

**Comparison of 1998 AHS Data for the San Jose, CA
Metropolitan Statistical Area and 1998 National AHS Data**

Characteristic	Outside Central City				Central City			
	Owner-Occupied		Rental		Owner-Occupied		Rental	
	Number/ Percent	National	Number/ Percent	National	Number/ Percent	National	Number/ Percent	National
Number of units	171,000	-	120,300	-	172,800	-	101,900	-
Percent of Area	58.7%	-	41.3%	12,765,700	62.9%	-	37.1%	15,618,800
Median year of construction	1965	-	1968	-	1971	-	1969	-
% Pre-1940	5.9%	10.9%	5.8%	14.2%	4.6%	25.5%	8.6%	30.1%
% Post-1979	20.9%	35.7%	18.8%	29.6%	21.3%	-	21.5%	-
% Below poverty	6.0%	-	6.8%	18.0%	7.2%	9.6%	7.9%	25.6%
Basic Housing Quality	-	-	-	-	-	-	-	-
Severe physical problems	1.0%	-	1.8%	-	0.2%	1.6%	3.0%	4.6%
Moderate physical problems	1.6%	-	4.2%	6.0%	1.1%	3.4%	5.5%	9.2%
Interior Problems	-	-	-	-	-	-	-	-
Holes in floors	0.4%	0.6%	0.9%	1.4%	0.5%	-	1.5%	2.6%
Open cracks or holes in walls	5.3%	3.5%	6.3%	-	4.1%	-	6.9%	10.4%
Broken plaster/peeling paint	1.2%	-	2.3%	3.4%	1.2%	2.5%	3.6%	5.7%
Signs of rats	2.5%	0.6%	2.4%	1.0%	1.8%	1.0%	4.0%	2.2%
Signs of mice	3.9%	5.2%	4.4%	-	5.9%	-	9.0%	-
Water leaks from inside	10.7%	8.0%	12.6%	-	9.9%	-	13.9%	-
Water leaks from outside	15.2%	-	10.7%	-	11.9%	-	10.3%	-
Water supply stoppage	4.6%	-	9.2%	5.3%	5.6%	2.5%	10.2%	6.2%
Flush toilet breakdown	1.6%	-	5.6%	-	2.4%	-	4.2%	5.7%
Sewage disposal breakdown	1.6%	-	2.7%	-	1.0%	2.2%	2.9%	-
Lacking complete plumbing	1.6%	0.8%	1.6%	-	1.0%	-	0.8%	2.7%
Heating equip breakdown	1.2%	-	2.8%	-	1.0%	2.0%	3.0%	4.3%
Space heater w/o flues	0.9%	2.8%	1.3%	3.8%	0.9%	3.0%	2.9%	4.6%
Exposed wiring in unit	0.5%	-	0.1%	0.9%	0.3%	0.5%	0.8%	-
Rooms w/o working elect. outlet	0.4%	1.2%	0.8%	2.2%	1.1%	-	1.8%	2.4%
Lacking kitchen facilities	0.7%	0.5%	3.1%	-	0.6%	-	3.2%	4.8%
Exterior Problems	-	-	-	-	-	-	-	-
Roofing problems	7.5%	4.5%	6.2%	-	6.4%	-	10.0%	7.1%
Siding problems	2.0%	-	3.8%	-	2.1%	-	5.3%	-
Window problems	2.5%	-	2.7%	4.8%	3.3%	4.5%	6.4%	-
Foundation problems	2.3%	-	2.3%	-	1.4%	3.0%	4.0%	-
Any Identified Problem	42.1%	-	44.5%	-	37.8%	-	49.3%	-

Table Legend:



Between 25% and 50% lower than the national average



Less than or equal to 50% lower than the national average



Between 33% and 66% higher than the national average



Greater than or equal to 66% higher than the national average



National Center for Healthy Housing

Healthy Housing Profiles for Cities and MSAs

Based on the American Housing Survey

NCHH developed Healthy Housing Profiles for 47 metropolitan statistical areas (MSAs). The one-page profiles summarize the health-related housing problems in the MSA. NCHH designed the profiles to enable communities to compare their communities to national averages and to better understand the opportunities and challenges for improving housing conditions. They are based on health-related housing problems tracked by the U.S. Census Bureau's American Housing Survey (AHS) for more than 30 years. The U.S. Department of Housing and Urban Development (HUD) funds the AHS. See www.healthyhomestraining.org/ahs for more details.

NCHH broke housing into the following categories:

- 1. Housing Within the Central City**
 - a. Owner-Occupied
 - b. Rental
- 2. Housing Outside the Central City**
 - a. Owner-Occupied
 - b. Rental

The Central City is the legal jurisdiction under the control of the city or cities named in the MSA. Strategies to improve housing conditions are likely to be quite different within a central city compared to outside the central city. A central city is likely to have a mayor and city agencies responsible for housing and health conditions in the city. While outside the central city, there are smaller and more varied jurisdictions that are only responsible for a portion of the housing. Accordingly, strategies to address owner-occupied and rental housing may vary.

The Healthy Homes Profiles compare a community's health-related housing problems to national averages for each of the four categories. Red identifies conditions that are significantly worse than average. A solid red box identifies more serious problems. Green identifies significantly better than average. A solid green box identifies much better than average problems. NCHH provides the national average whenever local conditions are significantly different (i.e. there is a red or green highlight). See legend at bottom of table for details.

The Profiles compare sixteen interior and four exterior health-related problems as well as three composite measures: serious physical problems, moderate physical problems, and housing having any of the twenty interior or exterior problems. The U.S. Department of Health and Human Services' Healthy People 2010 Objective 8-23 set a goal of reducing the number of homes with severe and moderate physical problems by more than half by 2010 from 1995. See www.healthyhomestraining.org/AHS/Definitions.pdf for details on each of these problems. Please note that the AHS does not track environmental health hazards such as the presence of cockroaches and radon or the presence of lead in paint, dust, or soil.