

**American Housing Survey - Selected Elements Related to Health Homes
Detroit, MI in 2003 and 1999 ***

Characteristic	Occupied		Owner Occupied		Rental		Severe Problems		Moderate Problems		Below Poverty		Central City	
	2003	1999	2003	1999	2003	1999	2003	1999	2003	1999	2003	1999	2003	1999
Total Occupied Units,(000)	1,707	1,750	1,260	1,273	447	477	41	37	46	53	212	223	402	444
GENERAL														
Owner occupied,(000)	1,260	1,273	1,260	1,273	.	.	27	18	18	24	95	97	237	249
Renter occupied,(000)	447	477	.	.	447	477	15	19	28	29	118	127	165	195
Owner occupied	73.8%	-	100%	-	.	.	64.4%	48.0%	38.7%	45.2%	44.5%	-	59.0%	-
Renter occupied	26.2%	-	.	.	100%	-	35.6%	52.0%	61.3%	54.8%	55.5%	-	41.0%	43.9%
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Units in Structure														
1, detached	72.4%	-	88.2%	-	28.1%	24.1%	59.3%	62.3%	54.0%	38.3%	55.0%	-	69.9%	-
1, attached	5.6%	6.9%	4.4%	-	9.1%	14.7%	4.8%	-	<0.1%	5.2%	6.8%	11.0%	5.2%	6.3%
2 to 4	6.3%	-	2.6%	-	16.6%	18.6%	6.0%	6.8%	16.9%	15.7%	11.7%	-	13.1%	14.4%
5 to 9	4.5%	-	0.9%	-	14.5%	13.8%	9.2%	22.6%	15.0%	3.3%	8.5%	6.2%	2.2%	-
10 to 19	3.6%	-	0.5%	-	12.2%	11.2%	12.9%	6.0%	9.4%	8.1%	4.6%	-	1.7%	-
20 to 49	1.8%	-	0.2%	-	6.6%	4.6%	<0.1%	-	2.6%	11.6%	2.3%	-	2.2%	-
50 or more	3.1%	-	0.3%	-	11.1%	12.4%	3.0%	-	<0.1%	10.0%	8.1%	11.0%	5.7%	6.5%
Manufactured /mobile home or trailer	2.7%	-	3.0%	-	1.7%	-	4.9%	-	2.1%	7.8%	3.0%	-	<0.1%	-
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Year Structure Built														
Post-2000	3.1%	-	4.0%	-	0.5%	-	<0.1%	-	<0.1%	-	<0.1%	-	<0.1%	-
Post-1980	24.7%	21.6%	25.3%	21.5%	23.0%	21.8%	15.1%	5.7%	10.1%	19.4%	14.1%	16.4%	8.8%	7.7%
Pre-1980	75.3%	-	74.7%	78.5%	77.0%	-	84.9%	94.3%	89.9%	80.6%	85.9%	-	91.2%	-
Pre-1960	44.7%	47.5%	46.9%	-	38.6%	43.0%	54.5%	74.8%	55.1%	52.3%	53.3%	58.2%	74.1%	-
Pre-1940	14.7%	15.9%	14.6%	-	14.7%	19.8%	25.2%	30.7%	24.5%	28.4%	22.2%	26.6%	30.0%	32.8%

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Foundation (for 1-unit not manufactured)														
1-Unit not manufactured(,000)	1,332	1,378	1,166	1,193	166	185	26	24	25	23	131	143	302	327
With a basement under all of house	67.5%	-	67.9%	-	65.0%	-	73.6%	-	78.4%	63.1%	75.2%	-	89.6%	-
With a basement under part of house	14.9%	-	16.0%	-	7.4%	5.6%	14.6%	16.2%	6.0%	32.1%	10.7%	9.7%	4.8%	5.7%
With a crawl space	10.7%	-	10.3%	11.0%	13.8%	11.1%	11.9%	4.2%	11.8%	4.7%	9.8%	-	2.6%	-
On a concrete slab	6.1%	-	5.1%	4.7%	13.3%	17.2%	<0.1%	3.0%	3.8%	-	4.3%	6.9%	3.0%	-
In some other way	0.7%	-	0.8%	-	0.5%	-	<0.1%	4.1%	<0.1%	-	<0.1%	1.2%	<0.1%	0.9%
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EXTERIOR														
External Building Conditions														
Sagging roof	2.2%	-	2.2%	-	2.4%	-	8.6%	4.0%	7.9%	18.1%	3.3%	5.7%	2.9%	-
Missing roofing material	3.1%	-	2.4%	-	5.1%	7.0%	11.0%	15.7%	5.8%	12.4%	4.6%	7.0%	5.5%	8.8%
Hole in roof	1.5%	-	1.0%	-	2.9%	-	8.9%	7.4%	6.0%	12.6%	3.0%	-	3.7%	-
Missing bricks, siding, other outside wall material	3.1%	-	2.1%	-	5.9%	4.8%	8.1%	6.2%	7.8%	14.6%	4.9%	-	5.3%	5.7%
Sloping outside walls	1.3%	-	0.8%	-	2.6%	-	3.0%	-	10.3%	7.9%	3.4%	-	2.0%	-
Boarded up windows	0.8%	-	0.3%	-	2.1%	-	2.8%	-	5.7%	1.8%	2.6%	-	2.2%	-
Broken windows	3.7%	5.5%	2.7%	-	6.5%	9.5%	8.1%	16.6%	11.2%	24.5%	7.5%	9.6%	7.6%	9.3%
Bars on windows	4.5%	5.9%	4.1%	-	5.5%	8.8%	5.6%	14.8%	13.0%	-	7.9%	12.8%	14.2%	21.6%
Foundation crumbling or has open crack or hole	2.5%	-	1.9%	-	4.2%	-	6.2%	13.2%	13.5%	15.3%	4.8%	-	3.9%	-
None of the above	81.6%	75.0%	84.4%	-	73.7%	60.5%	78.6%	53.2%	53.6%	38.4%	70.4%	59.6%	65.3%	57.6%

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	2003	1999	2003	1999	2003	1999	2003	1999	2003	1999	2003	1999	2003	1999
Water Leakage During Last 12 Months														
With leakage from outside structure	12.7%	24.3%	13.3%	25.8%	11.0%	20.3%	13.0%	35.9%	53.5%	-	13.6%	20.0%	16.8%	24.6%
Roof	5.8%	14.5%	6.3%	16.1%	4.3%	10.3%	13.0%	23.3%	33.0%	38.0%	6.2%	8.7%	9.8%	14.8%
Basement	7.3%	11.1%	7.5%	12.2%	6.7%	8.1%	3.3%	11.0%	33.7%	28.7%	6.4%	11.3%	10.0%	12.9%
Walls, closed windows, or doors	2.4%	6.7%	2.5%	6.0%	2.2%	8.5%	<0.1%	15.3%	22.1%	30.1%	2.4%	6.4%	1.7%	6.8%
Other or Unknown	0.7%	-	0.5%	-	1.1%	-	<0.1%	4.4%	8.1%	17.9%	1.0%	-	0.9%	-
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INTERIOR														
Damage														
Holes in floors	0.8%	-	0.5%	-	1.8%	-	7.9%	8.8%	10.6%	9.7%	1.1%	-	2.5%	-
Open cracks or holes	5.0%	6.2%	3.1%	5.1%	10.3%	9.1%	15.9%	27.2%	48.4%	-	8.4%	10.8%	10.7%	-
Broken plaster or peeling paint	3.1%	-	2.5%	-	4.6%	6.2%	10.6%	17.5%	34.6%	44.4%	6.4%	6.9%	7.1%	8.5%
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Water Leakage During Last 12 Months														
With leakage from inside structure	9.8%	11.3%	8.0%	9.2%	14.6%	17.0%	13.1%	33.4%	51.5%	32.1%	10.6%	15.6%	12.3%	13.3%
Fixtures backed up or overflowed	3.2%	-	2.9%	-	4.0%	6.4%	5.6%	14.7%	22.3%	20.1%	1.2%	9.0%	5.8%	7.4%
Pipes leaked	4.4%	-	3.0%	-	8.5%	6.8%	6.1%	19.5%	31.7%	21.2%	6.5%	4.9%	4.8%	5.5%
Broken water heater	0.9%	-	0.7%	-	1.6%	-	6.1%	<0.1%	4.6%	-	0.6%	-	1.3%	-
Other or Unknown	3.0%	-	2.8%	-	3.6%	6.2%	5.7%	3.2%	24.5%	8.3%	3.2%	-	3.7%	-

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	2003	1999	2003	1999	2003	1999	2003	1999	2003	1999	2003	1999	2003	1999
Rodents														
Signs of rats in last 3 mon.	0.3%	-	0.1%	-	0.8%	-	3.2%	9.9%	3.1%	-	1.2%	-	0.6%	-
Signs of mice in last 3 mon.	4.5%	5.7%	4.4%	5.2%	4.9%	7.2%	7.7%	9.9%	26.7%	8.6%	9.6%	8.9%	9.0%	10.6%
Signs of rodents, not sure which kind in last 3 mon.	0.3%	-	0.1%	-	1.0%	-	<0.1%	-	7.0%	5.5%	1.3%	-	<0.1%	-
Electrical														
No electrical wiring	<0.1%	-	<0.1%	-	<0.1%	-	<0.1%	-	<0.1%	-	<0.1%	-	<0.1%	-
Exposed wiring	0.5%	-	0.5%	-	0.7%	-	2.7%	-	2.0%	-	1.0%	-	1.2%	-
Rooms without electric outlets	1.2%	-	0.9%	-	2.1%	-	5.6%	9.4%	2.3%	-	2.6%	-	4.0%	-
Fuses/breakers blown in last 3 mon.	12.8%	15.8%	12.8%	15.5%	12.7%	16.5%	10.2%	23.9%	45.2%	34.5%	17.1%	-	12.9%	17.5%
Sanitation														
Lacking complete kitchen facilities	1.0%	-	0.5%	-	2.6%	-	4.7%	6.9%	34.2%	46.7%	3.8%	-	1.1%	-
Lacking some or all plumbing facilities	1.5%	-	1.5%	-	1.5%	-	62.4%	57.3%	<0.1%	-	2.9%	-	1.6%	-
Water not safe to drink	5.5%	6.5%	4.8%	5.4%	7.6%	9.4%	3.2%	19.3%	14.0%	11.4%	6.0%	9.8%	5.0%	10.6%
Water stoppage in last 3 mon.	5.3%	4.5%	5.0%	-	6.2%	5.7%	2.2%	5.8%	5.0%	10.3%	3.1%	5.4%	5.4%	2.8%
No flush toilets working some time in last 3 mon.	2.0%	-	1.3%	-	3.8%	-	5.2%	6.1%	19.1%	14.6%	4.8%	-	3.0%	-
With sewage disposal breakdowns in last 3 mon.	2.1%	-	1.6%	-	3.6%	-	5.2%	10.9%	4.9%	5.2%	5.1%	2.0%	3.6%	-
Septic tank, cesspool, chemical toilet	9.7%	10.8%	12.2%	14.2%	2.5%	-	6.7%	8.7%	2.3%	6.3%	4.0%	-	<0.1%	-
With septic tank or cesspool breakdowns in last 3 mon.	0.1%	-	0.1%	-	0.2%	-	2.2%	-	2.3%	-	0.5%	-	<0.1%	-

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HEATING/FUEL														
Main Heating Equipment														
Warm-air furnace	88.8%	-	92.0%	-	79.9%	-	87.5%	66.7%	72.9%	-	81.9%	-	83.0%	-
Steam or hot water system	7.6%	9.0%	5.8%	6.7%	12.7%	15.2%	7.5%	13.2%	9.8%	21.1%	12.2%	13.1%	12.0%	15.4%
Electric heat pump	0.7%	-	0.5%	-	1.1%	-	<0.1%	-	6.0%	1.7%	2.0%	-	1.5%	-
Built-in electric units	1.2%	-	0.5%	-	3.2%	-	<0.1%	2.7%	2.3%	-	1.1%	-	0.9%	-
Floor, wall, or other built-in hot air without ducts	1.1%	-	0.6%	-	2.8%	-	2.3%	7.0%	7.0%	2.0%	2.4%	5.4%	1.9%	-
Room heaters with flue	0.1%	-	0.1%	-	0.2%	-	<0.1%	-	<0.1%	-	<0.1%	-	0.3%	-
Portable electric heaters	0.1%	-	0.1%	-	<0.1%	0.6%	<0.1%	7.1%	<0.1%	-	<0.1%	-	<0.1%	-
Stoves	0.2%	-	0.2%	-	0.1%	-	<0.1%	-	<0.1%	-	0.3%	-	0.2%	-
Other	0.1%	-	0.1%	-	<0.1%	0.2%	<0.1%	-	<0.1%	-	<0.1%	-	<0.1%	-
No heating equipment	0.1%	-	0.1%	-	<0.1%	0.3%	2.7%	-	<0.1%	-	<0.1%	0.5%	0.3%	-
Cooking stove	<0.1%	-	<0.1%	-	<0.1%	-	<0.1%	-	<0.1%	-	<0.1%	-	<0.1%	-
Water Heating Fuel														
Electricity	13.8%	12.6%	10.9%	-	22.1%	16.7%	12.4%	-	22.0%	7.3%	18.4%	12.2%	11.6%	9.1%
Gas, LP/bottled gas	86.0%	-	88.9%	-	77.7%	82.9%	87.6%	-	78.0%	87.8%	81.6%	86.9%	88.4%	-
Fuel oil	0.2%	-	0.2%	-	0.2%	-	<0.1%	-	<0.1%	2.2%	<0.1%	0.9%	<0.1%	-
Other	<0.1%	-	<0.1%	-	<0.1%	-	<0.1%	-	<0.1%	-	<0.1%	-	<0.1%	-

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Clothes Dryer Fuel(,000)	1,414	1,430	1,215	1,206	199	224	27	22	28	27	128	137	295	318
Electricity	35.5%	33.2%	33.8%	32.0%	45.8%	39.5%	34.2%	42.8%	47.5%	43.7%	40.1%	-	29.2%	26.0%
Gas, LP gas (liquid propane)	64.5%	-	66.2%	-	54.2%	60.5%	65.8%	57.2%	52.5%	56.3%	59.9%	-	70.8%	-
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Heating Problems														
Uncomfortably cold for 24 hours or more last winter	13.4%	10.4%	12.3%	8.1%	17.6%	-	32.9%	53.8%	36.6%	-	15.6%	16.8%	17.4%	19.7%
Heating equipment breakdowns	4.2%	-	3.5%	-	6.0%	7.1%	28.7%	42.0%	21.7%	7.9%	6.9%	5.9%	6.6%	9.0%
Other causes	8.5%	5.5%	8.6%	5.0%	8.1%	6.7%	8.3%	12.4%	14.7%	21.1%	6.4%	8.2%	8.9%	8.1%
Utility interruption	5.0%	-	5.5%	2.8%	3.5%	-	5.5%	3.7%	5.1%	2.4%	2.1%	-	2.6%	-
Inadequate heating capacity	0.9%	-	0.7%	-	1.6%	-	3.1%	-	2.9%	-	1.0%	-	2.0%	-
Inadequate insulation	1.1%	-	0.9%	-	1.6%	-	<0.1%	5.7%	5.9%	3.2%	2.3%	-	2.4%	-
Cost of heating	0.4%	-	0.2%	-	0.8%	-	<0.1%	-	2.9%	-	<0.1%	0.5%	1.0%	-
Other	2.0%	-	2.0%	-	1.8%	-	<0.1%	6.7%	5.2%	15.5%	1.4%	5.4%	2.6%	-
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SELECTED PHYSICAL PROBLEMS														
Severe Physical Problems(,000)	41	37	27	18	15	19	41	37	.	.	8	12	16	20
Severe physical problems	2.4%	-	2.1%	-	3.3%	-	100%	-	.	.	3.9%	5.5%	3.9%	-
Plumbing	1.5%	-	1.5%	-	1.5%	-	62.4%	57.3%	.	.	2.9%	-	1.6%	-
Heating	0.7%	-	0.4%	-	1.5%	-	28.7%	40.5%	.	.	1.0%	-	1.7%	-
Electric	0.1%	-	0.1%	-	<0.1%	-	3.7%	-	.	.	<0.1%	-	0.4%	-
Hallways	0.1%	-	<0.1%	-	0.2%	-	2.5%	-	.	.	<0.1%	-	<0.1%	-
Upkeep	0.1%	-	0.1%	-	0.3%	-	5.7%	-	.	.	0.6%	-	0.6%	-

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Moderate Physical Problems(,000)	46	53	18	24	28	29	.	.	46	53	16	14	20	24
Moderate physical problems	2.7%	-	1.4%	-	6.4%	6.0%	.	.	100%	-	7.6%	6.1%	4.9%	5.3%
Plumbing	0.3%	-	0.1%	-	1.0%	-	.	.	12.3%	3.5%	<0.1%	0.3%	0.3%	-
Heating	0.1%	-	0.1%	-	<0.1%	-	.	.	1.9%	-	<0.1%	-	<0.1%	-
Upkeep	0.9%	-	0.5%	-	2.2%	-	.	.	34.2%	46.7%	3.4%	-	1.1%	-
Hallways	0.1%	-	<0.1%	-	0.5%	-	.	.	4.9%	-	<0.1%	-	<0.1%	0.2%
Kitchen	1.4%	-	0.8%	-	3.2%	-	.	.	52.0%	-	4.2%	-	3.9%	-
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OVERALL OPINION OF STRUCTURE														
1(worst)	0.6%	-	0.2%	-	1.6%	-	3.1%	10.2%	<0.1%	12.4%	3.1%	-	1.7%	-
2	0.2%	-	0.2%	-	0.4%	-	<0.1%	-	<0.1%	2.1%	1.5%	-	0.4%	-
3	0.7%	-	0.4%	-	1.6%	-	<0.1%	10.0%	4.8%	-	1.4%	-	0.9%	-
4	0.7%	-	0.3%	-	1.9%	-	<0.1%	7.4%	12.1%	0.1%	2.5%	-	1.5%	-
5	5.2%	-	3.1%	-	11.2%	9.6%	12.4%	3.8%	13.2%	-	5.1%	11.6%	7.7%	6.9%
6	4.5%	-	4.0%	-	5.7%	5.2%	2.8%	6.2%	2.7%	8.7%	3.9%	-	4.3%	-
7	14.4%	-	13.7%	12.6%	16.5%	19.2%	25.4%	18.0%	22.2%	17.0%	12.8%	11.1%	17.7%	-
8	28.0%	-	28.6%	-	26.3%	24.7%	22.4%	17.7%	22.4%	14.0%	27.4%	21.3%	27.1%	23.7%
9	14.5%	-	15.9%	16.8%	10.6%	9.1%	7.5%	8.3%	6.0%	8.4%	10.5%	-	11.2%	14.2%
10(best)	31.1%	-	33.6%	-	24.3%	25.5%	26.3%	18.3%	16.6%	22.1%	31.9%	34.3%	27.3%	-

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