

# PAW PAW HOUSING ASSESSMENT

## Introduction

On January 6<sup>th</sup> and February 3<sup>rd</sup>, 2017, a fieldwork team went to Paw Paw to collect housing condition data. The goal of the housing assessment is to compare the quality of housing by tenure status.

## Methodology

According to ACS 2015 5-Year estimates, Paw Paw has a total of 1,532 housing units, 1,288 of which are occupied. A housing unit can be a detached, single family home, an attached home, or an apartment or condo in a multi-family building. That is to say, a unit is different than a structure, because one structure could contain several housing units. This is an important distinction because the team could only collect data on housing structures, which precludes any assessment of individual units if located inside a structure.

Sampling methodology was based on the number of housing units in the community, divided by the approximately 500 structures which can be surveyed in one day of fieldwork. Using this guideline, the fieldwork team assessed approximately every second residential structure in the community during the first day. At the Village's request, the second day of fieldwork focused exclusively on assessing the condition of rental units, using a list provided by the community. The condition of each structure was recorded using an ArcGIS collector app that allows for immediate and reliable data storage and compilation. A total of 625 structures within the Village of Paw Paw were surveyed and assessed.

## Rating system

The team used a checklist that ranks homes based on the amount and severity of the damage visible on the exterior of the home. No interior assessments were conducted. Below is an example of the criteria that were considered and how each home was scored. The scoring system is based primarily on assessing the quality of the structure; therefore some chipped paint does not weigh as heavily as structural damage such as missing windows or a building that leans. The types of repairs are categorized as "major", "minor", or "no problem", and the final score depends on the combination of major and minor repairs recorded.

Based on the amount and type of repair needed the team gave each housing structure one of the following scores:

- 0: Demolition (the house is not structurally sound; inhabitable)
- 1: Poor (need two or more major repairs)
- 2: Fair (the home needs 3 or more minor repairs, but no more than one major repair)
- 3: Good (the home needs 2 or fewer minor repairs)

This is a more detailed description of how to distinguish between major and minor repairs for each housing feature. In this example, this home would be rated “good” because the home does not need more than two minor repairs.

Housing Feature	Types of Repair Needed				Notes
	Major		Minor		
Building frame/structure	The building is not straight; leans or tilts		Building is not leaning; but foundation is in need of minor repairs or is missing material		
Roof/chimney/gutters	A lot of deterioration, missing material, holes in roof, or sagging roof		Minor deterioration, improper roof repair, some mortar missing from chimney, gutters in need of repair	X	Some roof shingles are loose
Windows/doors	Windows missing, doors missing or rotted		Window frames need replacing or paint is peeling		
Siding/paint	Building missing many bricks, wood siding is rotted		Some peeling or cracking paint	X	Paint is chipping
Porch	Significant deterioration; steps missing, porch sagging, supports holding up porch are rotted		Separation of the porch from the building, paint needed		
<b>SCORE: 3</b>				<b>Good</b>	

## Findings

		Type of Housing	
		Owned	Rented
Condition	Good	<b>(82%)</b> 316	<b>(72%)</b> 174
	Fair	<b>(14%)</b> 55	<b>(21%)</b> 50
	Poor	<b>(4%)</b> 14	<b>(4%)</b> 9
	No Data	<b>(0%)</b> 0	<b>(3%)</b> 7
	Total	<b>(100%)</b> 385	<b>(100%)</b> 240

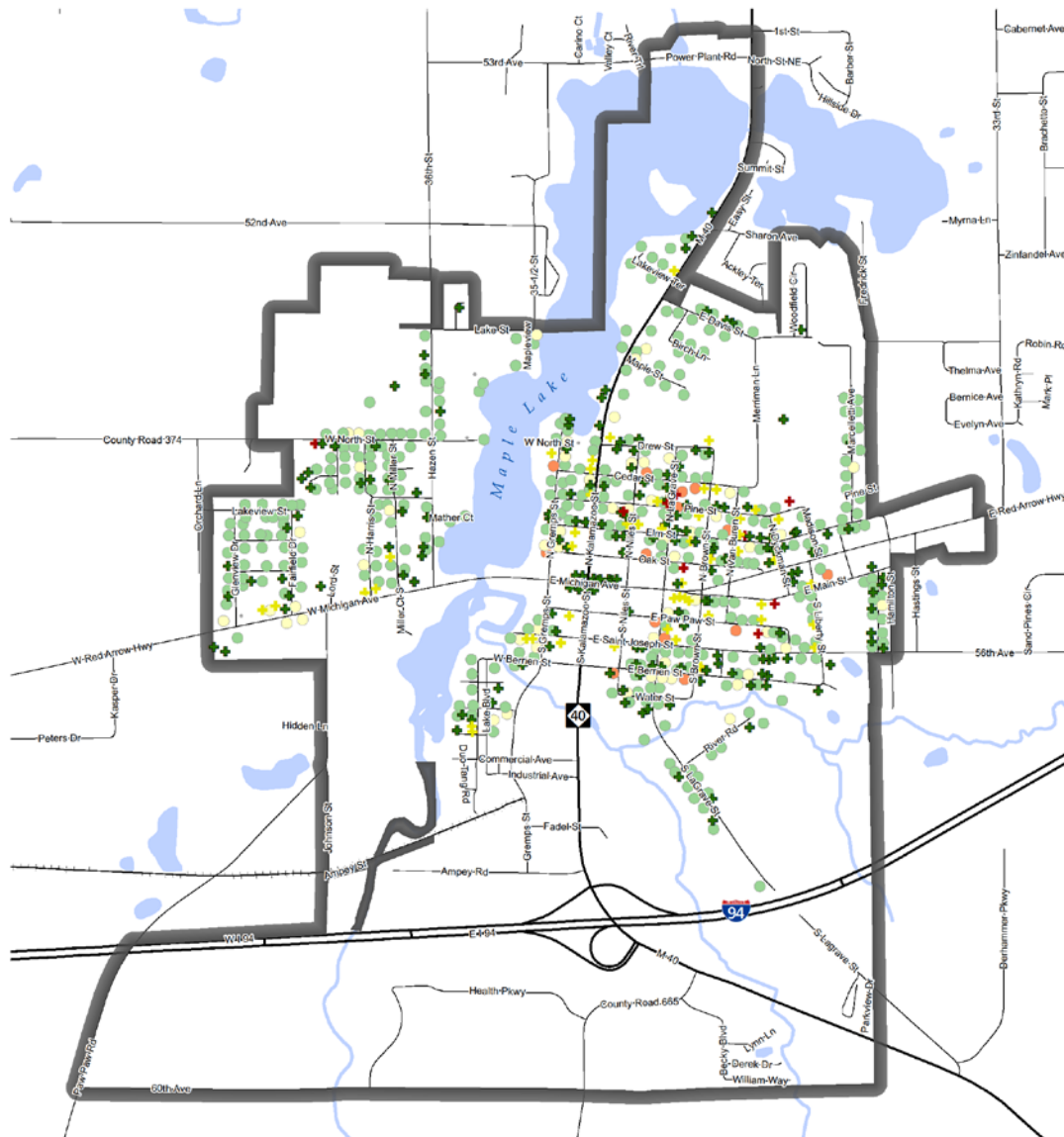
Of the 625 structures assessed, 385 were owned, and 240 were rented. Based on the assessment, owner-occupied housing is better maintained, overall. Eighty-two percent of owner-occupied housing is ranked “good” compared to 72 percent of rental housing. It is important to note, however, that by percentage both types of

tenure scored equally in the “poor” condition category, although because there are more owner-occupied structures, there is a higher raw number of poorly ranked owner-occupied structures. About 1 in 5 rental structures are ranked “fair” as opposed to 1 in 7 for owner-occupied housing.

Because landlords are responsible for making repairs to housing structures, lower scores for quality of rental structures suggests that they are not fulfilling this function as adequately as a homeowner living on site.

## Spatial Analysis

The map shows that there are no heavily blighted zones within Paw Paw, with perhaps the exception of N. LaGrave Street between Pine and Cedar Street. A hotspot analysis confirms that there is no major clustering of poorly ranked homes. In general, the portions of the city west of the river, the eastern zone along the village border, and along the lakefront are zones that are mostly free of poorly ranked housing all together. Aside from these areas, "good", "fair", and "poor" homes are dispersed fairly evenly throughout the village.



### VILLAGE OF PAW PAW Housing Assessment

Data Sources: State of Michigan Geographic Data Library, Village of Paw Paw

- |                  |                          |                         |
|------------------|--------------------------|-------------------------|
| Village Boundary | <b>Housing Condition</b> | <b>Rental Condition</b> |
| State Roads      | Poor                     | Poor                    |
| All Roads        | Fair                     | Fair                    |
| Railroads        | Good                     | Good                    |
| Rivers / Streams |                          |                         |
| Lakes / Ponds    |                          |                         |

