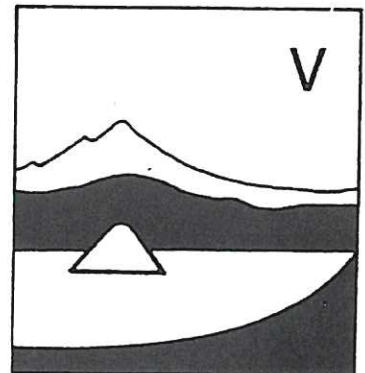




HOUSING ELEMENT



Detroit
comprehensive plan

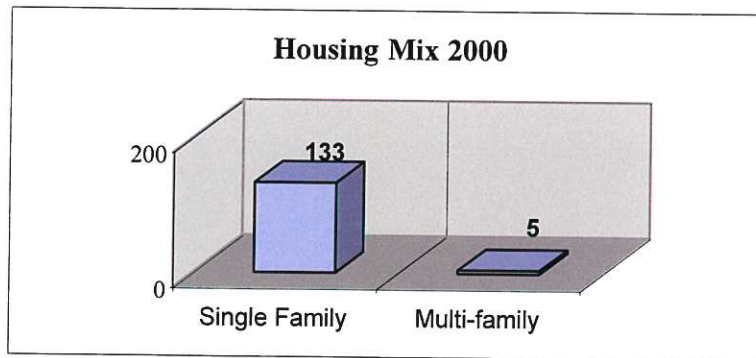
V: HOUSING

EXISTING CONDITIONS

Figure 3 shows the existing mix of residential housing units within the city limits of Detroit. According to the 2000 Census, there are approximately 383 residential housing units in the city. Approximately 64 percent of the residential units in the city, or 245 units were listed as vacant because they are only occupied on a seasonal basis. The remaining 138 units are considered the housing stock for year-round residents. For the purposes of this report, only housing units utilized for year-round occupancy are considered.

According to the 1990 Census, approximately 3.5 percent of the housing units were multi-family units. If the same percentage is applied to 2000 Census data, approximately five units in the city are multi-family units. The remaining 133 are single family units, including both stick-built and manufactured homes.

Figure 3



HOUSING NEEDS ANALYSIS

This section presents estimates of housing need for various age and income sectors in the city. The needs analysis data in this chapter comes from a model created in 2000 by the Oregon Housing and Community Services Department. The data are mostly based on census figures. Other sources of information include the *Regional Consumer Expenditure Survey* that is conducted every year by the U.S. Bureau of Labor Statistics as well as income data collected by *Claritas, Inc.* a private company. The model uses age, income, and expenditure information to predict the ability of households to afford housing. The analysis is intended to predict need for both owner-occupied and rental housing units at either end of a 20-year period from 2000 to 2020.

The analysis of housing need is based on the following assumptions:

- (1) Vacancy Rates. At any given time, a number of homes within the community are vacant. The analysis assumes a 13.77 percent vacancy rate for 2000. The vacancy rate for Detroit in the 2000 Census was 13.77 percent. The vacancy rate for Detroit has been gradually declining over the past ten years. The 1990 Census showed a vacancy rate of 14.2 percent. The vacancy rate is expected to continue to decline in the next twenty years as well. The projected vacancy rate for 2020 is 13.0 percent.
- (2) Persons per household. The analysis assumes there are approximately 2.2 persons per household for 1999, and that the household size will remain the same in 2020.¹
- (3) Group Quarters. There are currently no persons in ‘group quarters’ in Detroit. This is expected to remain the same in 2020. The U.S. Census Bureau classifies all persons not living in households as living in group quarters. Persons living in group quarters include persons who are institutionalized or living in non-institutional group homes, rooming houses, assisted-living facilities, etc.

¹ While this information is included in the data, analysis conducted by the Oregon Housing and Community Services Department in developing the housing needs model showed that household size is not necessarily a factor affecting need for particular types of housing.

- (4) The ratio of owner-occupied (owned) units to rental units is the same for vacant units as it is for occupied units.
- (5) The analysis cannot predict any major changes in the economy and any associated impacts to local household income. The analysis assumes that economic conditions in 2020 are similar to those in 1999. Household incomes, as well as housing costs, are expressed in 1999 dollars for ease of comprehension.
- (6) The analysis assumes that no more than 30 percent of gross household income is used to pay housing costs. The 30 percent threshold is the same as that used by the Department of Housing and Urban Development to determine housing affordability.

Current Housing Needs

The 2000 Census population for Detroit is 262. The 2020 population projection for Detroit is 535. Marion County adopted this projection for the City of Detroit through a coordinated process required under state law (ORS195.036).

Table 12 shows various estimates regarding the local housing need in 2000. The estimated population is 262 persons and the total number of dwelling units is 138. The resulting household size is approximately 2.2 persons per dwelling. The housing needs model shows that approximately 69 owner-occupied units and 50 rental units are needed.

**Table 12
Housing Status
Detroit, 2000**

Population (estimated)	Persons in Group Quarters ¹	Persons per Household	Total Dwelling Units ²	Occupied Dwelling Units ³	Vacant Units ⁵	Owner-Occupied Units	Rental Units	Owner-Occupied Units (percent)	Rental Units (percent)
262	0	2.2	138	119	19	69	50	58.0	42.0

Source: Oregon Housing and Community Services Housing Needs Model, 2000

¹ Persons living in group quarters includes persons who are institutionalized or living in non-institutional group homes, rooming houses, assisted-living facilities, etc. This definition also includes students living in college dormitories.

² Total dwelling units do not include group quarters dwelling units.

³ Occupied dwelling units do not include group quarters dwelling units.

⁴ Numbers may not total exactly due to rounding.

⁵ Based on an assumed vacancy rate of 13.77 percent.

The housing model shows that 50 rental units are currently needed. The rental unit market is comprised of both multi-family residences (apartments, duplexes, etc.) as well as single-family dwelling units. The 2000 Census data shows that there are approximately 26 rental units in Detroit. As shown in **Table 13**, the estimated supply of rental housing units in Detroit does not meet the current need for rental units.

Table 13
Rental Housing Supply and Need
Detroit, 2000

Rental Units Needed	Existing Multi-Family Units	Single-Family Units Used as Rentals	Total Number of Existing Rental Units	Difference Between Existing Rental Units and Rental Units Needed
55	5	21	26	(24)

Source: Oregon Housing and Community Services Housing Needs Model and MWVCOG, 2000

Projected Housing Needs

The projected population of Detroit in 2020 is 535 persons. As shown in **Table 14**, 280 dwelling units will be needed to accommodate this population. This represents an additional 147 housing units that will be needed over the next 20 years (an estimated 5 units will also be removed).

Of the 147 new residential units, Detroit needs 53.7 percent or about 79 units to meet the projected need for rental units. This analysis assumes that approximately 19 percent of the rental market will continue to be comprised of multi-family residences, with the remainder comprised of single-family units. Based on this assumption, then, Detroit will need approximately 15 new multi-family residences to meet the projected need in 2020. In addition, as shown in Table 2, the amount of available multi-family units currently available is about five units short of the existing need. Consequently, in order to meet existing and projected need for such housing, Detroit will need 20 multi-family units over the next 20 years.

**Table 14
Projected Housing Status
Detroit, 2020**

Population (projected) ¹	Persons in Group Quarters ²	Persons per Household	Total Dwelling Units ³	Occupied Dwelling Units ⁴	Vacant Units ⁵	Owner-Occupied Units	Rental Units	Owner-Occupied Units (percent)	Rental Units (percent)
535	0	2.20	280	243	37	141	102	58.0	42.0

Source: Oregon Housing and Community Services Housing Needs Model, 2000

¹ The 2020 population projection has been coordinated with the projections for Marion County as required by Oregon Revised Statutes 195.036.

² Persons living in group quarters includes persons who are institutionalized or living in non-institutional group homes, rooming houses, assisted-living facilities, etc.

³ Total dwelling units do not include group quarters dwelling units.

⁴ Occupied dwelling units do not include group quarters dwelling units.

⁵ Based on an assumed vacancy rate of 13 percent.

Table 15 shows the total number of additional dwelling units that will be needed by the 2020 population. With the estimated removal of five units from the housing supply, an estimated 147 additional dwelling units be needed during this 20-year period.

**Table 15
Additional Dwelling Units Needed in Detroit by 2020**

Total Dwelling Units 2020	Total Dwelling Units 2000 ¹	Dwelling Units Removed	Additional Dwelling Units Needed	Additional Group Quarters Needed
280	138	5	147	0

Source: Oregon Housing and Community Services Housing Needs Model, 2000

Housing Element Goals and Policies

GOAL: The City of Detroit shall encourage the development of a range of housing types and cost levels to adequately meet the needs of its citizens.

Policies

1. The City of Detroit will provide adequate amounts of residential land within the urban growth boundary to permit development of housing for families of all income levels.
2. The City of Detroit shall encourage developers to make all new residential developments as energy-efficient as possible, including consideration of renewable fuel sources.

GOAL: The City of Detroit shall encourage upgrading of the existing housing stock.

Policies

1. The City of Detroit will solicit the aid of federal, state and local agencies in obtaining funding for the rehabilitation of dilapidated housing in the city.
2. The City of Detroit shall solicit support for and otherwise encourage weatherizing the existing housing stock to minimize health and economic impacts due to rising fuel cost.

GOAL: The City of Detroit shall coordinate with Marion County and the Idanha-Detroit Fire Protection District to ensure that all new housing developments be provided with services (streets, sewer (as it becomes available), water, ambulance, police and fire) and that future developments will not overburden such services. Further, to ensure that the cost of extending such services shall be borne by the developer.

Policies

1. Residential development should be located in areas that can be served by public facilities and services. The developer shall pay the extension of public facilities and services.
2. Multifamily housing development should be located close to shopping facilities and arterial or collector streets and interspersed with single-family residential development when new subdivisions are developed.