5,007,320
010	169	$2,083,801	$112,000	$2,195,801
005	155	$2,294,573	$50,000	$2,344,573
012	141	$1,940,447	$100,000	$2,040,447
016	123	$1,765,047	$68,269	$1,833,316
017	77	$1,358,661	$45,000	$1,403,661
003	18	$215,050	$0	$215,050
No address provided	234	$0	$2,285,846	$2,285,846

2025 Home Repair Census Stats by NVI Neighborhood Zone

NVI Zone	Number of Interventions	Total Spending: Grants	Total Spending: Loans	Total Spending
4a	221	$3,303,313	$81,550	$3,384,863
7c	189	$3,117,107	$93,000	$3,210,107
4b	185	$3,196,978	$25,000	$3,221,978
3a	157	$2,677,301	$45,000	$2,722,301
5a	148	$3,134,638	$59,999	$3,194,637
7a	145	$1,869,762	$0	$1,869,762
6a	144	$3,448,519	$48,000	$3,496,519
4c	130	$1,601,072	$112,000	$1,713,072
3b	117	$1,620,099	$225,000	$1,845,099
1c	116	$1,832,417	$43,269	$1,875,686
2a	111	$1,597,009	$50,000	$1,647,009
3c	105	$2,003,033	$9,999	$2,013,032
1a	82	$1,351,266	$45,000	$1,396,266
7b	77	$978,890	$25,000	$1,003,890
1b	71	$1,057,696	$25,000	$1,082,696
2c	66	$1,136,732	$25,000	$1,161,732

2025 Home Repair Census Stats by NVI Neighborhood Zone Cont'd

NVI Zone	Number of Interventions	Total Spending: Grants	Total Spending: Loans	Total Spending
5c	57	$948,539	$0	$948,539
2b	55	$918,192	$0	$918,192
5b	38	$653,868	$50,000	$703,868
6d	28	$476,787	$21,966	$498,753
6c	27	$737,999	$0	$737,999
6b	13	$201,048	$25,000	$226,048
No address provided	234	$0	$2,285,846	$2,285,846

Appendix 3:
FAQs About the Data

D3 received 37 submissions, including 6 that said they had conducted no repairs. So how did you come up with 28 organizations providing repairs?

The City of Detroit administers multiple home repair programs, such as Renew Detroit and the Private Sewer Repair Program. Each of these datasets are submitted by a separate team, and is treated as a separate submission even though the City of Detroit is a single entity.

In addition, some of the data that we receive is from a CHRTF partner who provided funding for an organization to conduct a home repair intervention, rather than overseeing the intervention themselves. These account for the additional differences between the number of submissions received and the organizations listed in Appendix A.

How did the number of organizations reporting data compare to 2024?

Seven new partner organizations participated in 2025 who did not participate in 2024. Four partner organizations who participated in the 2024 census did not submit any data in 2025.

What's the difference between data submissions and programs?

Sometimes, different programs within the same organization (especially the City of Detroit) may submit their own dataset to us, rather than us just receiving one comprehensive report. In these instances, we treat the dataset as a separate submission from the same organization.

Programs are identified as records in the home repair data itself as the program under which a specific assisted home repair intervention was completed. One submission can contain home repair interventions that were administered through multiple programs.

Why would there be a different number of funding sources and programs?

There are times when one funder may fund multiple programs, or when a single program is funded by multiple funding sources. For example, the Detroit Home Repair Fund actually has fourteen different funders, but here it is represented as a single program for ease of reporting and analysis. Some interventions may also end up costing more than anticipated through change orders, exceeding what is allowable under a grant, and requiring organizations to pull from other funding sources to support an intervention, sometimes with other grants. Finally, organizations may receive funding from the same source (for example, MiNeighborhood or the Thome Aging Well program), but then brand it as a standalone program operated by that organization. This would result in one funding source supporting what appear to be multiple distinct programs in the dataset.

Why is it important to distinguish between repairs, interventions, and addresses?

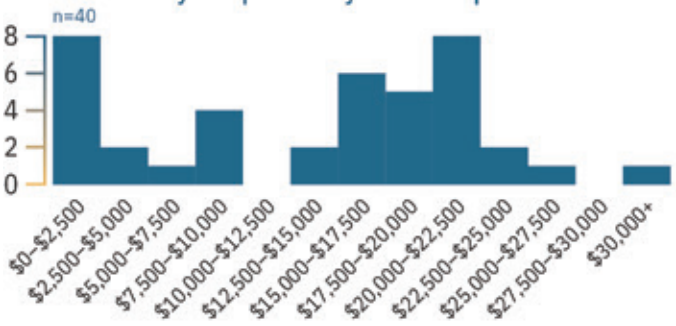
Assisted home repair is an inherently decentralized process. Many organizations fund this work, and many others coordinate it and carry it out on a day-to-day basis. One home may need multiple different repairs, which may be met by different interventions from different organizations. While measuring the number of homes receiving repairs is probably the most critical data point to understanding home repair needs in Detroit, it is not necessarily the most effective number for measuring the impact of and scope of home repair activity in Detroit. A home could receive one or more interventions, each consisting of one or more repairs, and we would need to understand the scale and nature of each of those interventions to fully understand how completely the home was served. This led us to center on the idea of the home repair intervention - the collective work that happened at a single address under a single program - to better capture the breadth of work that is taking place in Detroit's assisted home repair ecosystem.

Do you have additional questions about the methodology, data collection process, or how to interpret the results? We'd love to hear them! Reach out to us at chrtf@datadrivendetroit.org.

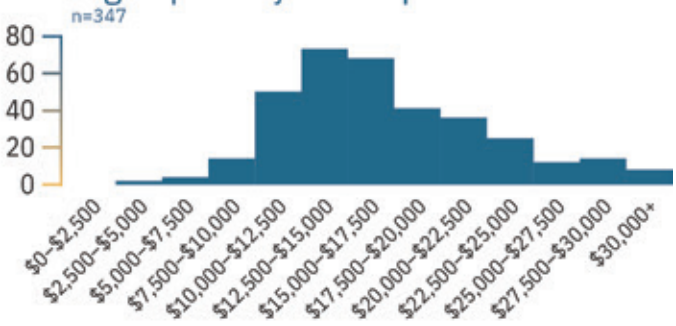
Appendix 4:
2025 Expenditures by Repair Category

Note: These charts show the distribution of expenditures for interventions that consisted of only 1 repair category. As this does not consist of all interventions in the dataset, and as many other factors determine the amount of funds spent on a particular repair, it should be viewed as illustrative rather than determinative of potential home repair costs in Detroit. In addition, four repair categories had fewer than 25 single-repair interventions, and are not included in this appendix.

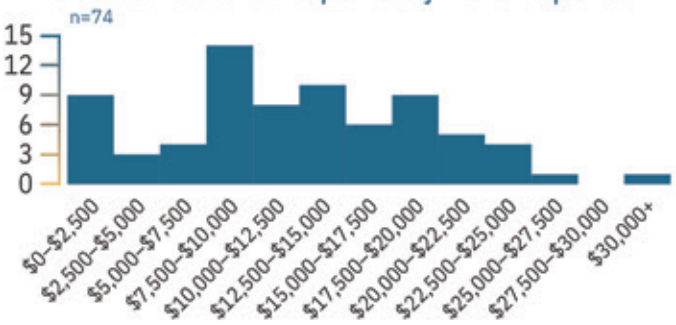
Accessibility Repairs by Total Spend



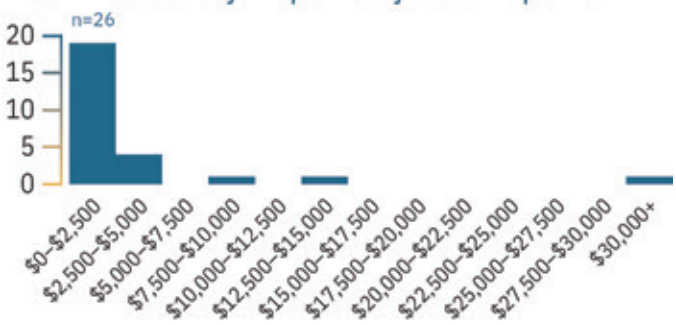
Roofing Repairs by Total Spend



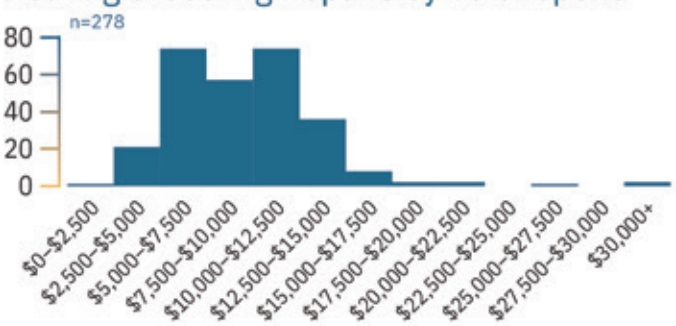
Exterior Structure Repairs by Total Spend



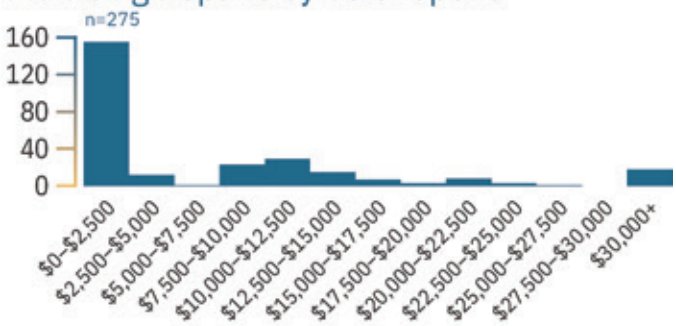
Health & Safety Repairs by Total Spend



Heating & Cooling Repairs by Total Spend



Plumbing Repairs by Total Spend



Energy Waste Reduction & Weatherization Repairs by Total Spend

