Detroit Residential Parcel Survey

A joint project of

With the support of

www.detroitparcelsurvey.org

Common Goals – Shared Outcomes

A joint project of

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DATA DRIVEN DETROIT

Community Legal Resources
Connecting Lawyers and Communities

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2008
Funders recognize importance of data and assign resources to launch the:

Detroit Office of
Foreclosure Prevention & Response (FPR)

and

Data Driven Detroit (D3)

Common Goals – Shared Outcomes

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Foreclosure Data housed at FPR helped position Detroit at the leading edge of gathering and analyzing data to inform decisions and strategies around foreclosure issues.

Platform was catalyst to bring community stakeholders together.

Using Data to Inform Strategy

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Spring 2009
FPR, D3, and Community Legal Resources work together to use foreclosure data as part of a broader analysis of housing, land, vacancy, and demographic information.

FPR and D3 agree to leverage resources through data services agreement.

Detroit Data Collaborative forms to work jointly and coordinate data acquisition & analysis

Setting the Example for Data Sharing

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Data Team identified need to address:

Gaps,
Proprietary issues,
Data collection challenges,
Inconsistencies in available data

Setting the Example for Data Sharing

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Neighborhood supported data collection pilot conducted by FPR through Community Legal Resources identified urgent need for data and challenges for volunteer based collection.

Project Launch

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Project Support
FPR approached Living Cities to fund the Detroit Residential Parcel Survey.

Purpose
To form a baseline for the development of a comprehensive residential data set and supporting Neighborhood Reporting System for on-going updates.

Project Coordination and Management

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Project Coordination
FPR oversees the coordination of the project and procures project funding from Living Cities.

Management Team
Data Team members serve as project management team.

Technical Support and Services

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Community Legal Resources
provides technical support
and services based upon expertise
and knowledge
of Detroit community
for all phases of the project.

Field Work Coordination

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With the support of

The U of M Ginsberg Center conducted the field work to gather property condition and occupancy information for the entire city in August – September 2009.

Technical Coordination

Data Driven Detroit
serves as the technical coordinator
and oversees the coordination
and analysis of the
data with other data sets,
the development and distribution
of data products, and the
maintenance of the data.

Neighborhood Reporting System

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FPR, CLR and D3 will work together to develop and implement a Neighborhood Reporting System with multiple entry points.

Data Collection Overview

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Address

Property Type

Property Condition

Vacancy

Vacant, Open or Dangerous

Fire Damage

Vacant Lot

Data Collection Overview

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Survey Method
Windshield Survey
3 people per car: 1 driver, 2 surveyors
(1 each side)

Field Tools
Map Binder with Data Collection Sheets
Survey Definitions
GPS Unit

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

DATA DRIVEN DETROIT

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%
Condition							
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%
Vacancy							
Vacant	30,806	9%	12%	30,806	92%	0	0%
Possible	2,721	1%	1%	2,721	8%	0	0%
VOD							
Vacant, Open and Dangerous	10,413	3%	4%	10,390	31%	23	0%
Fire							
Fire	2,953	1%	1%	2,875	9%	77	0%
Vacant Lot (VL)			% of VL		% of VL		% of VL
Un-Improved	67,843	20%	74%	1	50%	276	62%
Improved	23,645	7%	26%	1	50%	167	38%
TOTAL*	343,849			33,529		219,511	

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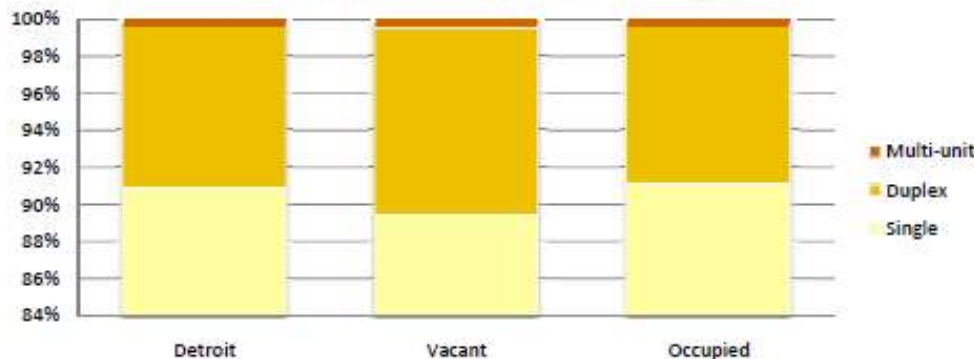

Detroit Residential Parcel Type

Detroit Residential Parcel Conditions - Detroit
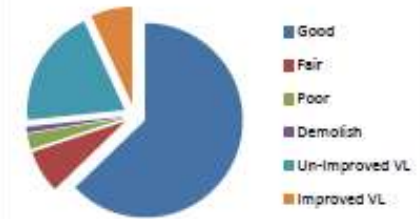
Detroit Residential Parcel Conditions - Vacant
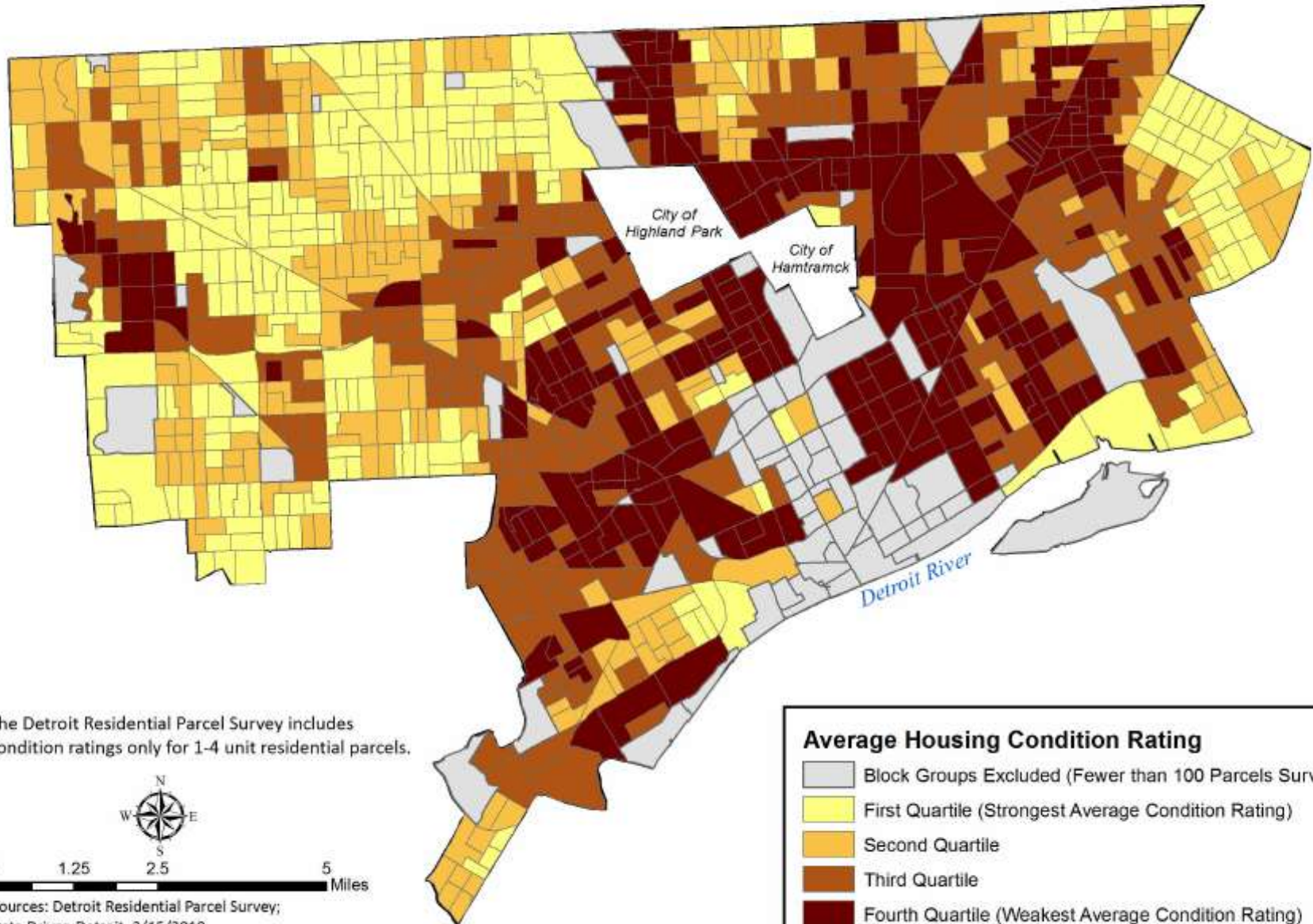

Detroit Residential Parcel Conditions - Occupied

Average Housing Condition, by Census Block Group
Detroit, Michigan

DATA DRIVEN DETROIT

City of Highland Park

City of Hamtramck
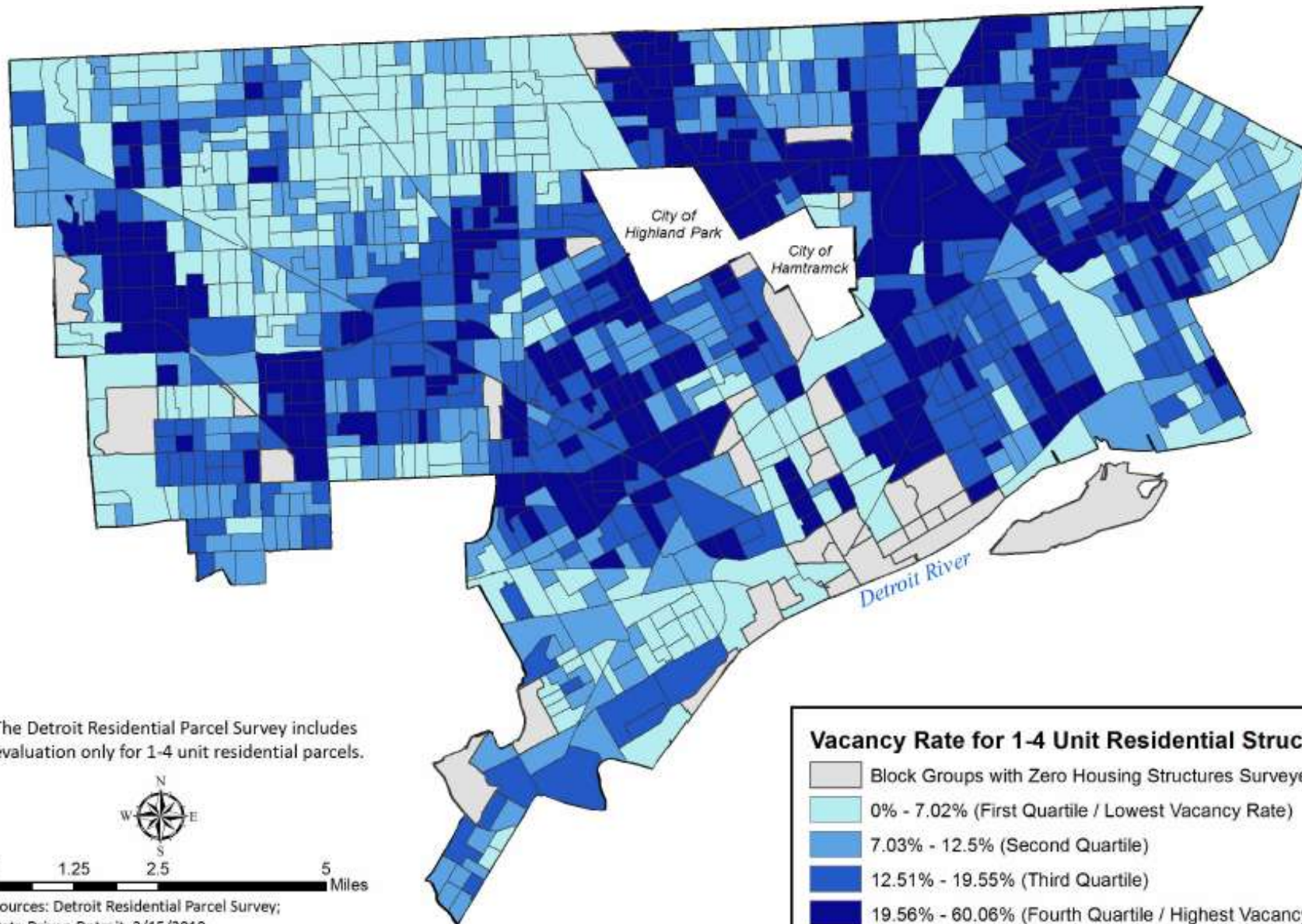
Detroit River

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

N
W E
S

0   1.25   2.5   5
Miles

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)

Housing Vacancy Rate, by Census Block Group
Detroit, Michigan

DATA DRIVEN DETROIT

City of Highland Park

City of Hamtramck

Detroit River

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

N
W E
S

0   1.25   2.5   5
Miles

Sources: Detroit Residential Parcel Survey;
Data Driven Detroit. 2/15/2010
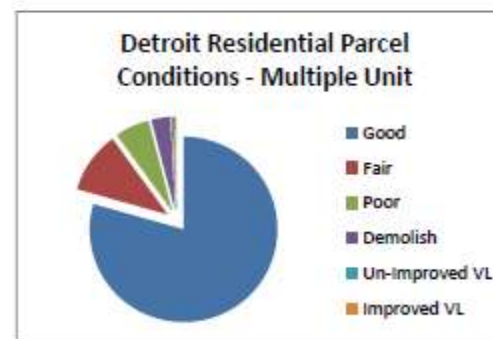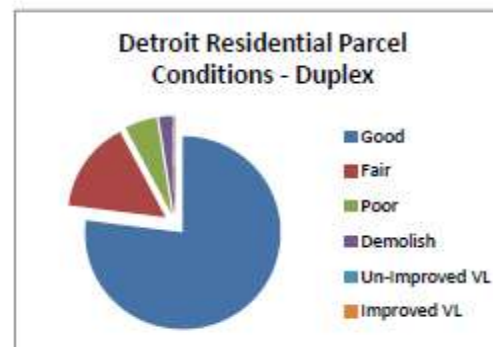
Vacancy Rate for 1-4 Unit Residential Structures

- 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)

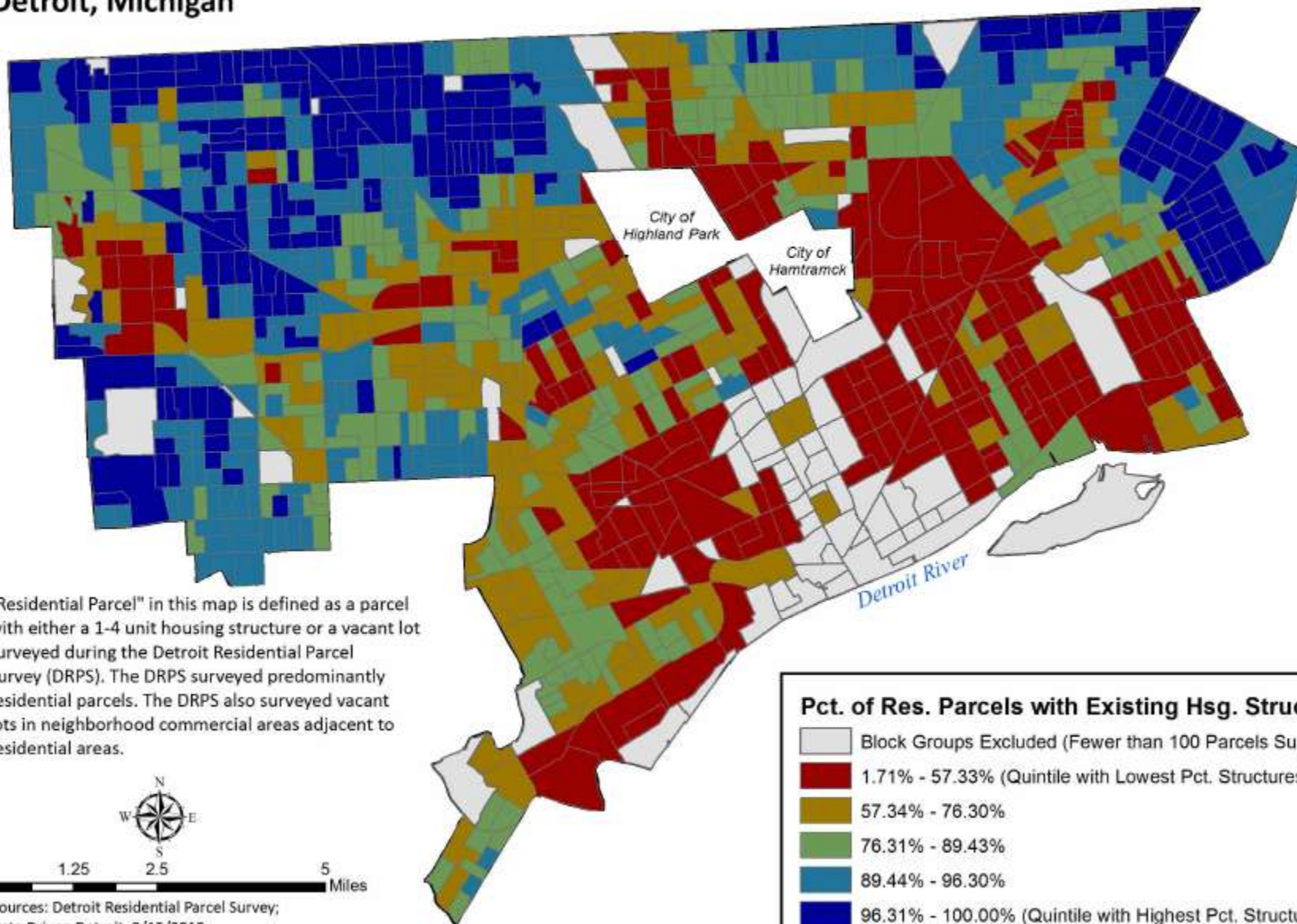# Detroit Residential Parcel Survey

Citywide Report for Housing 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%
Condition						
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%
Vacancy						
Vacant	27,439	12%	3,206	15%	161	14%
Possible	2,525	1%	189	1%	7	1%
VOD						
Vacant, Open and Dangerous	8,943	4%	1,403	6%	67	6%
Fire						
Fire	2,635	1%	307	1%	10	1%
Vacant Lot (VL)		% of VL		% of VL		% of VL
Un-Improved	221	61%	51	67%	5	56%
Improved	139	39%	25	33%	4	44%
TOTAL	229,994		21,869		1,177	

Detroit Residential Parcel Conditions - Single
- Good
- Fair
- Poor
- Demolish
- Un-Improved VL
- Improved VL

Detroit Residential Parcel Conditions - Duplex
- Good
- Fair
- Poor
- Demolish
- Un-Improved VL
- Improved VL

Detroit Residential Parcel Vacancy
- Possible
- Vacant

(Single, Duplex, Multiple Unit; scale 86% to 100%)

Detroit Residential Parcel Conditions - Multiple Unit
- Good
- Fair
- Poor
- Demolish
- Un-Improved VL
- Improved VL

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

City of Highland Park

City of Hamtramck

Detroit River

"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

### Pct. of Res. Parcels with Existing Hsg. Structure

- Block Groups Excluded (Fewer than 100 Parcels Surveyed)
- 1.71% - 57.33% (Quintile with Lowest Pct. Structures)
- 57.34% - 76.30%
- 76.31% - 89.43%
- 89.44% - 96.30%
- 96.31% - 100.00% (Quintile with Highest Pct. Structures)

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Detroit Residential Parcel Survey

Citywide Report for Housing Condition

Housing Type	Good		Fair		Poor		Demolish	
	Housing	% of Housing	Housing	% of Housing	Housing	% of Housing	Housing	% of Housing
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%
Condition								
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%
Vacancy								
Vacant	11,733	5%	9,120	37%	6,593	77%	3,358	96%
Possible	1,656	1%	806	3%	252	3%	7	0%
VOD								
Vacant, Open and Dangerous	947	0%	2,609	11%	3,855	45%	2,998	86%
Fire								
Fire	54	0%	187	1%	819	10%	1,893	54%
Vacant Lot (VL)		% 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%
TOTAL	216,430		24,497		8,533		3,483	

Detroit Residential Parcel Type
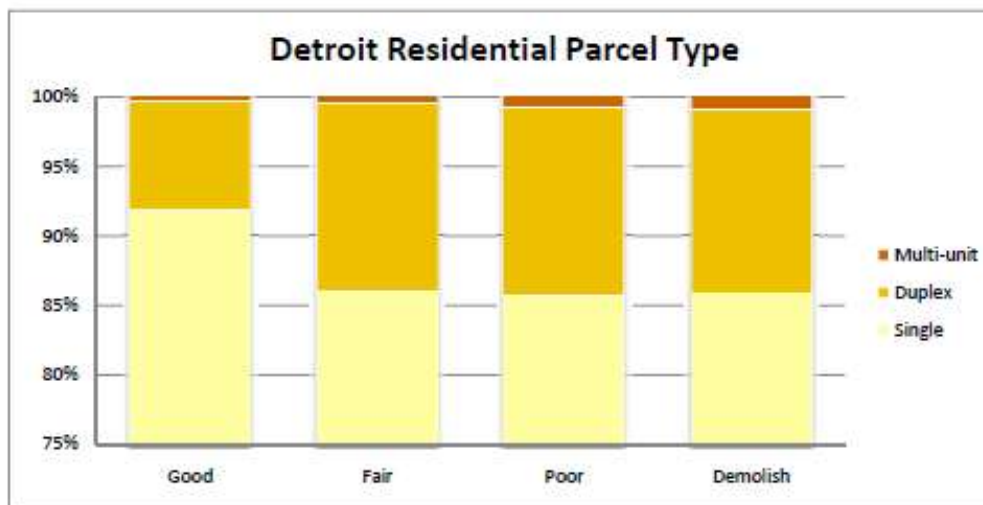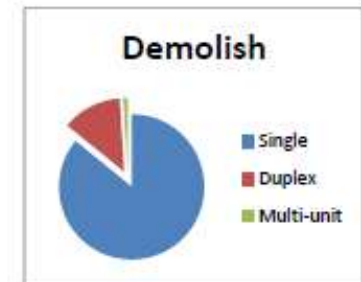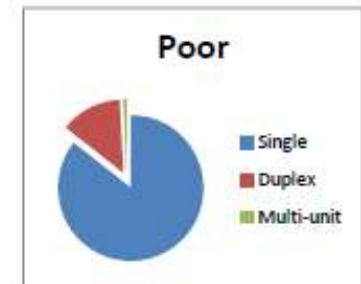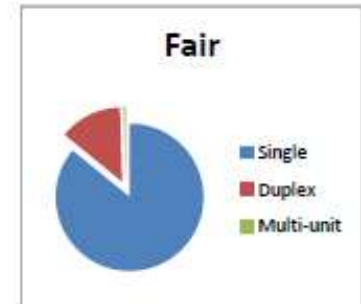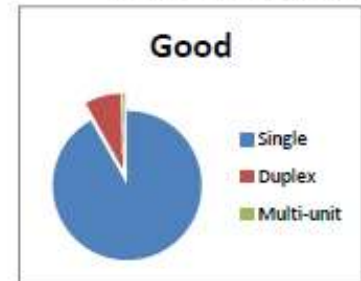
Detroit Residential Parcel Survey

Citywide Report for Vacant, Open and Dangerous and Fire

DATA DRIVEN DETROIT

	VOD		Fire	
Housing Type	**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%
Condition				
Good	947	9%	54	2%
Fair	2,609	25%	187	6%
Poor	3,855	37%	819	28%
Demolish	2,998	29%	1,893	64%
Vacancy				
Vacant	10,330	99%	2,867	97%
Possible	60	1%	8	0%
VOD				
Vacant, Open and Dangerous	10,413	100%	2,576	87%
Fire				
Fire	2,576	25%	2,953	100%
Vacant Lot (VL)		**% of VL**		**% of VL**
Un-Improved	1	100%	0	0%
Improved	0	0%	0	0%
TOTAL	10,414		2,952	

Detroit Residential Parcel Conditions - VOD

- Good
- Fair
- Poor
- Demolish
- Un-Improved VL
- Improved VL

Detroit Residential Parcel Conditions - Fire

- Good
- Fair
- Poor
- Demolish
- Un-Improved VL
- Improved VL

Detroit Residential Parcel Type

- Multi-unit
- Duplex
- Single

(VOD, Fire)
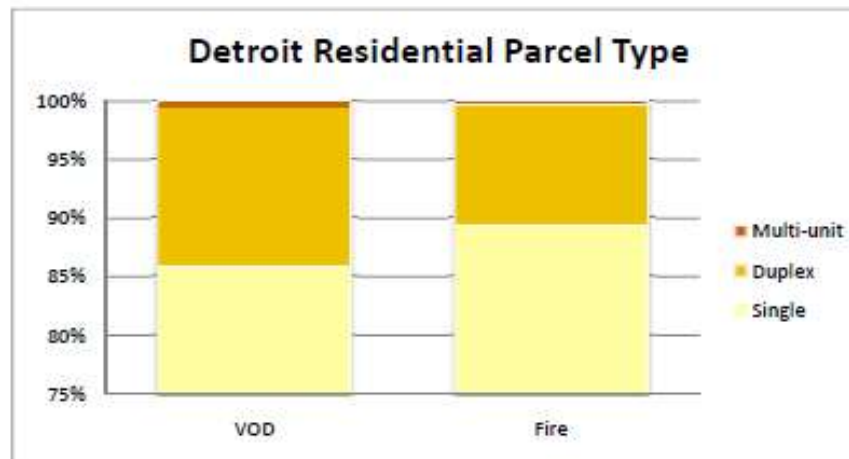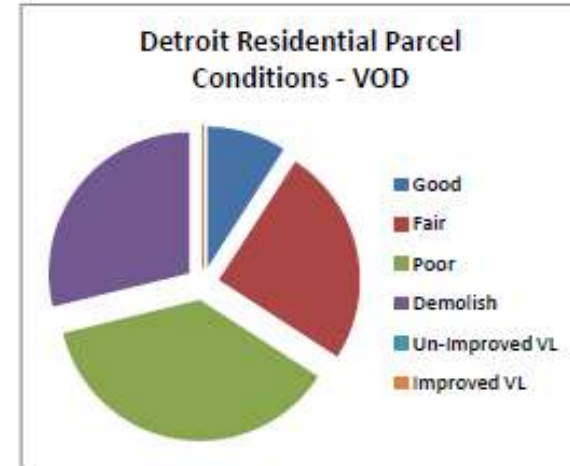
Housing with Safety Issues: Percentage of Housing with Fire Damage, or in Need of Demolition, or Vacant, Open, and Dangerous (VOD), by Census Block Group
Detroit, Michigan
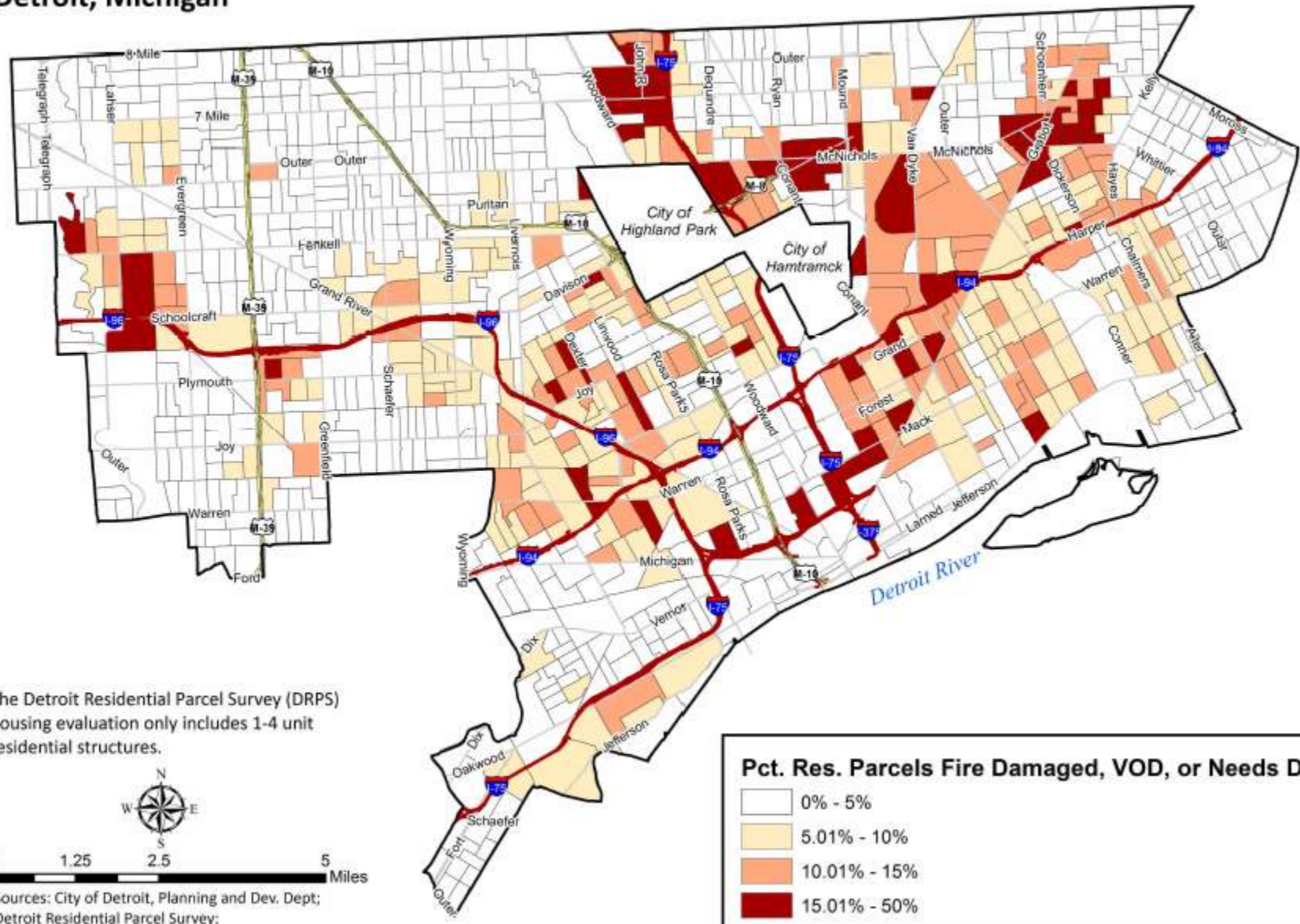
The Detroit Residential Parcel Survey (DRPS) housing evaluation only includes 1-4 unit residential structures.

0   1.25   2.5   5 Miles

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

Pct. Res. Parcels Fire Damaged, VOD, or Needs Demo

- 0% - 5%
- 5.01% - 10%
- 10.01% - 15%
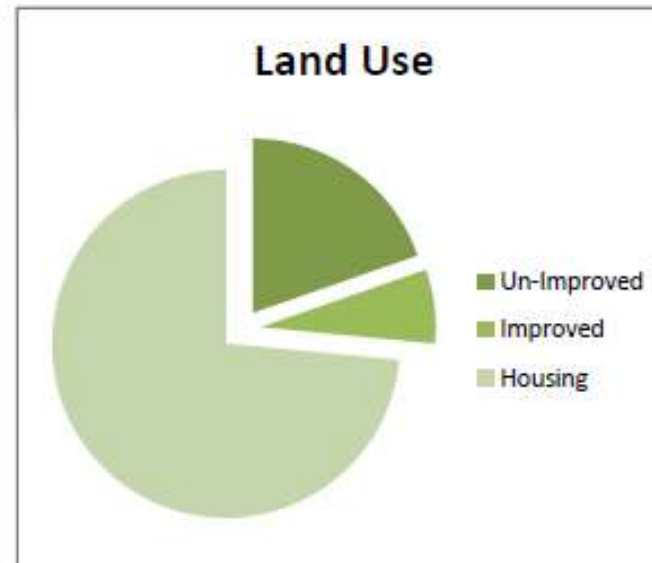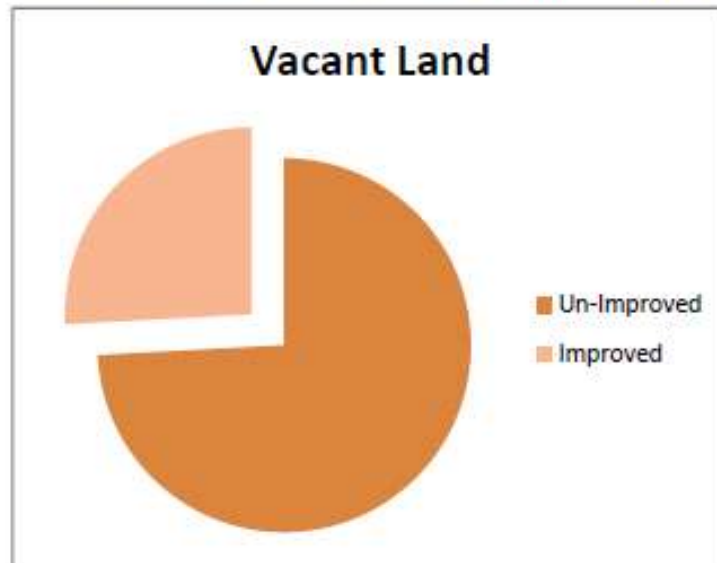- 15.01% - 50%

Detroit Residential Parcel Survey
Citywide Report for Vacant Parcels: Improved and Un-Improved

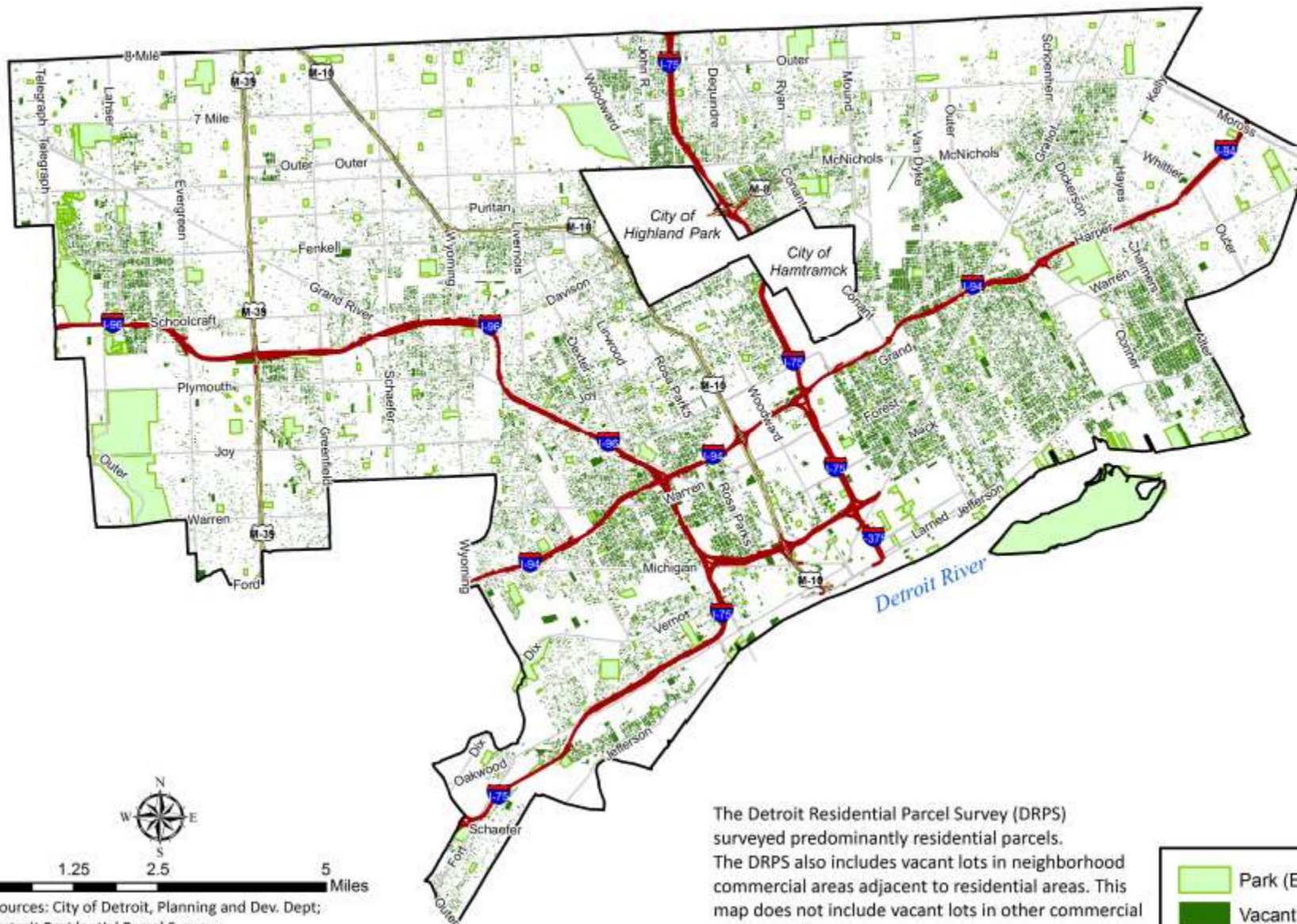|	Detroit*		
TOTAL	343,849		
Vacant Lot (VL)	Parcels	% of Parcels	% of VL
Un-Improved	67,843	20%	74%
Improved	23,645	7%	26%

* 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.

Legend:
Park (Existing)
Vacant Lots

0 1.25 2.5 5 Miles

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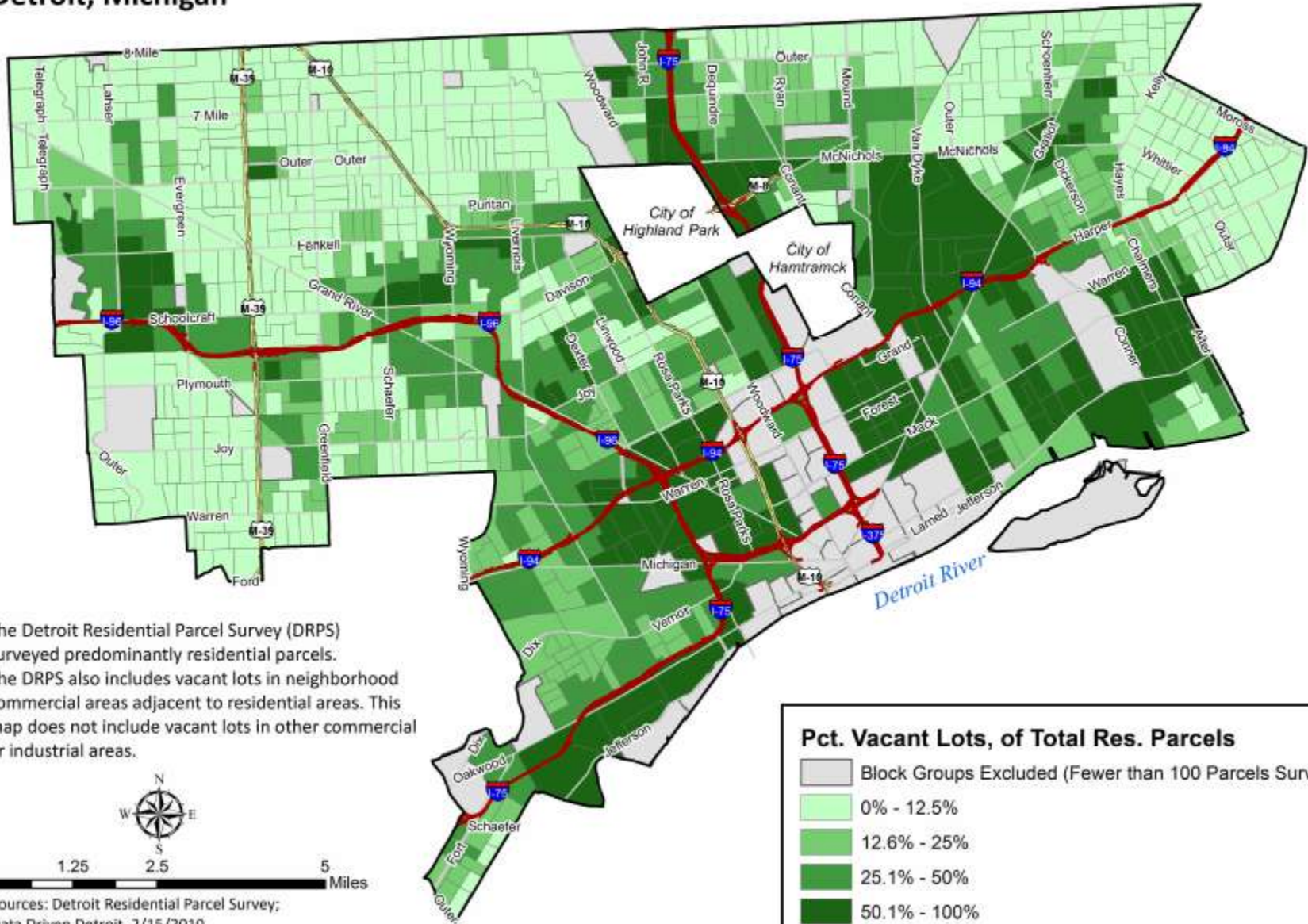
The Detroit Residential Parcel Survey (DRPS) surveyed predominantly residential parcels. The DRPS also includes vacant lots in neighborhood commercial areas adjacent to residential areas. This map does not include vacant lots in other commercial or industrial areas.

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%

Data Products – Phase One: Introductory

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User can enter an address and access survey results for:
the block, block group, and census tract related to entered address.

PDF reports and maps will be available for each level of data.

Data Products – Phase II: Advanced

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Community Research Institute
will provide mid level interactive
mapping that allows selection
of user defined areas and
the generation of analytical reports
versus the address generated reports
provided at the Introductory Level.

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User Level Medium

Organizations can select on a map their area of interest and generate an aggregated report for that specific area.

User Level High

Organizations that have registered will be able to access a secure website with multivariate reporting tools supported by Spatial Key that uses interactive and dynamic visualization mapping.