

11/30/2011



CITY OF  
YPSILANTI

SOUTH OF MICHIGAN AVENUE

Community Needs Assessment

# Acknowledgments

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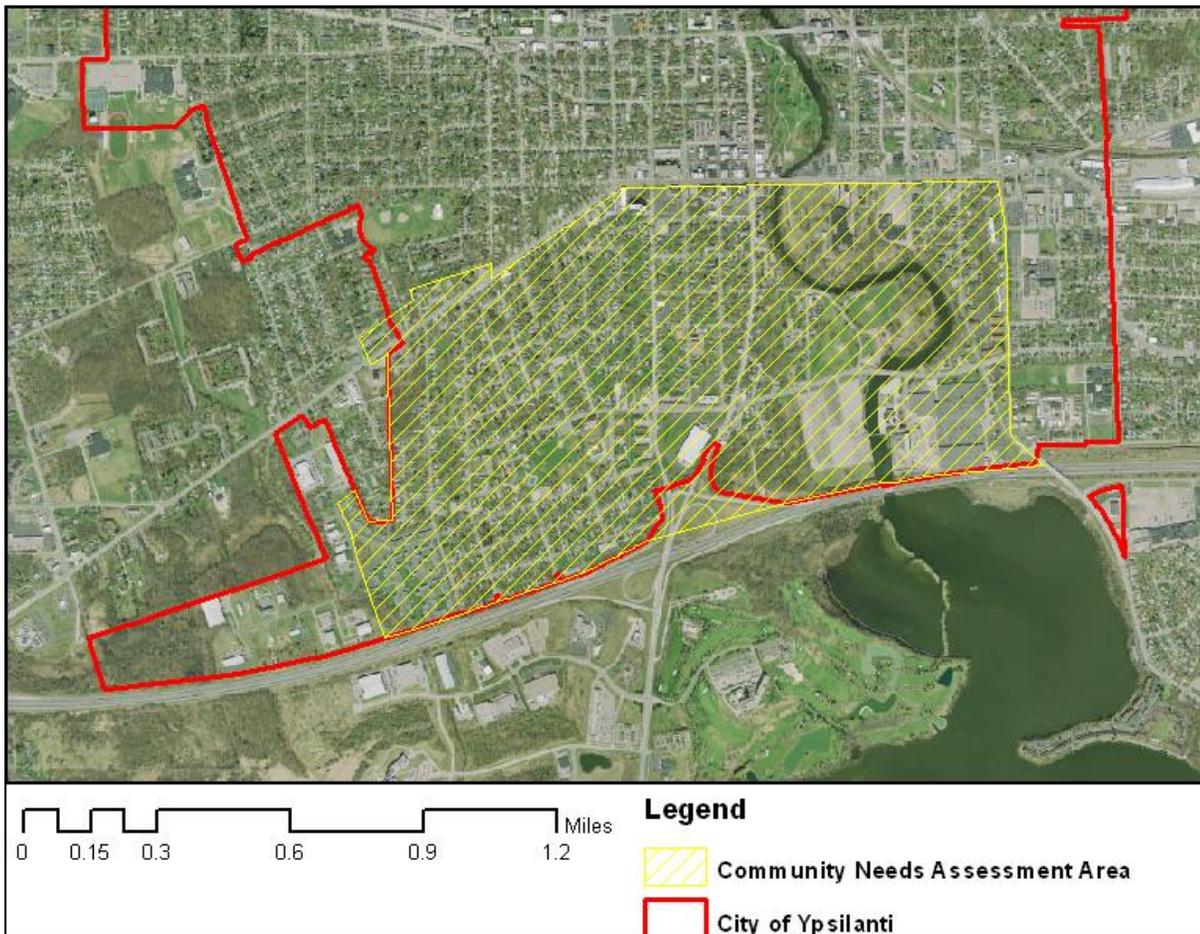
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## Introduction

The City of Ypsilanti, in partnership with Washtenaw County and Employment Training and Career Services (ETCS), developed a community needs assessment for the neighborhoods and communities south of Michigan Avenue in Ypsilanti. **The goals of the assessment are to engage residents in a process to identify both challenges and assets within the area, and to help direct services when available, to combat the challenges and build on the area's assets.** The data collection and input provide useful information for ongoing grant writing efforts and results will help direct further neighborhood planning and service provision in the area. It is also expected that some publically funded projects may result from the planning effort.

Figure 1 - South of Michigan Community Needs Assessment Study Area



## Why a Community Needs Assessment?

The City of Ypsilanti, like many communities, conducts a variety of processes and projects to develop visions and goals for the community. Often these efforts are conducted through studies or plans that utilize a particular lens (geographic, issue, etc.) to identify a set of priorities or recommendations based on numerous factors. A key element to such endeavors is public input, to ensure that such visions are representative of the community at large.

While such efforts may be undertaken on a community-wide basis, the issues facing segments of the community may differ. In the City of Ypsilanti, the area south of Michigan Avenue has unique demographic characteristics, as well as the unique strengths and opportunities that accompany defined neighborhoods. The area south of Michigan Avenue in the City of Ypsilanti is home to a population facing a higher rate of poverty than the community at large, along with other associated challenges. At times, lower-income populations can be under-represented in community visioning endeavors, ironically given the significant needs of such neighborhoods.

Additionally, a variety of changes and factors suggest that the timing is right for an in-depth look at this area. Recently Hope Clinic, a low-income service agency, has expanded its facility and operations in the area. The former Parkview Apartments is under redevelopment into Hamilton Crossing, bringing a positive end to a long tenure of vacancy, lack of maintenance, and negative impact on the community. Additionally, the former Ford Motor Company/Visteon/Automotive Components Holdings facility located on Spring Street has been sold to Angstrom USA, who is currently looking to secure contracts to put this historic manufacturing facility back into active use.

This Community Needs Assessment seeks to bring focus to this area of the City of Ypsilanti. With the momentum of many positive developments, this process intends to identify and compare perceptions with facts, as well as to glean a better understanding of the desires and needs of the area through its residents. Through a series of data accumulation and analysis, targeted and general outreach strategies, and detailed population segment identification, this document seeks to articulate a comprehensive and accurate depiction of the strengths, opportunities, and needs of this particular geography in the City of Ypsilanti.

To accomplish this, the City of Ypsilanti, in partnership with Washtenaw County and Employment Training and Community Services (ETCS), and the Washtenaw County Community Development Department undertook the process and developed this product in 2011. The goals of the assessment are to engage residents in a process to identify both challenges and assets within the area, and to help direct services when available, to combat the challenges and build on the area's assets. The data collection and input provide useful information for ongoing grant writing efforts and resulting will help direct further neighborhood planning and service provision in the area. It is also expected that some publicly funded projects may result from the planning effort.

## Process Summary

The South of Michigan Avenue Community Needs Assessment (SOMA) was led by the City of Ypsilanti Planning & Development Department, with funding and other support from the Washtenaw County Employment Training

and Community Services (ETCS) Department. Contracted services in support of the effort were conducted by the Washtenaw County Economic Development & Energy Department; the B-Side of Youth, an entrepreneurship program hosted at Eastern Michigan University; and the Workforce Investment Act Youth Employment Program. The South of Michigan Avenue Community Needs Assessment (SOMA) is intended as a public planning effort to engage residents who live in neighborhoods south of Michigan Avenue. The needs assessment will help determine both positive and negative aspects of their community in regards to housing, education/workforce training, public health, safety, and quality of life. This will then give government officials, non-profit groups, and local service agencies a better insight to what residents need and desire in their community. With the recent progress and investment in the area, groups have become interested in grant writing efforts and establishing programs and projects within the area. This needs assessment is intended to provide the data that may support such programs, projects, and grant funding, while simultaneously providing focus to the pressing desires and needs of the area, when considering the prioritization of resources.

The public engagement effort began with several meetings that were held with stakeholders, who were identified as individuals that could help spread information about this assessment and upcoming input sessions to their respective neighborhood association or organizations. The stakeholders were comprised of two groups: resident stakeholders and social service providers. Stakeholder meetings were held on in March and April of 2011 to discuss the process of the assessment as well as upcoming input sessions and the best locations and time for them. These discussions were invaluable to identify those methods and locations for the process to be brought to the residents rather than relying on a traditional model of seeing who shows up to a larger discussion.

The resident stakeholder group was made up of representatives from neighborhood associations as well as other identifiable leaders residing south of Michigan Avenue. The goal for this group was to identify people who were active in the community, and would help to bring a wide perspective to the process.

The City of Ypsilanti has four established neighborhood associations along with three Ypsilanti Housing Commission properties in the study area south of Michigan Avenue. During the time of this assessment many of the defined neighborhood associations were not meeting which made a unique challenge of reaching out and conveying information to individual neighborhoods. Chidester Place and Towne Centre, two single-building residences for the disabled and elderly, had the strongest communication networks, functioning as single-building neighborhood associations to share information.

**Figure 2 - neighborhood associations in the study area**



The social service provider's stakeholder group was constructed of both service agencies and local churches. There were a total of 22 stakeholders from various respective agencies including pastors from churches South of Michigan Avenue. All of the agencies were supportive and helpful in the distribution of fliers that included more information on the process as a whole and upcoming input sessions for residents South of Michigan Avenue. An example of such is provided in Appendix F.

To encourage resident participation the city mailed postcards to all residences south of Michigan Avenue including a brief description of the assessment and two community wide meeting dates. Addresses were obtained from parcel data and there were a total of 1,500 postcards mailed. In addition to the postcards nearly 2,000 fliers were distributed at all Ypsilanti elementary schools to be placed in children's backpacks, and hundreds of fliers distributed through churches and other public locations such as the library, Parkridge Community Center, etc.

The input sessions for residents were determined by staff at the City, Washtenaw County, ETCS, and input from stakeholder groups. The meetings were designed to reach as many residents as possible by coming to them and holding the sessions at community centers, schools, and on site learning centers at Ypsilanti Housing Commission Properties. A full list of input sessions is provided in Appendix A shows the schedule of input sessions that were held during the community needs assessment as well as a summary of the input from each session. A particular goal was to reach out to underrepresented residents including Public Housing residents, and elderly and disabled populations as well as youth.

Meetings began with staff introductions and an introduction of the South of Michigan Avenue Community Needs Assessment. Residents were informed of why their input was important during this process and what the results would be from participating in the assessment. Staff members and residents sat beside one another in a conference like setting with one staff member leading the conversation while another recorded the resident's opinions on flip charts. Appendix B includes a set of questions that was used as a guide to cover various topics and solicit feedback.

The sessions ranged in size from five to twenty people of varying ages and backgrounds, allowing for a wide range of viewpoints. Discussion was guided by the five key areas of housing, education/workforce training, public health, safety, and quality of life but also using a series of prepared prompting questions to aid in the discussion. Sessions lasted anywhere from one to two hours depending on the number of participants.

## History

The City of Ypsilanti arose out of the Woodruff's Grove settlement in the 1820s. With recognition to the previous travelers who forged the old Sauk Trail, the location was prime, as it led to the Chicago-Detroit Road and the railroad. This progress manifested into the Village of Ypsilanti in 1832 and the eventual designation of as the City of Ypsilanti, the second city in the State to incorporate.

The City of Ypsilanti began to grow, in part through the development of the Michigan State Normal School, now Eastern Michigan University. Additionally, the Willow Run Bomber Plant was erected to support the World War II effort. The Willow Run Plant, through its 24 hour a day operation created a great employment demand. In

response, many houses in the City of Ypsilanti were sub-divided, creating a significant range of housing types and significant housing density at the time. While some of this housing eventually became well suited to a growing population of University students, ultimately the range of housing types is an asset to the City.

The Study Area includes a wide range of housing and commercial building stock that marks the evolution of a city like Ypsilanti. Incorporating part of the downtown business district, the area features Italianate and other multi-story buildings that were the hallmark of historic Michigan downtowns. As you move south from the downtown, some of the City’s largest historic homes were built by the forefathers of the City, often showing size and ornate details to demonstrate the wealth accumulated by growing industries.

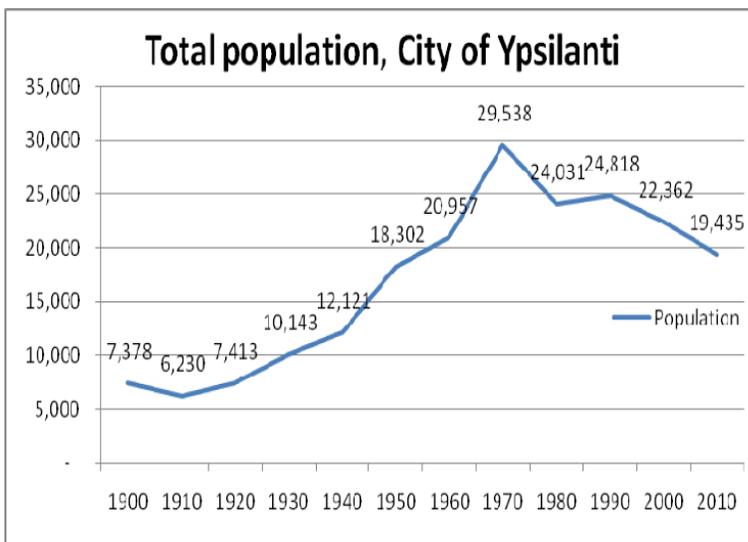
Moving further to the south and west, patterns of development demonstrate the introduction of large multiple family developments, and perhaps a sign of investment shifts, the creation of several publicly-owned housing complexes. Into the southwest corner of the City and SOMA area, now the Heritage Park Neighborhood Area, the proliferation of modest ranches dot the landscape with more frequency. This pattern, as shared with countless other areas across the country, would prove inevitable as history would show.

With the development and evolution of the Interstate System, I-94 along the south edge of the SOMA area became a lifeline to the Ford Motor Company Plant located in the SOMA area. But, eventually the challenges of a changing automobile industry, a challenged manufacturing economy, and an approximate-century-old factory building became too much for the operation to endure, and the SOMA area’s largest employer shuttered its doors in 2009.

## Background Studies and Demographic Information

The south of Michigan Avenue (SOMA) area features a unique community makeup and demographic profile. Understanding characteristics of this area, and the City at large, will provide data and perspective to future grant or planning efforts.

**Figure 3 - Decennial Census population 1900-2010**

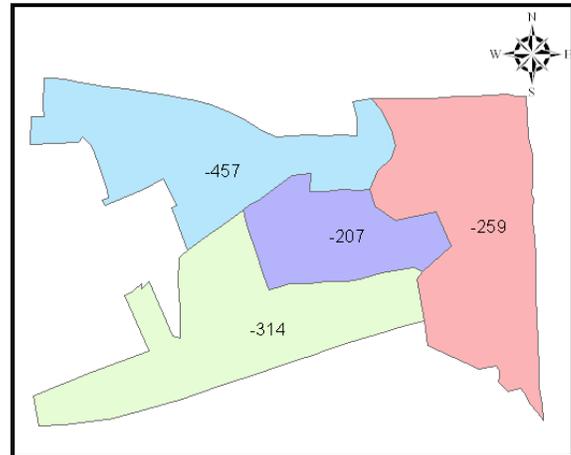


The City’s population increased steadily from 1910 to a peak of 29,538 people in 1970. From this peak population, an erratic, declining trend to 2010 has left the City with a population of 19,435. This represents a population of approximately 65% of the City’s peak. The 2010 City of Ypsilanti population approximates the same number of people in the City in the mid 1950s.

Figure 3 shows that population change from 1990 to 2010 was consistent across the SOMA area with the majority of areas losing 10-20% of population during the decades. One exception in this analysis is the block group area located at the southwest corner of the City, which lost a very small percentage of population. In 2010, the SOMA area is home to 4,836 people. This represents 25% of the City's total population over approximately 35% of the City's land area. The population of the SOMA area is of a consistent density as the balance of the whole City, around 6.4 people per acre.

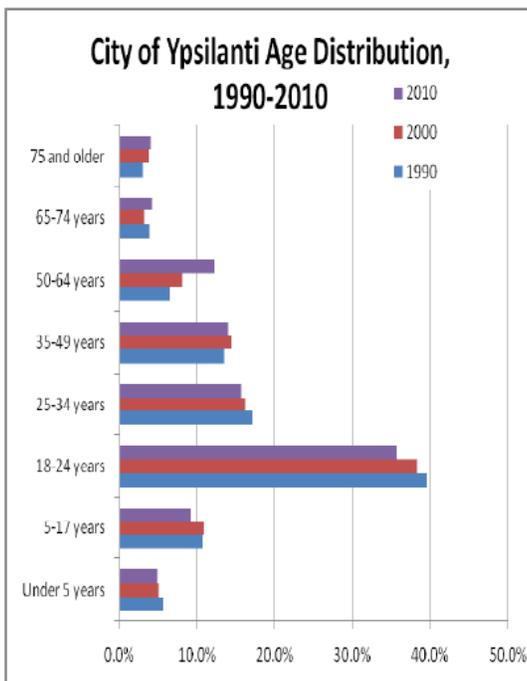
Figure 4 at right indicates the change in population by Census tract from 2000 to 2010.

**Figure 4 - Census tracts in study area**



The change in population in the City and SOMA areas can be measured and considered against a variety of factors. One such consideration is the household size. From 1990 to 2010, the City of Ypsilanti household size changed from an average of 2.38 to 2.06 persons. Looking at the change over this timeframe helps to add a perspective to the population change. Simply calculating the impact of this larger housing trend, accounts for approximately 48% of the population loss from 1990 to 2010. Another significant factor to this change, is the loss of 144 units in the Parkview Apartments development, which were vacated over the last several years.

**Figure 5 - source decennial census**



The population in Ypsilanti is aging, consistent with wider State and national trends. Interestingly, the median age in the City of Ypsilanti increased to 25 years in 2010, after two decades of a median age of 23.6 years. The graying of Ypsilanti is occurring at an increasing pace, with the population of 50 years of age and older increasing to 13% in 1990, 15% in 2000, and 20% in 2010.

Unsurprisingly, given the presence and prominence of Eastern Michigan University in the community, the City of Ypsilanti has a much higher percentage of 18-24 year olds than the surrounding Township, County and State.

In addition to the impact on population, it is likely that the presence of EMU has a positive impact on the educational attainment of the City. When compared to the State of Michigan Average (24.7%), the 41% of Ypsilanti residents over the age of 25 that have a bachelor's degree or higher shows a highly educated community.

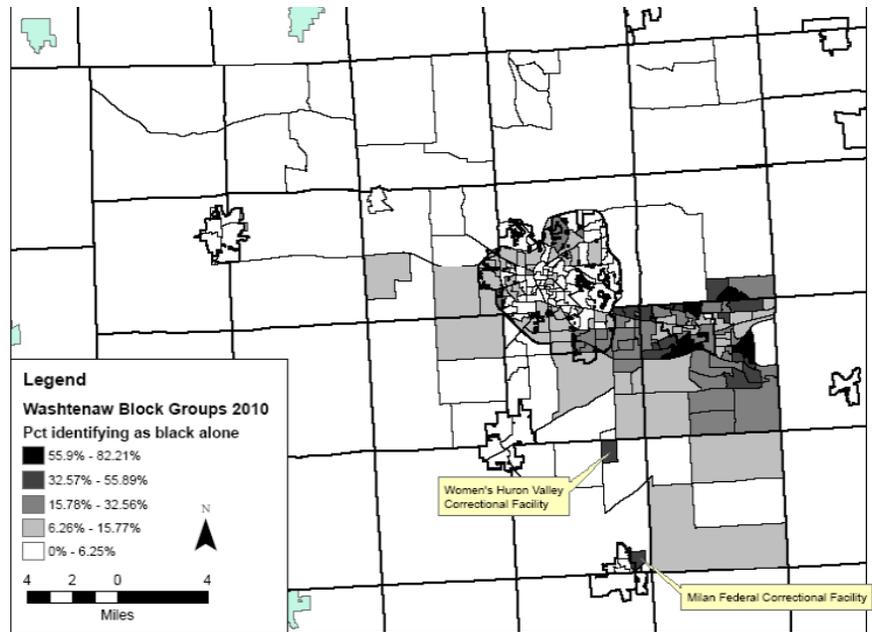
However, the overall City educational attainment is an indicator of the need for more focused assessment such as this. While portions of the City demonstrate a high level of attainment (72% in the northwest portion of the City), the southwest portion of the City, including a portion of the SOMA geography, compares at a 8.7% rate of the measured population with a bachelor’s degree or higher. This is a significant difference in attainment for geographies scarcely a mile from one another.

Figures 6 and 7 show the high percentage of population that identifies as black alone. At top, the Washtenaw County map displays those 2010 Census Block Groups that identify themselves as black alone, by percentage of population. As is evident by the map, the highest clusters are located in the Cities of Ann Arbor and Ypsilanti. The largest of these block groups are clearly located in the Ypsilanti community.

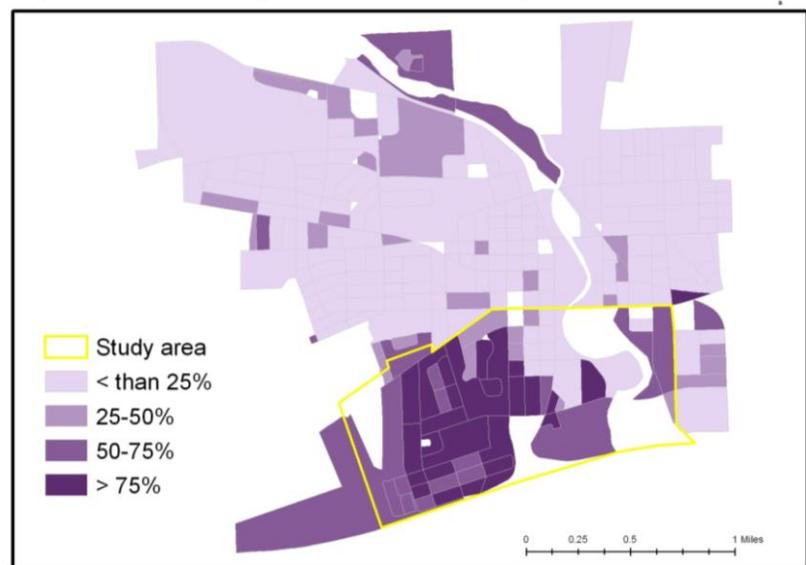
As evidenced by Figure 7 at bottom right, the focus of high percentage African American Population is equally focused within the City boundaries.

City-wide, 31.9% of the population is African American. In Southwest Ypsilanti, the western portion of the SOMA Needs Assessment area, 80% of the population is African-American, a decrease from the 90% portion from the 2000 census. Hispanic and Asian populations represent approximately 4% each of the total City population.

**Figure 6 - Percent identifying as Black in Washtenaw County 2010 Census**



**Population - Percentage African American - Ypsilanti**

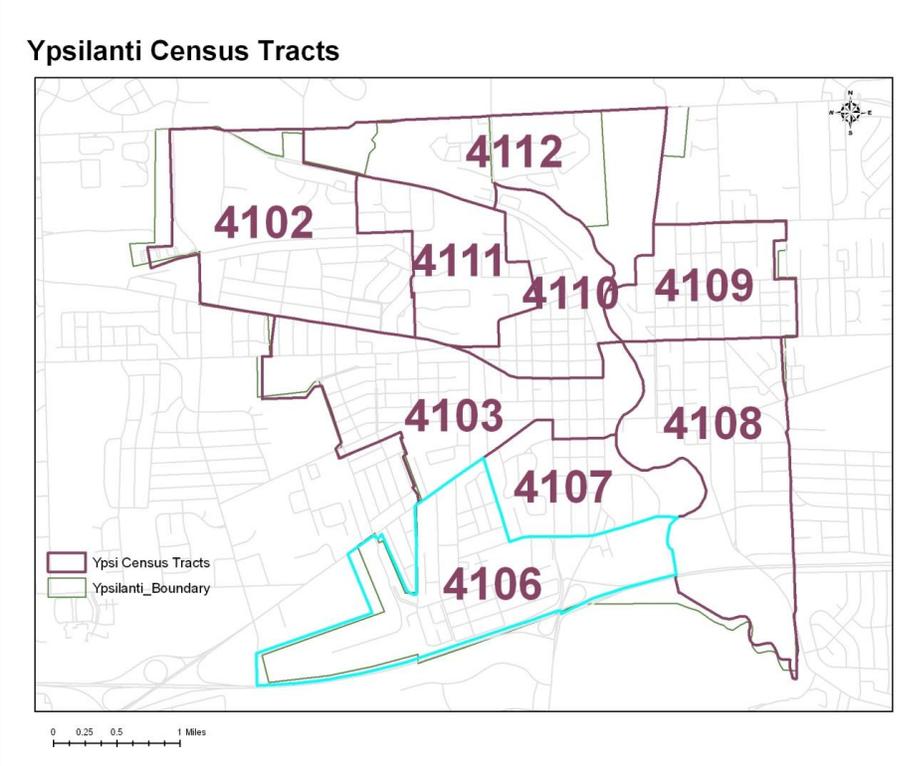


**Figure 7 - 2010 Census City of Ypsilanti, % identifying as black alone**

### Census Tract 4106 Focus

Within the SOMA Area is Census Tract 4106, which incorporates the Heritage Park Neighborhood, the Worden Gardens Neighborhoods, the Ypsilanti West Commerce Park, and numerous high density multiple-family developments.

This geography faces particular challenges when compared to the context of the entire SOMA area. For this sub-set of the population over half of all residents live below the poverty level, a slight 8.7% of all residents have bachelor’s degree or greater, and 14% of all workers in the area have no vehicle available to get them to work. (Source: American Community Survey 2005-2009)



## Housing

The SOMA area contains some 1,044 residential parcels. 63% of these parcels are home to owner-occupied residences. The amount of owner-occupied residential parcels has increased by approximately 8%, compared with the City at large decreasing by 1% in the same measurement. Future investigation could build on the positive trends in the SOMA area that is increasing home ownership, and evaluate how that success can be supported and potentially expanded into other areas of the City.

The pattern of housing types by parcel of land indicated in Figure 8 below shows that the housing pattern is consistent with other areas of the City. One notable change however is that while the presence of large multi-

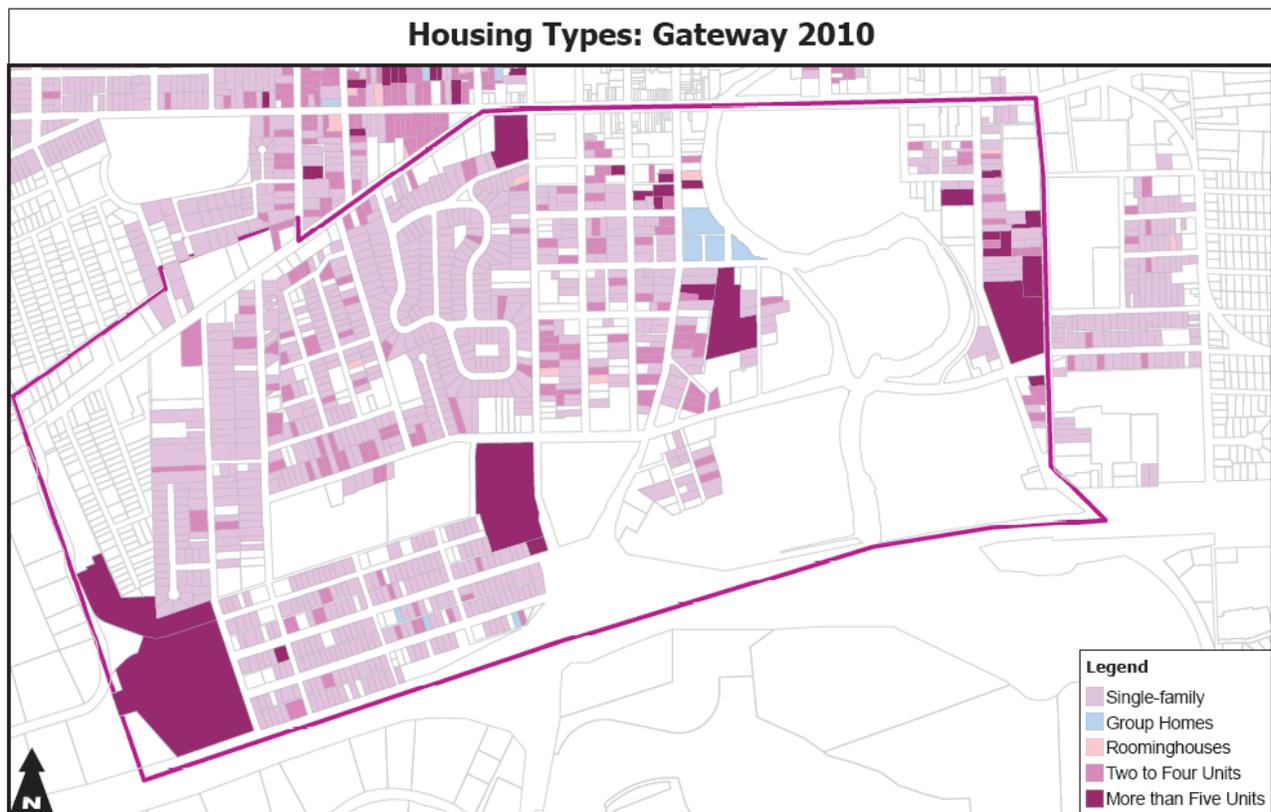


Figure 8 - housing types in study area

family developments is similar to other areas of the City, those that are publicly assisted in some way (Public Housing, subsidized senior housing) are primarily in the SOMA area. Among the community input heard during this process, management of developments with numerous housing units appeared to be a primary indicator of resident satisfaction. While some concern was expressed regarding automobile theft and responsiveness in some complexes, the Chidester Place residents provided positive feedback. Apparently residents there are appreciative of a new management company that is perceived as largely responsive to resident needs. This positive relationship with the management company appears to be a primary indicator of resident satisfaction, perhaps beyond the physical attributes of a particular housing development.

## Ypsilanti Housing Commission in the SOMA Area

All of the 192 units of Public Housing managed by the Ypsilanti Housing Commission are located in the SOMA area. Residents generally expressed a significant amount of concern and feedback. From a safety perspective, residents at one meeting expressed frustration that in the summer months, it is difficult to let young children outside to play due to loitering and other activity that compromise the safety of residents.

This frustration by residents seemed to be primarily focused at “friends of residents” or others who perhaps don’t have an affiliation with the property to justify their presence.

Additionally, both Housing Commission residents and residents outside the complex expressed some more operational concerns, along with suggestions, that could be addressed to improve the quality of life for residents. Concerns over responsiveness by the Housing Commission and a perceived general low quality of maintenance seemed to be a shared concern by several participants. By way of evaluating this, City of Ypsilanti Rental Housing Inspection Records indicate that 1,182 violations of housing code currently exist in Ypsilanti Housing Commission units. This represents an average of 6 violations for each unit. Additionally, recent Housing and Urban Development Public Housing Assessment System (PHAS) review, the YHC has been designate as “troubled” or substandard for financial, physical and/or management indicators, or other such deficiencies identified by HUD. The YHC is engaging with a Recovery Agreement with HUD and the City of Ypsilanti to improve its status to that of “Standard Performer.”

Residents expressed creative ideas such as a work program by which residents could earn credit toward monthly rent payments, the support of home based businesses such as child care centers, and more extensive use or programming at the community centers located at each Housing Commission property. Many of the housing commission residents were unaware that the existing site Community Centers had computers with Internet access.

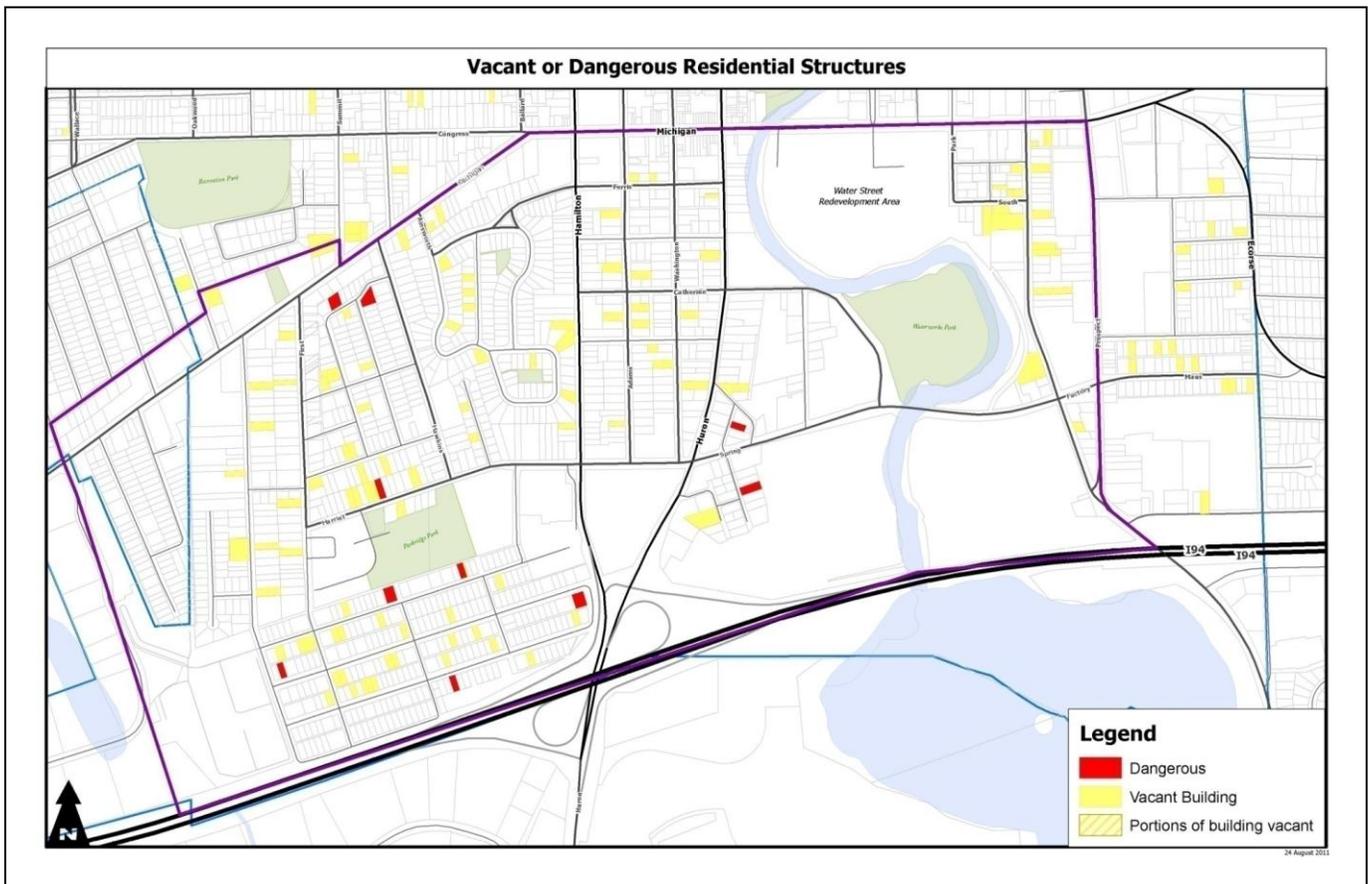
YHC unit summary:

Name and location	Units	Potential redevelopment plan schedule. RFP for all redevelopment scheduled for 2013
Parkridge, 601 Armstrong Drive	77 units	Tentative redevelopment in 2015-2017
Hollow Creek, 120 S. Grove	24 units	Tentative redevelopment 2015-2017
Paradise Manor	36 units	Recent reconstruction of one building and site landscape improvements completed 2011. Tentative redevelopment of remaining buildings in 2016-2018
Towner, 711-715 and 731-741 Towner	26 units	Tentative redevelopment 2018-2020
Bell, 101-109 Bell St.	8 units	Tentative redevelopment 2016-2018
<b>Total</b>	<b>171 units</b>	

Source: Ypsilanti Housing Authority, August 2011

Throughout the SOMA area, participants in the workshops and survey expressed some shared concerns about threats to the community and neighborhoods. Vacant housing was a concern from a variety of perspectives. Property maintenance and associated code enforcement was identified as an opportunity for improvement, particularly in response to fire or other significantly damaged buildings. There was some concern about vacant properties being purchased by absentee speculators, who at times, appear to have little concern for or presence in the neighborhood where they make investment. Figure 9 demonstrates that vacant and dangerous buildings formally designated by the City are sparse throughout the SOMA area. While it is somewhat positive that these properties are few in quantity, and well dispersed to prevent significant impact on a smaller area, the comments by participants in this process clearly demonstrate how a single vacant structure can have significant, adverse impact on a neighborhood.

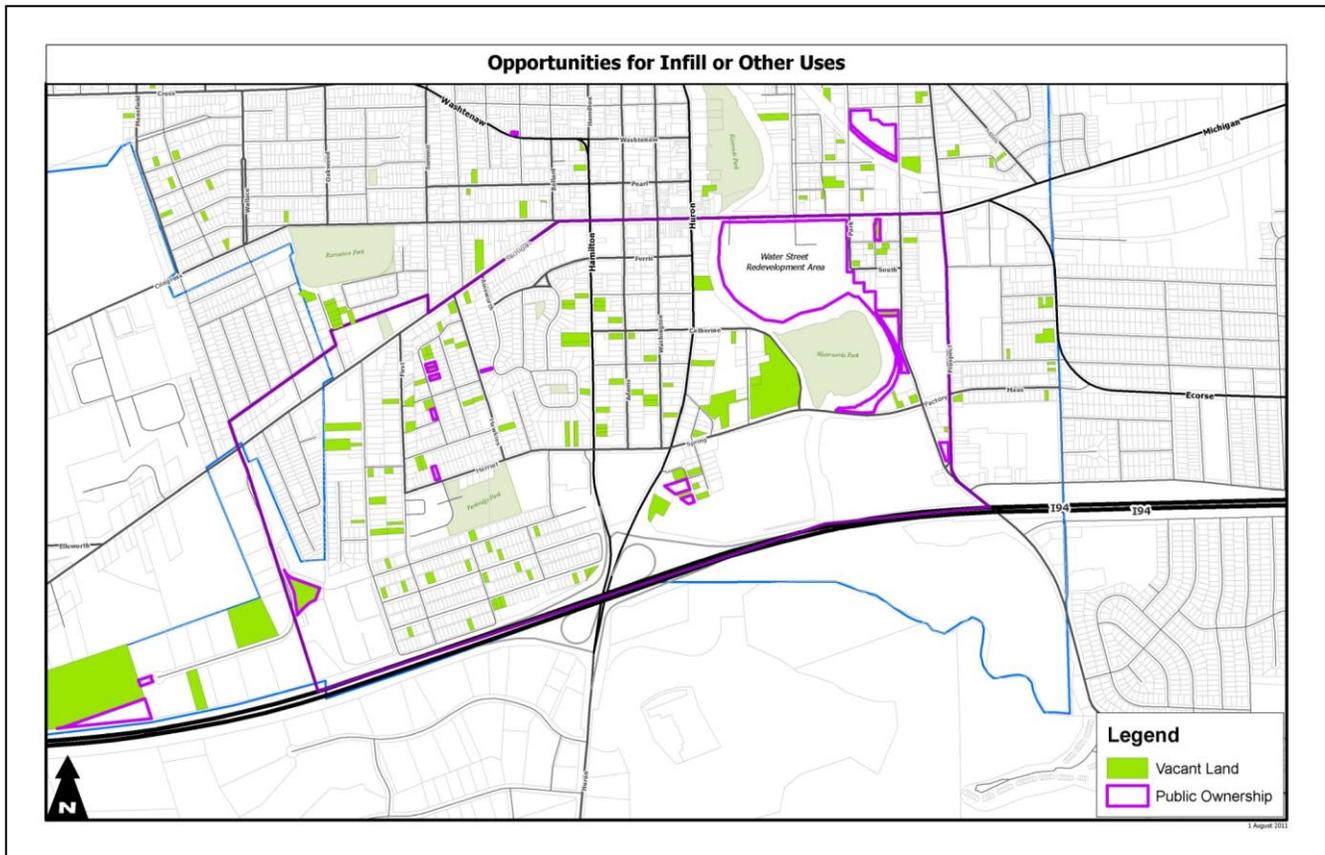
**Figure 9 - Properties listed on City's vacant and dangerous buildings list summer 2011**



Vacant properties, which are those parcels that have no improvement on them, can provide a different impact on neighborhoods. Similar to the vacant and dangerous structures, the vacant parcels in the SOMA area could be repurposed into infill housing, which could strengthen and add to the fabric of these neighborhoods. Some vacant properties may be repurposed into gardens, small recreation areas, or other creative community uses.

At the final Community Presentation meeting, participants prioritized housing areas. From this exercise blight removal was the highest priority, particularly as related to abandoned, vacant and/or dangerous buildings. Code

**Figure 10 - Vacant land opportunities**



enforcement was ranked next, with more focus on property maintenance issues such as lawn maintenance, shoveling sidewalks in the winter, and dumping and/or litter conditions. Infill development or other use on vacant lots and making homes more energy efficient were lower in priority from meeting participants.

## Education/Workforce Training

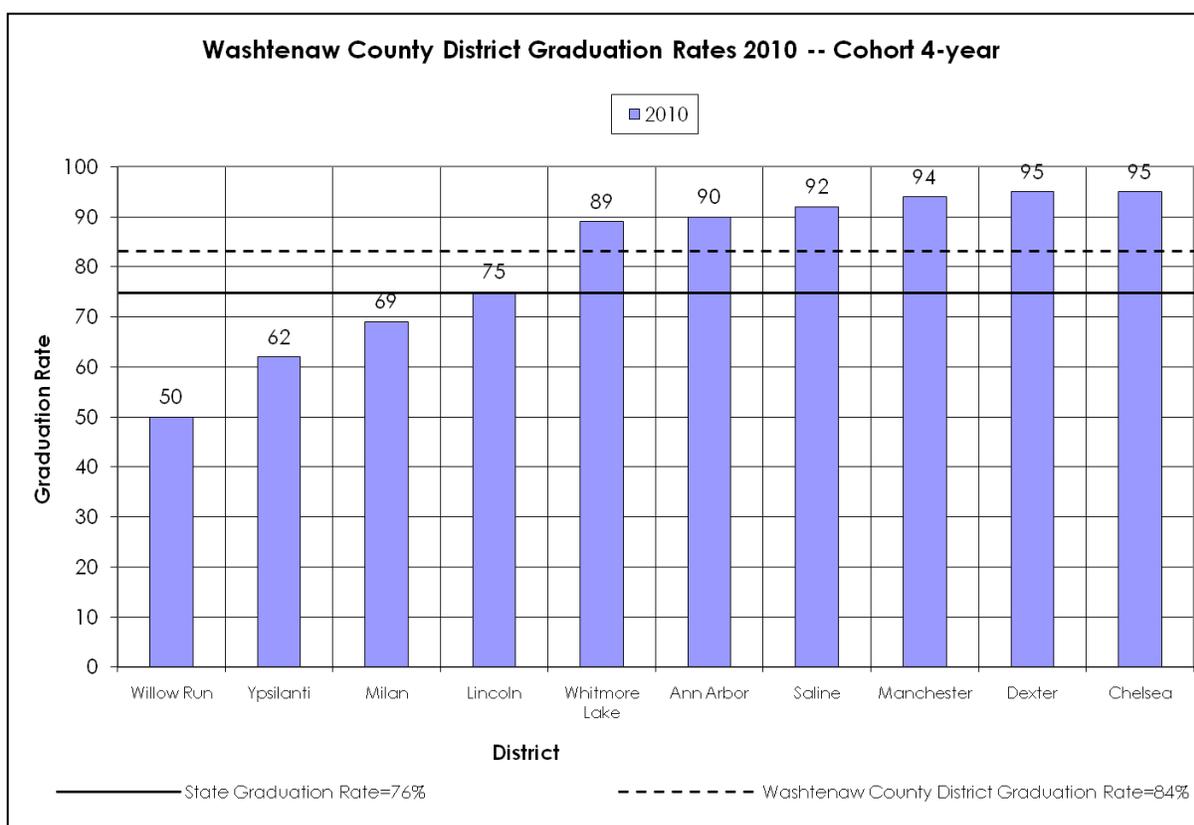
The SOMA area is located within the Ypsilanti Public School District. As provided by the Washtenaw Intermediate School District, Ypsilanti Public Schools graduated 62% of its students in 2010. This graduation rate is lower than the State average of 76% and the County average of 84% (see figure 11).

To improve upon this rate, Ypsilanti Public schools and other partners have embarked upon several programs:

- **Early College Alliance** is a public, early/middle college program located on the campus of Eastern Michigan University. Allows students to accelerate through the program based on skill acquisition, and provides students with the opportunity to graduate with up to 60 college credits.

- **Washtenaw International High School** is a free, public, consortium high school for students in participating Washtenaw County school districts. This high school provides a demanding curriculum leading to a high school diploma that is accepted internationally.
- **New Tech High School** uses technology to facilitate project-based learning for the students they serve with a one-to-one student-to-computer ratio and a project-based curriculum to connect students with local businesses. The core elements of the New Tech High School are *Culture That Empowers*, *Technology That Enables*, and *Teaching That Engages*.
- **EMU GEAR UP** is a program that has the goal of helping more students in Eastern Washtenaw County become both more aware of college opportunities and to be better prepared to succeed in college. The program works with 404 eleventh grade students at Willow Run High School and Ypsilanti High School, and will continue work with them until their high school graduation/college enrollment in July 2012.

**Figure 11 - Washtenaw County intermediate School District graduation rates**



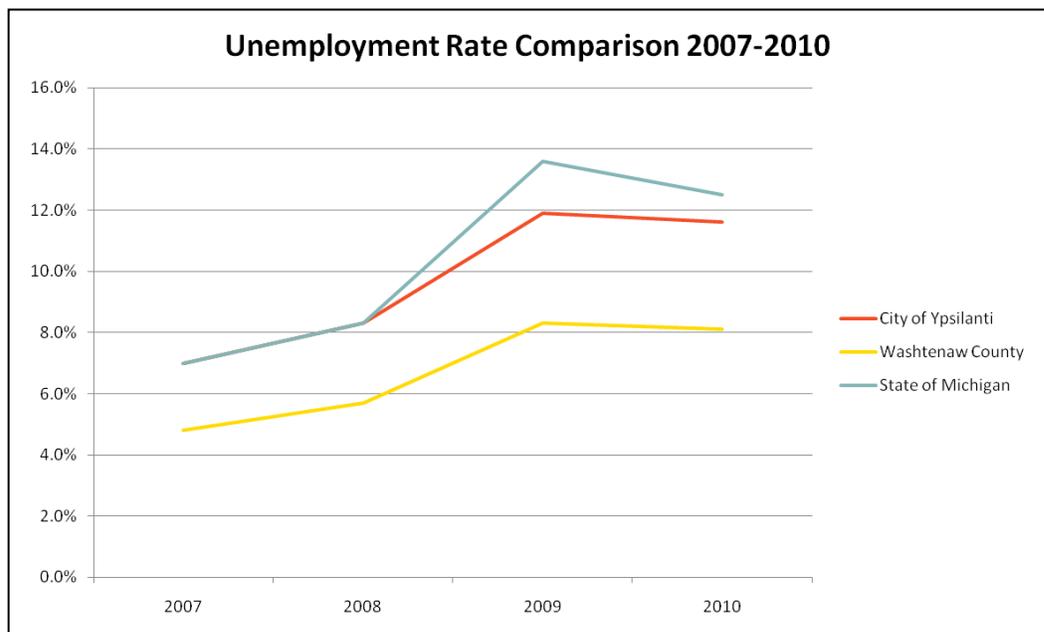
With the Michigan Works! Centers located on Harriet Street and Michigan Avenue, both within the SOMA area, the access of unemployment and job training services is significant. Washtenaw County Employment Training and Community Services data from 2010 shows that the number of times unemployment and job training services were accessed from residents in the study area, represents 38% of all workers within the study area. While unemployment data is unavailable for the SOMA area specifically, measurement at a City-wide level shows that the City's workforce performing similarly if not slightly better than the State, but worse than

Washtenaw County. Business survey respondents demonstrated little access to ETCS services and expressed little concern regarding their experience in hiring qualified employees.

**Table 1 - Unemployment rates from State of Michigan Department of Labor and Economic Growth (DLEG)**

	City of Ypsilanti	Washtenaw County	State of Michigan
2007	7.0%	4.8%	7.0%
2008	8.3%	5.7%	8.3%
2009	11.9%	8.3%	13.6%
2010	11.6%	8.1%	12.5%

Participants at the community meeting were referential to some of the challenges displayed by graduation rate and unemployment data. The highest ranked opportunities in the area of education and workforce development were to increase graduation rates, increase early



**Figure 12 - source: DLEG**

education opportunities, and provide job retraining services as a pathway to established, in-demand career paths. When asked to prioritize youth-oriented services, summer job opportunities ranked highest, reflecting a broadly-supported prioritization for employment opportunities for SOMA residents. Job coaching and entrepreneurship training also received a significant amount of focus as important opportunities for the SOMA.

# Safety

Safety was one of the five key topics in the needs assessment and was the topic of much conversation at all of the input sessions. A theme from residents that lived in single-family homes and the senior residences was that safety is an area of concern but not a significant, dominant issue. Most residents felt safe in their homes and felt comfortable walking around throughout the day time, fewer into the darker hours.

When mapping crime statistics from 2010, the highest concentration of incidents appears around the Eastern Michigan University Campus. See Figure 13 below:

When the number of incidents is evaluated, the SOMA area is an area of concern. Excluding criminal sexual

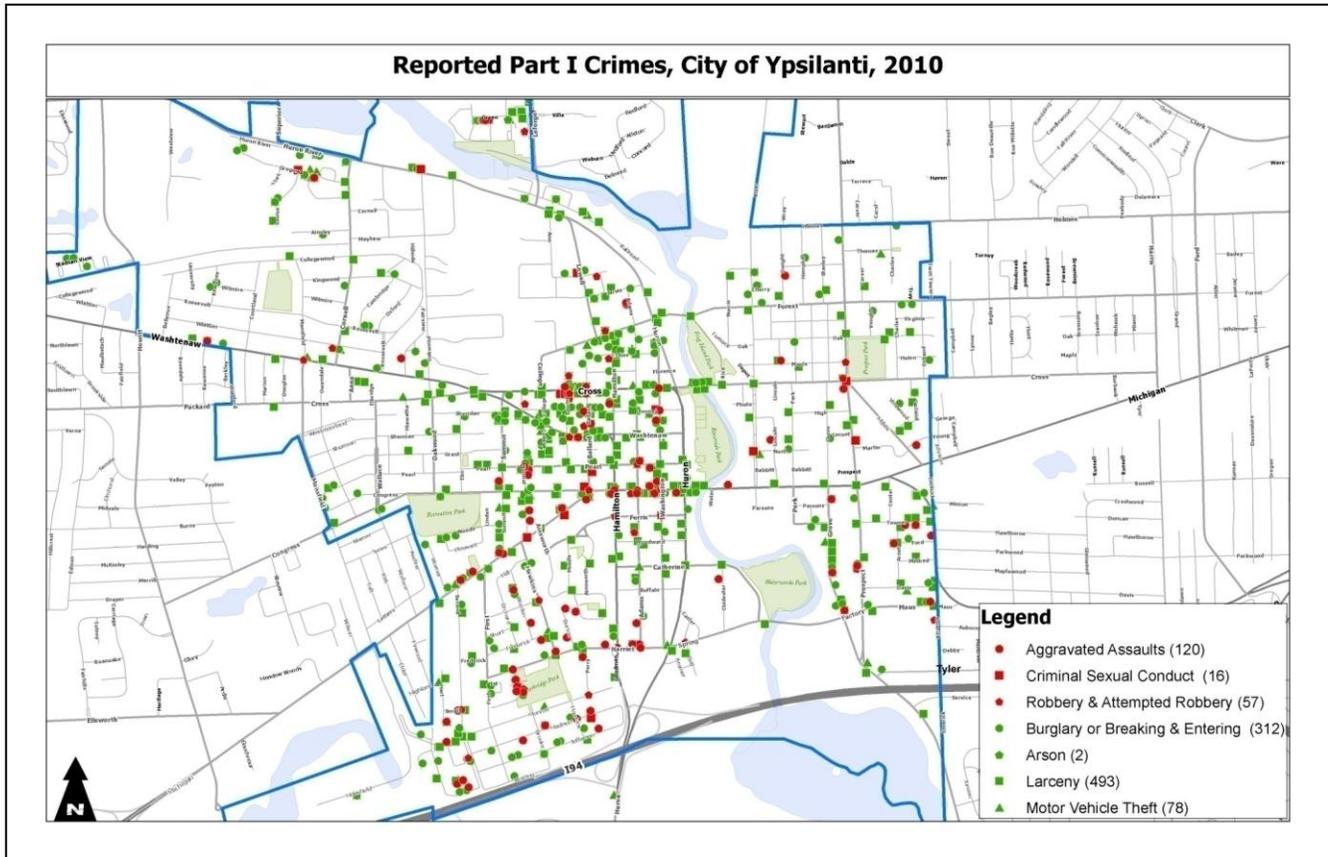


Figure 13 - 2010 City of Ypsilanti crime data

conduct, arson, and larceny, all other Part I crimes that occurred in the SOMA area in 2010 were at numbers that represent 26% to 53% of all such crimes occurring in the City. Each such measure exceeded 25%, the percent of the total City population that resides within the SOMA area. By this measure, aggravated assault, robbery & attempted robbery, burglary or breaking & entering, and motor vehicle theft all occur at a higher rate per capita.

**Table 2 - Source: City of Ypsilanti Police Department**

<b>2010 Part I Crime Data</b>	<b>Not mapped</b>	<b>City</b>	<b>Study Area</b>	<b>Study Area Percentage</b>
Aggravated Assaults	9	120	64	53%
Criminal Sexual Conduct	2	16	3	19%
Robbery & Attempted Robbery	5	57	17	30%
Arson	0	2	0	0%
Burglary or Breaking & Entering	10	312	80	26%
Larceny	16	493	120	24%
Motor Vehicle Theft	4	78	21	27%
<b>Totals</b>	<b>46</b>	<b>1078</b>	<b>305</b>	<b>28%</b>

Generally, participants felt that their community was safe, with favorable opinions of the local police force. Residents noted that police and fire response was satisfactory and that they had good relationships with these entities. Door-to-door survey respondents generally indicated a desire for less crime, improved response time and more of a police presence.

A notable exception was provided at a youth session, comprised of Ozone House participants. Feedback from this session was that participants would be reluctant to call or approach police officers to address a problem. Several participants here expressed concern that police officers would automatically presume that they were suspicious by nature of being young and involved (simply by making contact regarding some concern).

As indicated previously, several participants expressed particular concern about the safety at Ypsilanti Housing Commission Properties. Residents from those locations did not feel safe a large majority of the time and this was in part due to the number of people loitering on the property who were not residents of the properties. These strangers were often friends, and in some cases not, of residents at the properties that were there to visit but would deal drugs, start fights, litter, and play loud music. Warm weather increases crime and danger to residents. Children have to be kept inside to be safe from flying bottles, pit bulls, stray bullets and broken glass. YHC residents felt threatened if they were to call the police to report people and felt that the YHC staff would not take action to help reduce the number of nuisance reports.

Many participants referenced safety concerns regarding infrastructure and traffic. Speeding traffic along the main thoroughways entering and exiting into the city is a continuing concern. Huron and Hamilton Streets are the main entrance and exit streets to the City of Ypsilanti with a posted speed limit of 30 miles per hour. However, people travel at speed up to 45 miles per hour. The area also experiences excessive speeds on Ferris, Harriet, First, Second and Chidester Streets. Additionally, many residents expressed that the poor condition of some sidewalks, the lack or inadequacy of barrier free ramps, and short pedestrian crossing signal timing created unsafe conditions for pedestrians and those in wheelchairs or carts. Winter maintenance of sidewalks was also a concern, and particular to those without access to a personal auto.

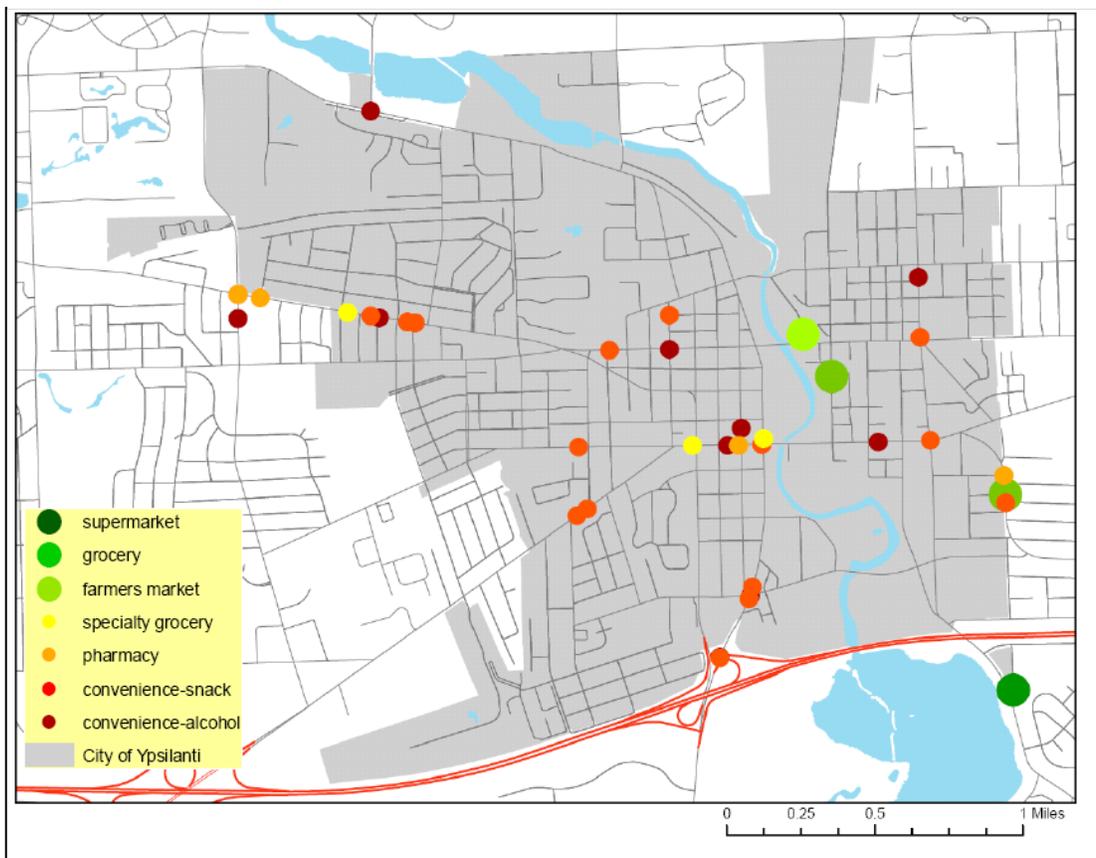
As part of this process a survey of businesses was conducted to gauge their perspective on some of the areas of evaluation. From a safety perspective, businesses expressed satisfaction with the level of service from the Ypsilanti Police and Fire Departments. The most frequent reason businesses call on public safety services are for theft, false alarms, and disruptive customers. As was expressed by residents, more lighting was identified as a method to enhance safety, and to reduce crime.

The prioritization of concerns at the final community meeting showed fairly equal (and high) prioritization to the establishment and support of neighborhood block watches, improved public lighting and addressing loitering concerns. Fewer people ranked speeding and noise violations as the most important safety challenges in the SOMA geography.

## Public Health

The City of Ypsilanti currently has no full-service grocery stores within a reasonable walking distance for residents South of Michigan Avenue or for other citizens of the City. The topic of grocers was brought up in every meeting and all residents are supportive for a grocer to locate in the City limits. Residents were also interested in specialty-type stores such as: butchers, a pastry shop, produce store (fruits, fresh breads, veggies) and an Italian market.

**Figure 14 – City of Ypsilanti Retail Food locations map: 2007**



The inventory shows a large amount of party and convenience stores within the city but no place to purchase a variety of wholesome and fresh foods. The closest full-service grocery store for many residents residing to access is either Kroger on Whittaker Road located in Ypsilanti Township, which offers no bus service to the

area. The second option is Kroger located on Michigan Avenue, which is reachable by AATA Bus Route 10, which travels on a once-per-hour frequency. Increased service or other public transit access to grocery stores was discussed at most stakeholder meetings.

Other grocery options that are located in the City have limited options that may not appeal to everyone. Dos Hermanos, Ypsilanti Food Co-op, Downtown and Depot Town Farmers’ Markets, party stores and pharmacies are used by many residents but these smaller scale retailers do not meet the area’s needs. Meals on Wheels, food distribution at Parkridge Community Center, and other food service programs were utilized and appreciated by many residents, but some expressed that it was difficult to learn about all the options. Community gardens also are available, but have been noted by some participants as an underutilized resource.

Every five years, the Washtenaw County Public Health Department commissions a survey of County residents to measure health factors, as part the Health Improvement Plan (HIP). The County then takes survey results and aggregates responses by a series of sub-groups. For the purposes of this report, we have highlighted a few of the health factors that indicate particular challenges for the Ypsilanti population (all respondents in 48197 and 48197 zip code areas), survey respondents that earn less than \$35,000 per year, and African-American respondents across the County.

**Table 3 - 2011 Washtenaw County Health Improvement Plan (HIP)**

Health Factors	Washtenaw County	Ypsilanti Community (48197-48198 zip codes)	Income < \$35,000	African American
<b>Challenges</b>				
Asthma – Current	13%	25%	16%	25%
No Health Insurance	11%	11%	25%	17%
Couldn’t Afford Prescriptions	8%	14%	19%	17%
No physical activity or exercise	25%	36%	40%	28%
Fast Food once a week or more	39%	49%	49%	44%
Lives Alone	9%	15%	23%	15%
<b>Strengths</b>				
5 or more servings – fruit & vegetables per day	18%	19%	10%	25%
Binge Drinking Past Month	13%	11%	10%	6%

As noted in the table above, the Ypsilanti population is more likely to have asthma, and less likely to have physical activity/exercise as a part of their daily lives. Nearly half of residents surveyed in the Ypsilanti zip codes eat fast food once a week or more. Positively, Ypsilanti residents are less likely to binge drink and eat more fruit and vegetables than the County population at large. More comparisons are found in Appendix G of this report.

The infrequency of bus service was also expressed as an impediment to reaching medical office appointments and pharmacies by many participants. Specifically, more mental health options were identified, as current service locations are difficult for residents to access. While several health care providers operate in the area, there is still demand for additional services. Some of the prominent health care providers in the area are summarized below:

**Table 4 - Ypsilanti area health providers**

<p>Corner Health Center, 47 N. Huron Street, Ypsilanti</p> <ul style="list-style-type: none"> <li>• Provides primary health care and support for adolescents (age 12-21) and their children. Provide approximately 1,200 health visits per year</li> <li>• 50% of patients reside in Ypsilanti, 44% of patients are black &amp; 72% are female</li> </ul>
<p>Hope Clinic, 518 Harriet Street, Ypsilanti</p> <ul style="list-style-type: none"> <li>• Free medical services to low income children and adults without medical insurance.</li> <li>• 2,139 medical patients</li> <li>• Preventative and restorative dental care to low income children and adults without medical insurance.</li> <li>• 1,387 dental patients</li> </ul>
<p>Washtenaw County Community Support and Treatment Services, 555 Towner, Ypsilanti</p> <ul style="list-style-type: none"> <li>• Services for individuals with severe mental illness and significant functional impairment free of charge regardless of insurance status or ability to pay.</li> </ul>
<p>St. Joseph Neighborhood Health Center, 111 N. Huron</p> <ul style="list-style-type: none"> <li>• Provides primary care medical services and clinics for uninsured and underinsured adults.</li> </ul> <p>Washtenaw County Public Health Department, 555 Towner, Ypsilanti</p> <ul style="list-style-type: none"> <li>• Hearing and vision screening, maternal infant health program serving pregnant women and infants up to one year old, WIC program, emotional well being and suicide prevention and immunization.</li> </ul>

**Residents had several additional comments on access to and quality of the health services in the area:**

- Need for more access to affordable dentists
- Free clinics are not always free
- More mental health options needed, locations are bad for people with disabilities
- Frank’s Drug store (downtown) is OK but looks deserted
- Little or no doctors in Ypsilanti, must travel to Ann Arbor
- Haab’s Medical Center needs senior care

It is noteworthy that among the various areas explored in this assessment (quality of life, education/workforce, etc.), public health discussion elicited the strongest call for improved and expanded public transportation options. The provision of more expansive and/or frequent public transportation options was the number one priority from this discussion. Next, was a desire for a full service grocery store in the study area. Numerous participants discussed a desire for a single shopping experience to replace the current framework, where residents may access 2 or 3 different stores to purchase everything needed or desired.

From a service provider perspective, there appears to be a fairly great concern among participants that available services are not being adequately communicated to SOMA residents. To a similar degree, participants at the community presentation expressed a desire for improved maintenance and improvements at local parks, and more recreational programming opportunities, such as fitness activities or other clubs/groups.

## Quality of Life

### **Public Transportation**

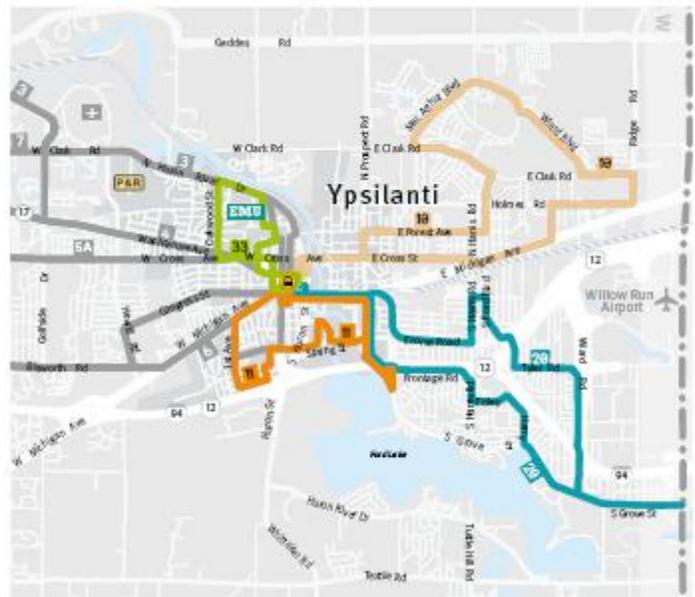
The area is served by AATA (fixed route and demand response service). Figure 15 shows the current bus routes in the area, routes 10, 11, and 20 (another) are considered the Ypsilanti local service. One of the challenges to this service is that the frequency is once per hour, even during rush hour, and that the bus travels in one direction, rather than having two buses do the loop in each direction. The majority of the Ypsi Local service riders transfer, making for a long and difficult to commute to work, services and entertainment.

AATA is currently developing options to improve service to the area as part of their 2011 Master Plan;

As indicated in the public health section, transit service is inadequate in the eyes of many residents. It has also been identified as one of the highest short-term needs as part of the AATA Master Plan process. In the “Community Needs” portion of the AATA draft Master Plan, the need for improved and increased service in Ypsilanti is described as follows:

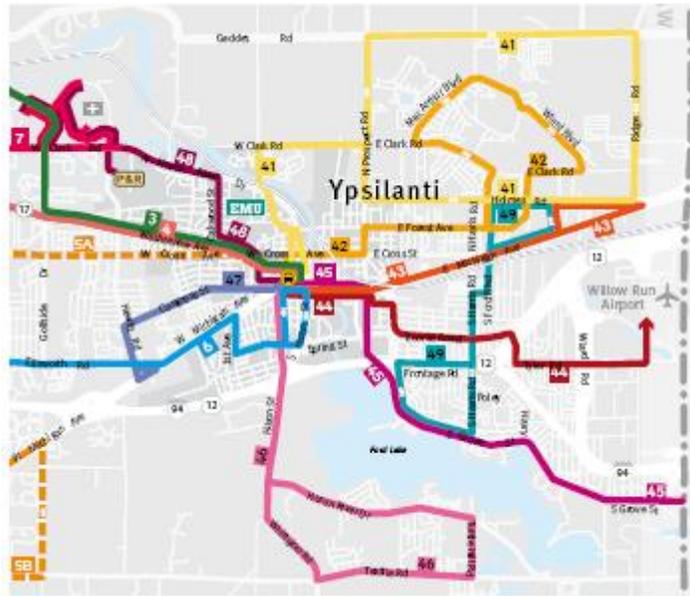
In the short-term, the greatest needs are in the provision of service to largely transit-dependent segments of the population. Specifically, the Ypsilanti area has a large concentration of such individuals, and the current level of transit service is inadequate, particularly in terms of hours of service and service frequency.

Figure 15 - Current AATA service routes in Ypsilanti



The infrequency of service is a barrier in some cases, while no transit service is available to some community amenities such as the Ypsilanti Public Library on Whittaker Road in Ypsilanti Township. Additionally, having an expanded bus route network could have the impact of developing additional options for school attendance through the use of school of choice programs. The expansion of bus service as proposed in the AATA draft master plan does increase service along the Ypsilanti local routes, and expand service to the south into Ypsilanti Township as well as to the east. However, like other public agencies has not yet identified funding sources for service expansion. A summary of these planned improvements is depicted in Figure 16.

Figure 16 - Future AATA route expansion map



## Recreation

The south side of Ypsilanti possesses many great recreational opportunities including Parkridge, and Waterworks Park and the Parkridge Community Center, with Riverside Park and Recreation Park immediately adjacent to the study area. The residents value the recreational potential in the area but currently feel it is underutilized.

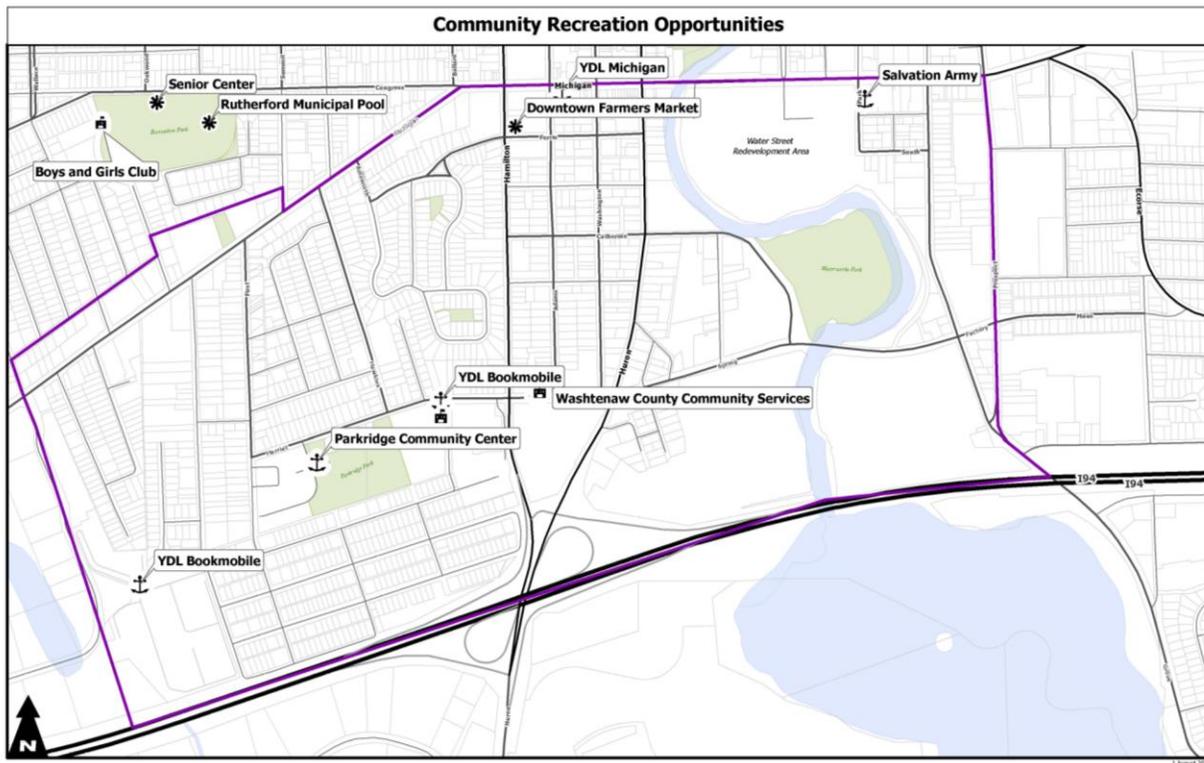
Stakeholders often expressed a desire for expanded/improved after school and summer program options for school age children. Residents were adamant about providing affordable or free activities and events for the youth in the area, whether it was sports teams and leagues, after-school programs or summer camp opportunities. Currently there are several opportunities such as Parkridge Community Center, Salvation Army, YMCA summer programs and the Boys and Girls Club. Ideas for increasing recreation and after school opportunities include:

- Hollow Creek playground equipment for school aged children
- Kids programming at Housing Commission
- More arts and music programs
- Music festivals do not appeal to teens
- Teen activities such as fashion shows, music and poetry festivals, African American festival, acting groups, track clubs, bike rentals and something like Noise Permit
- Skatepark and BMX facility
- Some sort of mentor program would great
- Vacation bible schools need to space out their schedules

Parkridge Community Center is the most commonly used location for residents in the study area, but currently many residents feel the building is underutilized and/or lack information about current programming. The community center has many additional features to it including the adjacent 8 acre Parkridge Park. This park is complete with a walking and jogging trail, basketball hoops, picnic pavilion, and playground equipment. The park received a number of capital improvements in 2007 but is beginning to see the need for repairs, as swings are missing, and a few slides and other component parts are in disrepair.

Overall many residents felt that beautification efforts such as tree planting, gardening, and spreading mulch around playground equipment would improve the parks in the area along with other improvements including inexpensive repairs like replacing basketball hoops, trash pick-up, and properly working lighting. More senior activities like sewing and quilting were also mentioned as being needed in Parkridge.

**Figure 17 - Park and Recreation facility location in study area**



Comments pertaining to other parks and recreation facilities throughout the area include:

- Desire for seating by Spring Street fishing spot
- Community Center is not open in the evenings
- Rolling Hills is too expensive
- More basketball courts needed - have to wait to play
- Running track in the park
- Swings are in disrepair
- Tennis courts have no nets

- Replace hoops at Prospect Park, need chain nets
- Riverside Park is very enjoyable but would like more benches and picnic tables
- Use churches for recreation and tutoring
- Boys and Girls Club is only school hours
- Parkridge is offering scholarships to Parkridge residents only to go to summer camp
- Pool is used a lot in the summertime

## Communication

The ability to discover and learn about programs, events, or other important community issues was a frequent discussion point during the process. Existing neighborhood associations in the study area are currently operating informally, and don't have regular meetings or consistent communications with neighborhood residents. During the stakeholder sessions held at various locations throughout the study area, learning about programs and services seemed to be a challenge for many residents. In many instances, the project team observed participants sharing information on programs or services between one another at the listening session. After these observations, a question was added to the neighborhood survey to gauge resident preferences for receiving information. From the residents surveyed, 33% expressed a preference for receiving information in person, and an additional 30% prefer receipt of printed information. In total, this represents more than 60% of survey respondents who prefer to receive information in non-digital formats. Given the cost efficiency of utilizing websites and email services, the dissemination of information to study area residents will continue to be an area to evaluate.

As a possible measure of community engagement due to communication, the City Clerk's office provided rates of participation in elections of eligible voters for all elections from 2008 (includes last presidential election) to September 2011. As you can see in Table 5 below, Ward 1, which is primarily comprised of the study area, has the lowest voter turnout percentage in the City.

**Table 5 - Percentage of eligible voters participating in elections since 2008**

Area	Percentage of eligible voters
Ward 1	11.23%
Ward 2	26.9%
Ward 3	19.13%
Washtenaw County	24.9%

## Business Survey

The B-side of Youth was contracted with to provide business survey services for the project. The input and data gathered from businesses that operate in the study area provide their unique perspective on the area. This survey involved visitation of 29 businesses by the B-side of Youth to ask a series of questions regarding the operation of business in the SOMA area. A few notable highlights from the data include:

- The majority of businesses in the area have had a tenure of less than 10 years in the area.
- The majority of businesses in the area primarily cater to local customers, of all ages.

- An improved economy/more jobs was the most frequent response to what would help make the business more profitable.
- Thursdays and Sundays tend to be the busiest days for study area businesses.
- Few businesses expressed problems with hiring qualified employees.
- Few businesses utilize the services of Michigan Works! Located in the study area to find qualified employees.
- Few businesses envision any City-wide promotion or event that could help their business.
- Businesses are most proud of the community and culture of the area and the Ypsilanti community.
- The most frequent reason businesses call on public safety services are for theft, false alarms, and disruptive customers.
- The most frequent cited safety improvements to improve business in the SOMA area are to remove prostitutes and beggars, and improve lighting.
- If businesses could change one thing it would be to be more strict on crime.

## Neighborhood survey

In addition to the community meetings held throughout the study area, the project team engaged a team from the Workforce Investment Act Youth Employment Program to perform a door to door survey of residents to solicit additional input. Over 300 surveys were conducted by this team. While much of the input of this data was open ended in format, a few conclusions can be drawn:

- Most survey participants responded “southside,” or some variant when asked what neighborhood they lived in.
- The majority (55%) of participants lived in their home for more than 10 years. 9% lived in their homes for 5-10 years, with the remaining 36% for 5 years or less. A similar breakdown of respondents resulted when asked how long they intended to stay in their current home.
- Families have a long tenure in the SOMA area, with 75% of all survey respondents indicating that their family has lived in the Ypsilanti area for more than 10 years.



**Figure 18: Workforce Investment Act Youth Employment Team**

A significant amount of other input was provided through this survey process, largely through open-ended questions enabling participants to speak their mind about what is important to them. Through this process, a few themes were repeated. When posed the question to identify the aspects of the neighborhood that residents enjoyed the most, or were most proud of, a few themes emerged:

- Participants often referenced the people that live there. There were many responses about great friends and neighbors that looked out for one another and created an enjoyable community.
- The safety of the neighborhood was referenced numerous times. There are observations from many participants that the police department is doing a good job in their community, and the fact that the area is generally safe for youth and seniors, makes it a good neighborhood. It was frequently described as quiet and peaceful.
- Several respondents referenced location-oriented aspects of the neighborhood. That the community is near a public transit system, I-94, and employment centers, appear to be practical benefits to survey respondents.

Alternatively, survey respondents were asked to identify those aspects of their neighborhood that they would most like to change or impact. As above, the question posed to residents was open-ended, but there was some frequency in response in a few areas:

- Crime and safety appeared equally strong in this response. A desire for more responsive and increased police presence seems to suggest a passionate split when considered against the responses above.
- Another frequent improvement expressed was more activities or programming for residents, and particularly youth in the community.
- Traffic seems to be a significant impact on the SOMA neighborhood. The level of traffic due to proximity to the expressway, and associated noise, speeding and other nuisance aspects, is a often shared concern by respondents.

## Community Presentation

Late in the process, the project team held a community meeting at Parkridge Community Center to provide a summary of the process that had been undertaken, highlight notable conclusions from data and participant dialogue. At this meeting, more than 30 individuals attended to hear this summary and to use voting cards to prioritize their perceived priority when allocating resources to various endeavors.

This exercise was intended to provide a focus to the extensive dialogue and input that was provided by participants throughout the process. The project team provided several options, as well as an open format opportunity for new priorities to be identified by participants. The ranking from this exercise is summarized in each section, with the complete results provided in Appendix H.



**Figure 19 - Prioritization session held on Sept. 15, 2011 at Parkridge Community**

## Appendix A – All SOMA Meeting Summaries

Resident Stakeholder Meeting – 5/5/11 – Perry School – 3 Attendees

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- Public Health
  - Food desert
  - Farmer’s Market is great
  - Lack of transportation to get to healthy food
  - Dos Hermanos – Challenged to navigate and back entry is detriment (poor condition, feels unsafe)
  - Need more bike racks
  - Many community gardens are positive community attribute
  - Corner stores only have alcohol and junk food
  - Waterworks Park use has increased, needs trees
  - No easy transportation to healthcare centers
- Education/Workforce
  - Chidester Place – Workforce and education issues aren’t relevant
  - Michigan Works! – ETCS – Harriet Street Center good
  - Need to attract businesses that are appropriate for the community
  - Cheap real estate for business development
  - High amount of brain power with proximity to EMU and UM
- Safety
  - Waterworks Park feels safer – used to be a lot of drug activity
  - Party stores and gas stations are concerning
  - Snow issues, not safe on Catherine & Spring Streets
  - All residents felt safer than they initially thought when they moved to the area
  - Ainsworth is a nice neighborhood
  - Uncomfortable in some areas – Michigan Avenue near plasma center
  - Speeding concerns on Ferris, Huron, Hamilton Streets – hard for pedestrians to be safe
  - Online crime map very helpful
  - Perception – not happy with annarbor.com – too much focus on negatives and crime
  - UAW building and Former Visteon Parking Lot, unappealing, weeds, unkempt buildings
  - Would like to see complete streets in Ypsilanti
  - Overarching theme of poor access for people with disabilities (timing on walk signal, poor sidewalk maintenance, etc.)
  - Better lighting needed in areas of high to medium pedestrian access
  - Intrigued by possibility of Water Street recreation center – What will it bring to the area?
- Housing
  - Should use high home ownership as a selling point
  - SOMA neighborhoods like being farther away from EMU

- SOMA neighborhoods focus more on family
- Close, but not too close to downtown
- Subsidized housing for disabled – Chidester Place
- Chidester Place feels isolated from community
- Look at other spaces to convert to housing (warehouses, churches, etc.)
- Smith Furniture – Something needs to be done, great space
- Quality of Life
  - Huron River
  - Need more transportation
  - Library on Whittaker Road difficult to access
  - Kroger on Whittaker Road – no bus service, can only get to Michigan Avenue Kroger
  - No grocer within walking distance
  - People do not know that many of these are good neighborhoods (crime closer to EMU)
  - Crime mapping helpful
  - Fishing spot clean up in Waterworks Park, Spring Street, Area is highly utilized

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#### Service Provider Stakeholder Meeting – 5/6/11 – Keybank Building – 8 Attendees

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This meeting served several purposes including a dry run of the input session format. The attendees also provided feedback on how to target participation and market the input session meetings. The strategy for marketing included:

- Fliers in backpacks of elementary and middle school youth
- Postcards mailed to all residents in the study area
- Fliers in key locations including the library, Parkridge Community Center, Hope Clinic, Harriet Street Center, etc.
- Door-to-Door flier delivery for as much of the study area as possible. Parkridge Vista Volunteers helped to provide this service.

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#### Hollow Creek Public Housing – 5/13/11– 7 Attendees

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- Public Health
  - Fruit market
  - Lucky 2's is expensive and carries expired milk
- Education/Workforce
  - WCC programs need more music classes cheaper
  - GED/computer classes are o.k.
  - School of choice should include transportation to other Ypsilanti schools
  - Charter schools should have buses
  - Concerns with transition from charter schools to public schools

- Families at Hollow Creek concerned about fewer choices, education is very important to residents
- Safety
  - Cameras for parking lot and on buildings
  - More lighting
  - Security guard should circulate on property
  - Not safe enough to let the kids walk to the store
  - Noise is a constant issue
  - Lots of non-residents hang around area and will leave cars for extended periods of time
  - [broken] Glass on Grove Street and Michigan Avenue
- Housing
  - Want more people to take pride in Hollow Creek
  - Work credit program – to lower rent
  - Bedbugs and roaches – corner building
  - Replacement of cabinets and sinks will need to be done soon
  - Better maintenance of units and around Hollow Creek Community
- Quality of Life
  - Roller rink/bowling alley
  - Bookmobile stop?
  - Can Hollow Creek get transportation as a neighborhood?
  - Transportation needed to attend Ypsilanti Housing Commission meetings
  - No eastbound bus to Kroger on Michigan Avenue
  - Need for playground equipment for school-aged children (swings and climbing equipment)
  - Wireless Ypsi is not strong enough
  - Seating by Spring Street fishing spot
  - Kids programming/activities at Hollow Creek (utilize EMU students)
  - Would like regular access to computers in learning center
  - Residents enjoy that Hollow Creek is small and manageable
  - Snow removal and upkeep in City parking lot south of Hollow Creek
  - More activities for kids (remove sandbox)
  - Bus is too expensive and only comes once per hour

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Paradise Manor Public Housing – 5/16/11– 7 Attendees

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- Public Health
  - Value Foods, Sav-a-lot & Von’s Market
  - Wal-Mart in Saline (costly to drive there due to gas prices)
  - Separate trips to various stores for good prices and options on different items
  - Brandy’s Party Store – bread, milk, juice, high prices

- Von's Market
- Walgreens & Wal-Mart for pharmacy
- Ypsilanti Family Practice-delivers if your doctor requests
- Free clinic is not always free
- 2 year waiting list at Hope Clinic
- Need affordable dentist/dental options
- Did not know farmer's market accepted food stamps; will visit there now
- Education/Workforce
  - Prefer family childcare to strangers
  - Old Brown Chapel daycare
  - Kim's daycare, house off of Ellsworth
  - Ypsilanti High School negatives (fighting, teachers, education quality, wants a diverse experience)
  - Inkster, Huron & Pioneer good alternative options, but transportation is a problem
  - Victory Academy has buses for pick up/drop off
  - Desire to separate housing relationships to school; but typically carries over
  - Problems at Ypsilanti High School defending yourself due to no tolerance policy
  - School cab service for kids attending schools out of district; must meet certain requirements
  - WCC is widely known/utilized (nursing, medical assistant, massage therapy)
  - WCC doesn't offer "college" experience for some younger residents (i.e. sports, etc.)
- Safety
  - Want better security on site
  - Kids have to be kept inside to be safe (flying bottles, pit bulls, stray bullets, broken glass)
  - Warm weather intensifies safety problem, brings more crime and danger to Paradise Manor
  - Need sign that no dogs are allowed in Paradise Manor
  - Pedophiles in area; Post pictures of offenders
  - Kids/teens o.k. to travel in groups only
  - Brandy's Party Store problems often move down to Paradise Manor
  - Shattered glass in parking lot
  - Add trash/recycling receptacles
  - Slashed tires frequent
  - People causing problems are not residents of Paradise Manor, but are coming to visit, hang out, and cause problems
- Housing
  - Daycare center in Housing Commission properties would be helpful
  - Like the additional trees added to Paradise Manor and better sidewalks
  - Not please with random holes left by utility companies that fill with water and trash – dangerous for young children
  - Siding coming off buildings

- Gas company non-responsive to calls of concern over gas leak
- Ypsilanti Housing Commission isn't always helpful/responsive to residents' needs and concerns
- Quality of Life
  - Newspaper is missed
  - Events and news learned by word of mouth.
  - Wireless Ypsi – weak signal, must sit near parking lot to utilize
  - Community center is not open in evenings
  - More restaurants in walking distance would be nice including buffet-style, Subway, ice cream shop
  - More activities for families would be nice including bowling and skating
  - Rolling Hills Water Park is too expensive.
  - Would like carnivals, African American-focused Festival (used to be one)
  - Taste of Ypsilanti Festival

#### Chidester Place – 5/19/11– 15 Attendees

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- Public Health
  - Food Gatherers is great but they deliver too much food and do not take excess with them, leaving residents to waste too much food
  - Not enough coupons for food service programs in area
  - Would nice to see a mini-grocer in area
  - Bus access to Whittaker Kroger or group trips to grocery stores with provided transportation
  - Carrying groceries is difficult (hire kids to carry/deliver groceries?)
  - Prices are high at corner stores for food
  - Dos Hermanos is great
  - Co-op is good, but no direct route there (by bus or foot)
  - Co-op expansion would be good for accessibility
  - There are many doctors in the Ypsilanti/Ann Arbor area, but access can be difficult
  - Cabs are pricey (\$12 to Ann Arbor)
  - Some insurance provides ride assistance or discounts, but must qualify and know about programs
  - Pay friends for rides
  - More mental health options needed in the Community – locations are bad for people with disabilities
  - Pharmacy access is tricky (CVS on Whittaker)
  - Voting is difficult (possibility of on-site voting?)
- Education/Workforce
  - Disabilities prevent work due and income restrictions for recipients of disability
  - Some work or volunteer opportunities would be nice
  - Younger people in Chidester Place are utilizing GED courses

- EMU group (does small, informal classes on healthy eating, cooking, finances) goes to Towne Center, would be interested in getting them to come to Chidester Place for programs/classes
- Safety
  - Chidester Area feels safe
  - Feel safest in daytime, but tend to travel in pairs
  - The management helps with safety
  - Police response is good – they patrol about every hour
  - Perception of the Chidester and Ypsilanti area is bad, but in actuality it is just fine.
  - Catherine Street is dark, but residents don't want too much light because they enjoy the 'wooded' feel
  - Speeding in the vicinity of Chidester Place (Catherine and Chidester Roads)
  - Security cameras and doors but residents concerned that management may be using them for the wrong reasons (keep an eye on residents)
  - Fast changing cross walks make it hard to cross street for disabled and senior citizens
  - More curb cuts needed at Buddy Joes, at Sunoco Station, Huron and Michigan Avenue (bad for wheelchairs)
  - Spring to Huron, No turn on red would be helpful
  - Speeding on Huron to Spring Street
  - Theft of mail/packages has been an issue. Disrespect by delivery men and mail persons.
- Quality of Life
  - Whittaker Library is great with good classes, but no access to it
  - Craft store in the area would be nice
  - Like the gardens, but would be nice and possibly more gardening if there was a flower store in the area
  - Library downtown is not greatly accessible, but works
  - Would like access to Whittaker road library for classes (possible mass trip for Chidester residents)
  - Riverside Park is nice and most frequented, Water Works Park is closest but not much to offer
  - The character of Ypsilanti is great and enjoy the historic charm
  - Enjoy all the festivals and events (possible blues festival?)
  - Sidewalks in winter need more maintenance but some areas are fine, variable throughout the City

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Ozone House – 5/19/11– 7 Attendees

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- Education/Workforce
  - Teachers help youth make the right decisions
  - Opportunity to earn college credit at WCC
  - Would like more after-school activities (music, part-time jobs)
  - More tutoring opportunities

- Safety
  - WCC, Willow Run safe
  - Ypsilanti High School has too many fights and drugs
  - Not safe to walk alone on Michigan Avenue
  - Not safe to walk in some neighborhoods alone (heckling from men to younger women)
  - Bus systems is safe
  - Community Center is not safe
  - Do not trust police
  - Police pick at you and act like they don't care
  - Would still call the police if needed
- Quality of Life
  - Opportunities for part-time jobs
  - Music programs (after-school or classes facilities to play/compose)
  - More basketball courts (have to wait to play in most parks)
  - Entrepreneurial opportunities
  - Attended the crossroad and heritage festivals
  - Do no use the Boys and Girls Club
  - Use library, mostly for computers
  - Running track in park
  - Would like to see more equipment for younger children
  - A skatepark
  - More swings, existing are in disrepair
  - Tennis courts, current ones have no nets

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Community Wide Meeting – Perry School – 5/23/11– 19 Attendees

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- Public Health
  - Lack of grocery store and healthy food choices
  - Hard to get to grocery stores without transportation
- Education/Workforce
  - New Beginnings is positive
  - loss of residents is causing enrollment issues in YPS
  - Fortis - no misbehaving allowed and uniforms required
  - Willow Run has issues with: hygiene, sexual promiscuity, busing issues, fighting
  - Estabrook has good principal and is focused on the kids
  - All schools need more parental involvement
  - public schools are not challenging enough
  - no consequences for parents in YPS, YPS is disruptive
  - too many students in classrooms
  - YPS used contractor and became a problems
  - YPS close to emergency financial manger

- some schools restrict parents
- no tolerance policy - where do they go?
- administrator sets tone
- Safety
  - teens with red and black - gang colors/coding
  - some adults do communicate with teen - need for more communication
  - some areas will look out for each other which helps with safety
  - community needs to work together
  - people stay in homes too much because of safety concerns
  - bus drivers are scared to drive in areas
- Housing
  - neighbors are afraid to scold other kids
  - quiet
  - good neighbors
  - empty 203 W. Ainsworth
  - vacation bible schools need to space out their schedules
  - great contributors to south side but no one knows
  - proud of the south side
  - never were 'afraid' of the south side
  - Ainsworth is quiet - but would like more cops patrolling
  - people in the south take care of each other and have pride in community
- Quality of life
  - Need grocery
  - Utilize churches for recreation and tutoring
  - Boys and girls club is only school hours, administration issues within org.
  - Parkridge programs - summer camps
  - Programs can be expensive
  - WCC, Twp, school brochures - are people actually getting them in mail?
  - Need more arts and music opportunities and programs
  - AATA is good but need transportation to Whittaker
  - U of M has free buses
  - Lack of youth activities
  - Men need to step up in community
  - Study help is needed - classes that teach kids how to study
  - Huron heights - bookmobile and tutoring
  - Hollow creek - play area needed

Parkridge Community Center – 5/25/11– 6 Attendees

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- Public Health
  - Sam's Club and GFS now take food stamps
  - need for a meat/butcher store
  - need for neighborhood grocery store
  - like to purchase meat in bulk and freeze
  - Dos Hermanos is not inviting and dirty looking - no appealing

- 1 residents uses growing hope, has personal garden next to unit
- co-op is expensive for some items
- use Schwan's deliver (1/month) good but a little pricey
- Fishing is popular some eat/some give away
- food choices at churches are really only learned by word of mouth
- food assistance is great but its hard to hear and learn about all the options
- Ann Arbor has better food distribution
- Interest in Angel food distributions at Parkridge Comm. Center
- Hope clinic is okay, more counseling than care
- Centennial Place - Dentist
- Hope Clinic has no help for people who need dentures
- Snyder has new policies for having/keeping bridge cards
- buses need to come on weekend to Ypsi area #11 and 6
- need for a dollar store
- people sell food stamps, need for picture ID on card
- Education/workforce
  - library on MI ave is great and lovely building
  - need more computers at MI ave. library
  - school restructuring has been okay, but slightly inconvenient
  - the bus wait time to get kids to school is long
  - parental supervision is needed at the bus stop
- Safety
  - drug dealer/dealing is done in front of children
  - police may respond but do not do anything when they arrive
  - if resident calls police residents are threatened by offenders and neighbors
  - pan-handlers on 1st and Mich. Ave
  - Jefferson has 3 vacant homes, one home is open (door broke down)
  - constant problem with loitering from non-residents, cause multiple issues (noise, violence, safety concerns)
  - Problems don't start until after 6pm when Housing office closes
  - does not feel safe at night
  - parkridge park - kids don't feel safe, bothered by older kids/teens
  - parkridge park is not kept up well, mowing and play equipment is down
- Housing
  - loud music from cars (non-residents)
  - loitering from non-residents
  - blocking streets in community with cars from non-residents
  - overall disrespect from visitors and non-residents
  - need more parent involvement with children (bus stop supervision, playing outside in streets, etc.) only 1 or 2 parents 'care'
- Quality of life
  - Pool is used in the warmer months
  - Recreation Park is well kept
  - boys and girls club is too far away
  - Parkridge Community Center needs more senior activities (sewing, quilting, etc.)

- In the summer months parkridge comm. Center can only be used by kids who paid for summer camps - money becomes an issue
- Parkridge comm. Center is offering scholarship money to Parkridge Residents only for kids to go to summer camp @ Parkridge Comm. Center
- too loud in general, people, cars, kids, etc.
- overall there is pride in one's home
- would like a friendlier and untied community feel

Youth Session – Ypsilanti High School – 5/26/11– 6 Attendees

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- Public Health
  - everyone shopped at Wal-mart (belleville)
  - Kroger on MI Ave occasionally
  - likes fast food
  - Gabriel's Chicken
- Education/workforce
  - participate in school sports, keeps busy after school
  - friends at school are positive
  - some teachers care and take time to teach
  - after school tutoring is helpful
  - some teachers have bad attitudes/talk back
  - some teachers seem uneducated about particular subjects
  - 1 member of student council
  - 1 part-time job
  - food choices at school lack variety
  - too much homework
  - the school needs to be cleaned up (trash, maintenance, bathrooms unkempt, etc.)
  - students disruptive to others trying to learn/seems chaotic
- Safety
  - Feel safe at school
  - hall sweeps are being done too late in the year
  - class changing is disorderly and disruptive
  - neighborhoods are fine, but feel safe inside home
  - no gang or colors, if they exist it doesn't bother them
  - police are over reactive but are around
  - mentioned most parents don't allow them to walk around alone
- Housing
  - some stay in different homes, mom, dad or extended family
  - mom won't let them walk to store
  - like the mature trees in their neighborhood
  - neighbors are helpful to one another
  - cameras installed in some housing units, fosters safety
  - enjoys the parks close by
  - relatively quiet
  - cars are speeding on Harriet where kids play, unsafe

- Quality of life
  - not much for teens-high schoolers to do
  - weekend and summer - malls, movies
  - like to see go carts, bowling, skating
  - go to A2 for nicer basketball courts
  - don't really use the library, 1 visits Whittaker Library
  - City bus is pricey, especially over 18
  - only 3 took bus, others had no idea of how bus system worked
  - bus education in schools?
  - Like festivals
  - school offers summer sports
  - summer time some went to stay with extended family
  - traveling sports teams
  - would like to see basketball tournaments in the summer
  - replaces hoops at prospect park

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Senior Citizens – Towne Center – 6/1/11– 14 Attendees

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- Public Health
  - Grocery store is needed within walking distance
  - Use co-op, dos hermanos, farmers market, Kroger and Meijer
  - Very actively use the bus and appreciate it but could use more night and weekend services in Ypsi (A2 has advantage)
  - Little or no doctors are located in Ypsi, must travel to Ann Arbor
  - Hope Clinic is great if you qualify
  - Many veterans in building - use VA
  - some bus stops have long walks from actual destinations (hard for disables persons and elderly)
  - meals on wheels comes everyday
  - cooking course/classes would be nice offered in Towne Center Kitchens
  - Haab's Med Center needs senior care
  - social services come to Towne Centre for health screenings/advice
- Education/workforce
  - downtown library is used the most, not huge desire to get to Whittaker branch
  - every Thursday library has computer classes
  - downtown library is a great place for information, boards have a lot of fliers
  - some interest in courses offered at Harriet Street, MI works!
- Safety
  - auto theft in Towne Centre parking lot (cars and parts)
  - could use more lighting at night
  - feel safe walking around in general, proximity to fire/police dept helps.
  - like the feel of the neighborhood behind Towne Centre but could use street lights
  - large hole by college of business where sign has been removed (trip, foot stuck)
  - speeding on Hamilton-94
  - curb cuts need to be level with sidewalks
  - traffic lights are too short for elderly and disabled to cross

- Sidewalk in front of Towne Centre needs repairs, hard for people to maneuver
- Near Abe's (sewer) had caused poor sidewalk conditions, hard to cross from Towne Centre
- snow buildup on curb cuts during winter
- sequence of lights on Hamilton and Michigan Ave.
- Bus stop curb at Michigan Ave
- dark streets behind building (Ferris)
- speeding cars all time of the day, hard to walk
- some uncertainty about large amounts of people at night
- some feel fine at night being outside (walking dogs, walks) between 8-11pm
- police response is fair, proximity to police department is helpful
- would like to see foot patrol/bikes by police
- Housing
  - Resident Association has been active for over 30 years (president is very helpful to all residents)
  - maintenance of building is not great/
  - procedure for repairs must be written, but is not always tended to
  - management at Towne Centre could be better/regulated by City or other organization?
  - many social service organizations come to Towne Centre to offer advice/classes (sewing, crafts, etc)
- Quality of life
  - Would like to see more restaurants in downtown (Italian, Chinese Buffet, Donut shop)
  - Bakery has weird hours, would like to go there more often
  - hard to get to Ypsilanti Senior Center because of horrible sidewalks
  - Riverside park is very enjoyable but could use more benches and tables
  - Residents enjoyed being closet to many necessities: banks, restaurants, post office, drug stores, bus station.
  - Bus needs to go to Cleary for courses
  - Overall people enjoy the character of Ypsilanti including the churches
  - Like the walkability - but improvements need to be made to sidewalks to encourage better walkability
  - Like Haab's food
  - Many activities right in the building

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#### Youth Session – Ozone House – 6/2/11– 14 Attendees

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- Public Health
  - too many liquor stores/fast food
  - miss the Freight House farmers market
  - bus service needs to run later (get out of work at 8, cant make bus)
  - #20 from willow run needs to run more often/later
- Education/workforce
  - schools need peer mediation groups
  - had teens from all different schools (YHS, Willow run, Licoln, Belleville)
  - Ypsi high is going downhill (lack of funds, new principal, bad food)
  - Most like the size of Ypsi high because it allowed for more activities
  - Ypsi high also has a few very supportive and good teachers

- Ypsi middle is not challenging and seemed behind on education, but the staff is helpful
- Safety
  - do not trust the police
  - believe that police are profiling them
  - would not call police in an emergency situation; and several who had been jumped said they did not call or want to call police because they wouldn't do anything for them
  - police have slow response time to parkridge/south side area
  - Ypsilanti is not safe after dark
  - certain areas get good and bad attention
  - profiled by police when just walking around
  - food delivery is restricted from some south side neighborhoods
  - The Green (willow run) not safe
- Quality of life
  - Parks need work. Maintenance and equipment
  - Would like to see more playground equipment in Parkridge like: larger play set (big tunnel slide), swings, monkey bars
  - Basketball hoops need to have chain hoops so they last longer
  - landscaping need work
  - basketball courts should be locked at night because people come after dark leave broken bottles and needles
  - as these kids have grown up (10-12 years) there has been no change in the park (parkridge mostly).
  - community events for teens are needed. Ideas that were discussed were: fashion show, music/poetry festival, African American Festival, something like Noise Permit
  - existing music festivals do not appeal to teens
  - need more teen activities: skating rink/bowling/bmx and skate park/acting group/shopping
  - most activities for k-6 age group (most had little brothers and sisters)
  - Heritage Fest is "too white"

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Senior Session – Senior Citizen Center – 6/7/11– 8 Attendees

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- Public Health
  - Harriet and Perry streets are in bad shape. Costing residents high priced car repairs
  - Harriet and Perry Streets get truck traffic which wears on the roads quicker
  - Willow run residents use senior cab service (registered card)
  - Use doctors on S. Grove (Washtenaw public health)
  - U of M and St. Joe's were used often for health care
  - residents miss Bailes Pharmacy, but will use Franks
  - Frank's Drug store is okay, but looks deserted
  - Don't really walk around neighborhoods but will walk around senior center.
  - Enjoy exercise classes at Senior Center
  - All major grocers are used
  - Visit the store with the best sales
  - Von's has 10% discount on Tuesdays for seniors
  - Do not use dos hermanos - packaging and labeling in spanish

- Education/workforce
  - would like more job opportunities for seniors (part-time 20-25 hours)
  - Work with AARP employment through Work First program - 4 year max
  - Need employment opportunities in the South Side (factories located in the area don't hire from south side)
- Safety
  - Jefferson St. - strange people walk around (even in day time), don't feel comfortable walking around in day
  - Jefferson St. - know most of the people on the street and can tell when something/someone doesn't belong
  - Ainsworth - feels quaint, quiet and safe
  - Forest Knoll - security at entrance is great
  - could use more lighting of 1st, 2nd and Jefferson and Michigan Ave.
- Housing
  - Jefferson St. has several vacant houses
  - Forest Knoll community has improved greatly over the past decade
- Quality of life
  - Love the senior center and how everyone helps each other out (activities, people, food)
  - too many pit bulls around, scary to walk around and see them
  - interested in Water Street development along with other planning initiatives
  - If recreation center goes through one resident stated that there should be activities for a particular demographic.
  - Activities should include -basketball leagues, football leagues, track club, bike rentals
  - The south side has a lot of families that have lived there for many generations, good families that take pride in their homes and community
  - Some sort of mentor program would be good, possibly through Parkridge Community Center.
  - Kids and teens need structure in summer time, more programs and more awareness of them.

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Heritage Park Men's Club – Parkridge Community Center – 6/23/11– 4 Attendees

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- Public Health
  - Grocery store needed
  - Small scale grocer would be welcomes (butcher, produce store -breads, veggies and fruits)
  - Would like to see farmers market in Parkridge Park and more events because it is a great space
  - Would like to see 'Vegetable Man' or similar business. This was a truck that sold/delivered produce to neighborhood 1 or 2 days a week and would employ neighborhood kids to help.
  - adopt-a-park program would be something of interest
- Education/workforce
  - unemployment related to lack and jobs and inability to hire ex-felons
  - job fair - connect to neighborhood and reach to individuals in the south side
  - MPRI (Michigan Prisoner ReEntry Initiative) is not successful. Does not help current Ypsilanti citizens but MPRI hires ex-prisoners and brings them to Ypsilanti
  - need more jobs in the area to get people off streets and take pride in earning money and saving

- Safety
  - Residents felt safe in homes
  - Leaving the heritage park area made them feel uneasy because everyone knows them in their neighborhood
  - concerned that fences and gates 'lock' trouble in (ex: Parkridge YHC and Forest Knoll)
  - Guards to Forest Knoll are the problem - fostering drug deals/allow certain people in and out
  - People are bored (jobless, lack of activities for kids) that is why crime is high
  - West will is dangerous and display and significant territorial divide between the South Side and WW area.
  - would like more authority from city in a variety of aspects (housing, use authority properly to help and assist people where necessary)
- Housing
  - Jefferson St. - people keep to themselves
  - would like to see closer knit neighbors (watch out for each other and their kids)
  - wish there was more sense of a community and PRIDE
  - Forest Knoll is separated from the south side
  - Residents who know and respect some of the key players in the neighborhood foster safety and pride
  - houses are sitting vacant too long (makes rest of neighborhood look bad)
  - tired of outside owners buying properties and not taking care of them
  - wishes the city would have better process for vacant houses/fire cases
  - high concern for future of neighborhood and residents (children, especially)
  - YHC lacks neighborhood pride
  - Forest Knoll locks community room on property, can't utilize
  - Forest Knoll serves lunch in summer but no activities
  - Harriet st. city owned properties need to be mowed
- Quality of life
  - Churches are causing separatism in the south side, making some of the biggest supporters of the area lead to controversy and greater divides
  - Parkridge is run by who?? Would like clear leadership of Parkridge so proper programming can be offered and the center be utilize to it's full potential
  - Leadership is needed throughout the south side, neighborhood representation or groups like the men's club, etc.
  - lack of communication to south side (technology challenges, i.e. email, internet)
  - communication in some cases is challenging due to lower education levels for some residents
  - more event at parkridge park (old fashioned event/fundraiser- pie in the face, dunk tank, etc.)
  - too much 'red-tape' to have events. Required permits, etc.
  - Crossroads music festival is good event but young kids cause issues/disrespect police there
  - Parkridge Park has a lot of equipment that is locked away (horseshoes, bats, balls, batting helmets). Need a way to regulate using equipment and look at setting up leagues.
  - Walkway to and around I-94 is not used
  - Rutherford pool is not accessible or affordable for many
  - Parkridge Park roof on pavilion needs to be replaced, est. \$7,500
  - Parkridge Park should be used for a hub of information and events for the entire south side.
  - Churches are not used by residents of the south side roughly 10% of congregation is from SS

## Appendix B – Prompting questions for input sessions

### SOMA input session prompting questions

#### Initial questions:

What is your community/neighborhood? How long have you lived there?

Do you have children? What is the age range?

Do you have a car? Do you ride the bus?

These can help gauge questions for each focus area.

#### Safety:

- Do you feel safe walking around your community (to and from car, bus stop, store, etc.)
- Do you send children around to store, school, etc.?
- Any problems with dogs or other animals?
- How is the lighting in the area?
- Are there are problems with vacant properties or buildings?
- Are gangs, fights, and loitering causing multiple issues?
- Response time from police or fire?
- What would make you feel safer? Security?
- How is the street/sidewalk maintenance?

#### Education/Workforce training:

- Where did you go to school? Where do children go to school?
- School of choice? Transportation issues to schools?
- Daycare options?
- Specialized training or college courses? (WCC, EMU, Harriet St. Center, ETCS)
- Do you or your children use the library?

#### Public health:

- Where do you go for health care? Pharmacies, dental, pediatrics?
- Is it easy to get there?
- Where do you buy groceries? Are they easy to access?
- Do you use corner store/party stores for food? - Farmers Market at Key Bank (accepts food stamps)...Dos Hermanos? Food at churches?

#### Housing/Neighborhood:

- What do you like best about your neighborhood?
- How is the overall appearance of your neighborhood? What would you like to see improved upon?
- How long are you planning on living in your neighborhood?
- How many rent? Own? (show of hands)
- Are you familiar with home buying programs that exist?
- Is there a need for specific type of housing options in the area?
- What parks do you use?

#### Quality of life:

- Where do you get most of your news, information on events? (internet, mail, word of mouth)
- What activities for families and children to do? After school programs? YMCA Summer camps? Church programs? Boys and Girls club? Parkridge community center? Big brother, big sister? Library? Other?
- What local events do you attend? (Heritage fest, circus, Easter egg drop, farmers market, etc.)
- What type of events would you like to see in the area (carnival, festivals, etc.)
- What types of businesses are you interested in seeing in your community/neighborhood?

## Appendix C – Background Studies, Plans & Other Resources

### *South of Michigan Avenue Studies-Inventory*

#### 1. Washtenaw County Affordable Housing Needs Assessment 2007

S:\Planning and Development\Housing\AHNA\_execsummary.doc

- a. City Wide Poverty Rate 2000 map
- b. City Wide Renter Occupied Rate 2000 map
- c. City Summary of Recommendations, Tools & Indicators (excluding college tracts)
  - i. Income:

Ypsilanti has a disproportionate number of lower-income residents and rental units compared to the rest of the county. The City of Ypsilanti should continue to encourage homeownership to stabilize neighborhoods and tax revenues. In particular, the City needs to diversify its tax base and attract higher income residents in order to maintain economic viability.

- ii. Housing:

Ranked highest in both female-headed households with children and large families earning below \$25,000, indicating a need to preserve larger affordable units.

Ranked second in cost-burdened households (housing costs exceed 30% of income) and high among areas with older structures. This indicates an area where housing maintenance and repair is an issue. This also indicates a higher need for lead-based paint abatement, due to the high number of families with children in this area.

Ypsilanti has the highest concentration of poverty and subsidized rental housing, indicating a need for coordinated neighborhood revitalization strategies in lower-income areas.

Ypsilanti has the largest concentration of poverty and subsidized households in the County and therefore, additional new subsidized housing is not recommended.

However, it is necessary to provide rental assistance to families that are in distress and facing homelessness by keeping them housed in their neighborhood of choice.

- iii. Disabilities:

Ranked highest in persons with disabilities. At almost 22 percent of the population with some disability, this is higher than the state average of 18.7 percent and almost

twice as high as the county average of 13.4 percent. This indicates a need for accessibility and visit-ability standards when preserving affordable units.

iv. Schools:

Ranked lowest in average school scores, indicating a less desirable location for families which can choose to locate anywhere in the area. From 1990 to 2000, Ypsilanti experienced a 27 percent loss in the number of married couples with children households.

**2. Washtenaw County Comprehensive Plan** (Nothing Ypsilanti specific, refers to whole County)

[http://www.ewashtenaw.org/government/departments/planning\\_environment/comp\\_plan/adopted\\_plan/housing.pdf](http://www.ewashtenaw.org/government/departments/planning_environment/comp_plan/adopted_plan/housing.pdf)

**3. Ypsilanti Healthy Food Access Market Analysis-2006** (to be examined)

**4. Eastern Leaders Group-Improving the Area's Image**

A 2010 priority for the ELG is to create a more positive perception of Eastern Washtenaw County to attract new companies and more visitors to the area. Eastern Michigan University Vice Presidents Bernice Lindke (Student Affairs and Enrollment Management) and Walter Kraft (Communications) have agreed to head up the effort to improve the area's visual image. This team will focus on the improvement of visual impact from main entrances into the area including W. Cross Street, E. Michigan Avenue, W. Michigan Avenue, I-94/Hamilton/Huron, Parkview Apartments, Washtenaw Avenue, and other Campus Gateways. Greg O'Dell, Chief of EMU Public Safety; Mike Radzik, Ypsilanti Township Police Services Administrator; Brenda Stumbo, Supervisor of Ypsilanti Township; and Amy Walker, Chief of Ypsilanti Police have met to discuss the public perception of high crime rate in the Eastern Washtenaw area promulgated by the media as well as the ability to respond to area needs in light of reductions of uniformed officers.

**5. Washtenaw County, MI: Comprehensive Economic Development Strategy**

<http://www.ewashtenaw.org/government/departments/economic-development-and-energy/washtenaw-ceds-draft>

## Section 5. Vision, Strategies and Actions

### *Revitalization and Business Incentives*

1. Create the urban design, business climate and cultural identity to make the eastern portion of the county the "Gateway to Washtenaw County with particular attention to landscaping and signage at Ypsilanti Interchanges, Washtenaw Ave, Water Street/Spring Street, Huron River Drive and East and West Michigan Avenue. Includes pedestrian connections between the City and the Township. (ELG)
2. Revitalize and promote the City of Ypsilanti's historic buildings, downtown and Riverside Park as "the place" for innovation companies and the creative class to locate, supported by business and arts incubators to provide local jobs and attract national attention. (ELG)
3. Revitalize the Water Street and EMU/West Cross Street Area.
4. Develop an inventory of existing buildings, infill development sites and new development opportunities for economic development and community redevelopment needs, and the capital needed to make these sites suitable for target businesses (such as the Smith

Building, Motorwheel, Huron River drive buildings, Railroad Street, ACH and the Willow Run GM Assembly plant ). (ELG)

5. Expand the micro loan programs
6. Pilot green treatments (e.g., green roofs, solar panels etc.) on historic buildings to provide energy efficiency and cost savings further encouraging adaptive reuse.
7. Seek to expand available office space to encourage more informal incubator space that has been successful in downtown Ypsilanti.

Revitalize the Eastern Portion of the County			
Project Description	Project Cost	Funding	Project Lead
Reuse of Vacant and Underutilized Manufacturing Buildings Technical assessment of buildings and properties to determine re-use feasibility and site improvements needed. Funding assistance to make needed site improvements (e.g., ACH, Motorwheel)	\$50,000	EDA Planning Program funding EDA Public Works and adjustment assistance funding to make the site reusable.	
Willow Run GMC Plant Closing Technical assessment of building and property to determine re-use feasibility and site improvements needed. Funding assistance to make needed site improvements.	\$50,000	EDA Planning Program funding EDA Public Works and Economic Adjustment Assistance funding	
University/ Cross Street Area Revitalization Revitalize the areas surrounding EMU and along Cross Street to make these areas more appealing for commercial businesses and to provide good housing opportunities for faculty and staff. Includes alternative traffic pattern to make Cross Street 2-way.	\$70,000 Traffic Engineering	DDA CDBG State MDOT	Ypsilanti DDA
Water Street Redevelopment Acquisition is completed. Additional funding is needed to complete demolition and to construct site infrastructure.	\$1.5M site infrastructure \$2.0M linear park \$1 M Michigan Ave Streetscapes, \$1 M Pedestrian Connection,	DDA Private Investment Parks Commission EDA Public Works EDA Economic Adjustment Assistance Program funding CDBG EPA NSP Downriver Brownfield Consortium	City of Ypsilanti
Additional Commercial Districts Development and redevelopment of commercial properties along Huron River Drive to support neighborhood developments in the area.	Under development		City of Ypsilanti
County Gateway Improvements Create a more positive perception of Eastern Washtenaw County in order to attract new companies and more visitors to the area. Landscaping and signage along Huron and Hamilton to Michigan Ave. Includes intersection landscaping, street trees, sidewalk enhancements and non-motorized facilities.	\$825,000 (1999 est.)	MDOT	ELG Subcommittee
Eastern County Image Create a more positive perception of Eastern Washtenaw County in order to attract new companies and more visitors to the area. Includes landscaping, signage and other visual improvements along Washtenaw Ave, Water Street/Spring Street, Huron River Drive and East and West Michigan Avenue.	\$1M	MDOT Local	ELG Subcommittee

## 6. MASTER PLAN TARGET AREAS: as printed in comprehensive plan

### a. Kramer/Bell Streets

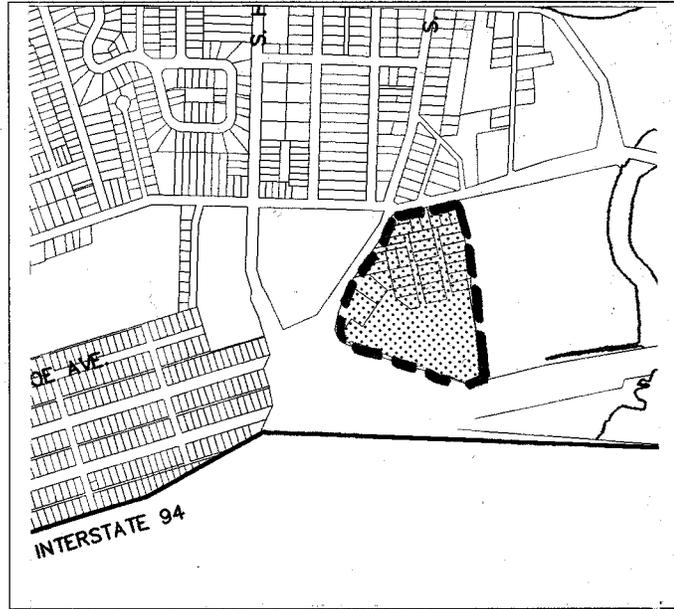
#### Issue Identification

This area also serves as part of the southern entryway into the City. There are existing commercial uses along the western portion along Huron Street, existing single family, the

former landfill, industrial to the east and vacant parcels. The existing single family uses have varying conditions. Proximity to the freeway lends this site great potential for redevelopment.

The issues are summarized below:

ISSUES	
Transportation/Circulation	✓
Transportation/Truck Impact	✓
Environmental/Contamination	✓
Environmental/Riverfront	
Land Use Conflicts	✓
Economic Revitalization	✓
Vulnerable Land Uses	
Aesthetics/Image	✓
Relation to Historic District	
Relation to Downtown	
Relation to Depot Town	



### Land Use Recommendations

This area has potential for development due to the proximity to the freeway, and the recent development of the Exemplar Manufacturing Company facility. The City will not seek to rezone this area, but rather will consider rezoning at the time of any development proposal. Input from existing residents will play an important role in any proposed rezoning. The land use designation is for mixed commercial/industrial with an emphasis on commercial uses compatible with surrounding residential areas and appropriate to the Gateway location. Industrial uses should be limited to light industrial and high-tech uses in order to promote a positive visual image in the area and enhance compatibility with surrounding development patterns. The frontage along Huron Street and Spring Street is well located for commercial uses. Redevelopment of the former landfill area is a consideration, and any potential re-use will be explored. Redevelopment will require an efficient roadway system with one access onto Huron and one onto Spring connected by an internal roadway. The design should take into consideration the key position of this area as an entryway into the City with special attention to

design features such as landscaping and buffering, generous setbacks, architectural features, and signage. Entry signs should be placed along Huron Avenue, the design of which should be coordinated with City-wide efforts.

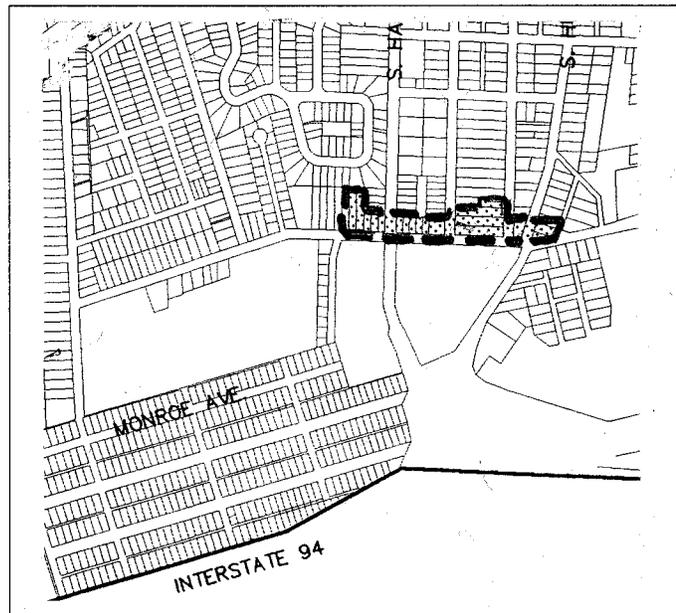
**b. Harriet Street**

**Issue Identification**

This area has a variety of uses including a church, the Harriet Commerce Center, and then a variety of small commercial uses, some of which would benefit from improvements and upgrading. The adjacent residential areas could also benefit from property improvements and rehabilitation. The development of the Exemplar Manufacturing Company facility across Harriet Street will likely have an impact on the redevelopment of this area.

The issues are summarized below:

ISSUES	
Transportation/Circulation	✓
Transportation/Truck Impact	
Environmental/Contamination	
Environmental/Riverfront	
Land Use Conflicts	
Economic Revitalization	✓
Vulnerable Land Uses	
Aesthetics/Image	✓
Relation to Historic District	
Relation to Downtown	
Relation to Depot Town	



**Land Use Recommendations**

The main objective for this area is to upgrade the existing commercial and residential properties. The City will not seek to rezone any of the existing residential to commercial. However, expansion of the commercial district may be considered in the future to serve the adjacent neighborhoods, but only if citizen input or market conditions from the area warrant the expansion. Benefits from expanding the area designated commercial would be to facilitate the

redevelopment of the commercial uses. Small lot sizes put constraints on redevelopment, for example, meeting parking and other requirements. Expanding the boundary to the north to include additional properties would give more flexibility in redevelopment.

## Appendix D – Commercial Survey Information

### *Survey Locations*

#### **Ecorse Corridor**

- 1) McDonald's, 16 Ecorse Rd. Ypsilanti, MI 48198
- 2) Dollar General, 50 Ecorse Rd. Ypsilanti, MI 48198
- 3) Full House\*, 57 Ecorse Rd. Ypsilanti, MI 48198
- 4) Taco Bell, 201 Ecorse Rd. Ypsilanti, MI 48198
- 5) Pea Pod Chinese\*, 330 Ecorse Rd. Ypsilanti, MI 48198
- 6) Harmony House\* (motel), 615 E. Michigan Ave. Ypsilanti, MI 48198
- 7) First Cash Advance, 614 E. Michigan Ave. Ypsilanti, MI 48198
- 8) Wireless Toyz, 616 E. Michigan Ave. Ypsilanti, MI 48198

#### **Grove/ Prospect/ E. Michigan Ave. Corridor**

- 1) Midas , 404 E. Michigan Ave. Ypsilanti, MI 48198
- 2) L A Insurance, 420 E. Michigan Ave. Ypsilanti, MI 48198
- 3) Crawford Door Sales, 334 E. Michigan Ave. Ypsilanti, MI 48198
- 4) Bomber\*, 306 E. Michigan Ave. Ypsilanti, MI 48198
- 5) Lucky Two Party Store\*, 308 E. Michigan Ave. Ypsilanti, MI 48198

#### **Harriet Corridor**

- 1) Hawkins Place\*, 97 Spring St. Ypsilanti, MI 48197
- 2) Marathon Gas Station, 505 S. Huron St. Ypsilanti, MI 48197
- 3) Sunoco Gas Station, 445 S. Huron St. Ypsilanti, MI 48197
- 4) Joes Party Store\*, 454 S. Huron St. Ypsilanti, MI 48197
- 5) 1 Stop Carpet & Flooring\*, 480 S. Hamilton St. Ypsilanti, MI 48197
- 6) Currie's Barber Shop\*, 432 Harriet St. Ypsilanti, MI 48197

#### **Huron Corridor**

- 1) Puffer Red's\*, 113 W. Michigan Ave. Ypsilanti, MI 48197
- 2) United Sonz\*, 105 W. Michigan Ave. Ypsilanti, MI 48197
- 3) Upscale Hair Spot\*, 8 S. Huron St. Ypsilanti, MI 48197
- 4) Embroidery Products, LLC\*, 12 S. Huron St. Ypsilanti, MI 48197
- 5) Breakaway Travel\*, 14 S. Huron St. Ypsilanti, MI 48197
- 6) Beer Cooler\*, 22 S. Washington St. Ypsilanti, MI 48197

#### **West Michigan Corridor**

- 1) Dos Hermanos Market\*, 410 W. Michigan Ave. Ypsilanti, MI 48197
- 2) Brandy's Liquor Shop\*, 902 W. Michigan Ave. Ypsilanti, MI 48197
- 3) Finesse & Co. (clothing store), 907 W. Michigan Ave. Ypsilanti, MI 48197



**City of Ypsilanti**

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**Planning and Development Department**

**BUSINESS SURVEY – CITY OF YPSILANTI SOUTH OF MICHIGAN AVENUE**

The City of Ypsilanti is partnering with Washtenaw County and Employment Training and Career Services (ETCS) on a community needs assessment for the neighborhoods and communities south of Michigan Avenue in Ypsilanti.

The goals of the assessment are to engage residents in a process to identify both challenges and assets within the area, and to help direct services, when available, to combat the challenges and build on the assets. Data collection and input would be publicly available for ongoing grant writing efforts, and resulting input will help direct further neighborhood planning and service provision in the area. It is also expected that some publically funded projects may result from the planning effort.

As a business owner in the area, we are interested in hearing your views about business challenges, assets of the area and public service provision.

**PLEASE FILL OUT THE SURVEY AND RETURN IT TO THE CITY IN THE ATTACHED SELF ADDRESSED ENVELOPE. THANK YOU FOR PARTICIPATING IN THIS IMPORTANT PROJECT. RESULTS OF THIS NEIGHBORHOOD WIDE BUSINESS AND RESIDENT SURVEY WILL BE MADE AVAILABLE ON-LINE AT [www.cityofypsilanti.com/gateway](http://www.cityofypsilanti.com/gateway)**

**What type of business do you own?**

- Retail store
- Grocery store
- Party store
- Manufacturing
- Professional services
- Other (describe) \_\_\_\_\_

How long has your business been in the area? \_\_\_\_\_ years

Why did you choose to locate in Ypsilanti? \_\_\_\_\_

Who are your primary customers? (check all that apply)

- Local residents
- Out of town customers
- Older residents
- Younger residents
- Families

What would help your business be more profitable? \_\_\_\_\_

What businesses would compliment yours and bring in more customers for you?

If you own a party store – would you be willing to provide more fresh produce?

- Yes
- No

If not, why not? \_\_\_\_\_

What is your busiest time of day of the week? \_\_\_\_\_

Do you have problems hiring qualified employees?

- Yes
- No

If yes, why is it difficult to hire employees? \_\_\_\_\_

Do you contact local schools or colleges to find qualified employees?

- Yes
- No

**Do you use the services of MichiganWorks! to find qualified employees?**

- Yes
- No

**How often do you use police, fire or emergency services?**

- Never
- One per year
- Once per month
- Several times a month

**What is the most frequent reason you call on police, fire or emergency services?**

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**Are there physical improvements that can help improve the safety of your business (such as additional lighting, beautification of the area)?** Please list any suggestions you have:

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**Does your business participate in neighborhood or other City events?**

- Yes
- No

If yes, what kinds of events? \_\_\_\_\_

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**Are there any City-wide promotions or events that could help your business?**

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**What are you most proud about in the Ypsilanti community?** \_\_\_\_\_

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**What is one thing you would change if you could?**

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## Commercial Business Survey Results

Of the 29 businesses that were provided to the B-side of Youth, all were visited. 19 of the businesses responded to one or more of the questions. The following provides an overview of responses to the survey:

### What type of business do you own?

- Retail store 4
- Grocery store 1
- Party store 1
- Manufacturing 1
- Professional services 5
- Other (describe) 7 (1 = salon, 1= gas, 1=insurance, 3=food, 1=wholesale/distributor)

### How long has your business been in the area? \_\_\_\_\_ years

- 1 to 5: 5
- 6 to 10: 5
- 11 to 19: 2
- 20 to 29: 2
- 30 to 39: 2
- 40+: 3

### Why did you choose to locate in Ypsilanti?

- N/A 8
- Affordable 4
- Schools 2
- Surrounding business 2
- Not in Detroit 1
- Purchased previous business 2

### Who are your primary customers? (check all that apply)

- Local 15
- Out of Town 7
- Older 7
- Younger 7
- Families 4

**What would help your business be more profitable?**

N/A	5
Improved economy/More jobs	7
Decreased Theft	1
More parking	1
Lower insurance rates	1
Clean up city	1
More Ad space	1
Decrease Taxes	1
Additional AATA bus routes	1

**What businesses would compliment yours and bring in more customers for you?**

N/A	11
Strip mall	3
Manufacturing	1
Pet Store	1
Car Dealership	1
Anything legal	1
Food/Bar	1

**If you own a party store – would you be willing to provide more fresh produce?**

- Yes 2 (17 other businesses not party stores)
- No 0

**What is your busiest time of day of the week?**

N/A	2
Saturday	1
Sunday	4
Monday	1
Tuesday	0
Wednesday	0
Thursday	6
Friday	1

Week Days	2
Weekends	1
After 4 PM	1
After 6 PM	1
All day/Everyday	2
1st of month/Pay day	2

**Do you have problems hiring qualified employees?**

- Yes 3
- No 14
- N/A 2

**If yes, why is it difficult to hire employees?**

- Personal reasons
- Hard to find trustworthy employees
- No response

**Do you contact local schools or colleges to find qualified employees?**

- Yes 5
- No 12
- N/A 2

**Do you use the services of MichiganWorks! to find qualified employees?**

- Yes 4
- No 13
- N/A 2

**How often do you use police, fire or emergency services?**

- Never 3
- One per year 8
- Once per month 4
- Several times a month 2
- N/A 2

**What is the most frequent reason you call on police, fire or emergency services?**

- N/A 3
- Theft 5
- Disruptive non-customers 3

False Alarm	5
Vandalism	1
Out of hand Costumers	3
Illegal Dumping	1

**Are there physical improvements that can help improve the safety of your business (such as additional lighting, beautification of the area)?** Please list any suggestions you have:

Nothing	4
City beautification	3
Improve/more Parking	3
More/Better lighting	4
Remove Beggars/Prostitutes/Drugs	5
Improved road systems	2
Encourage Business growth	2
Police presence	1
Lighting around parking areas	1

**Does your business participate in neighborhood or other City events?**

- Yes 8
- No 10
- Use To 1
- 

**If yes, what kinds of events?**

Down Town Bus. Authority	10
Fashion Shows	1
Girl/Boy Scouts	1
Donate	3
Chamber of Commerce	1
Multiple	1

**Are there any City-wide promotions or events that could help your business?**

No	10
Unsure	2
City Maps of Local Business	1
Beerfest	1
Yes	1
City Wide Promotions	2

Customer Appreciation	1
Convention Bureau assistance	1

**What are you most proud about in the Ypsilanti community?**

Unsure	3
Community/Culture	8
Diversity	2
Customer Loyalty	1
Profits	1
Heritage Festival	1
Caring & Loyal residents	1
Fire Station & Auto Museums	1
Improvements the City makes	1

**What is one thing you would change if you could?**

N/A	5
Nothing	4
Not Sure	1
The Cities bad reputation	3
Remove road islands down town	1
Stricter on Crime	5

## Appendix E – Washtenaw County Services

Category	Depart. Providing Service	Program Name	Population Served	Specific Eligibility Requirements (if any):	Brief Description
Children's Services	ETCS	ETCS- Summer Food For Children		Eligible for free school lunch- or site is in a low income area (additional qualifiers apply)	28 Ypsilanti sites; Meals for kids who usually receive subsidized lunch at school (can include breakfast or snacks and usually in conjunction with a recreational program)
Children's Services	ETCS	Foster Grandparent Program	older adults and children	55+, 200% poverty	85 Older adult volunteers work 20 hours a week with kids needing additional support in schools and programs serving children; 22 Ypsilanti sites
Children's Services	Head Start	The Washtenaw County Head Start	Children and families	Age 3-4 and low income	Comprehensive child development services for children and families.
Children's Services	MSU Extension	4-H Youth Development	Children	Youth ages 5-18 as of January 1 of the current year	The Washtenaw County 4-H youth program serves youth ages 5-18 throughout Washtenaw County. The 4-H club program relies on the support of volunteers who provide activities based on youths' interests.

Provides age appropriate hearing and vision screening to all children up to age 21 (25 for special needs). Screening is done on-site at all public, private, and charter schools in Washtenaw County. Hearing is done at grades K, 1, 2, 4, and on the opposite years by referral. Vision is done in grades K, 1, 3, 5, 7, 9 and on the opposite year by referral. Some infants and preschool children are screened as well. Office hours are available by appointment. Free Otology Clinics are held throughout the year for children who have failed their hearing screen.

Program is designed to encourage parents to allow their children to walk/bike to school by creating safe routes to and from neighborhood schools.

The Eastern Leaders Group is a partnership between Eastern Michigan University and civic and private sector leaders who are collaborating to meet the immediate and long-term economic and quality of life needs of Eastern Washtenaw County.

Basic Money Management Class offered weekly at Michigan Works and twice a year at Dawn Farm

Children's Services	Public Health	Hearing and Vision Screening Program	Up to age 21 or 25 for special needs individuals.	All County residents or attend school in Washtenaw County
Children's Services	Public Health	Safe Routes to School	Children	Schools self-select to participate after Public Health presentation of the program
Finances	Economic Development & Energy	Eastern Leaders Group	Business, job seekers, K-12 students	
Finances	MSU Extension	Basic Budgeting	Adults	

Finances	MSU Extension	One on One Financial Education	Adults		Individuals receive 1 on 1 education on how to create a budget. Averages 5 home visits per week in the two zip codes.
Food	ETCS	Senior Nutrition		Age 60+; For Meals on Wheels; Also homebound	Home Delivered Meals (Meals on Wheels); Congregate Meals - 3 sites
Food	ETCS	TEFAP-Commodity Food Distribution Agriculture and Horticulture Program Supplemental Nutrition Assistance Program Education (SNAP-ED)	Families/Households	130% of poverty	USDA food for households with low income; 1980 households quarterly; Distributed through Community Pantries
Food	MSU Extension	MSU Extension	Adults		Variety of educational programs designed to strengthen farm profitability and improve consumer access to local agriculture and horticulture farm goods.
Food	MSU Extension	MSU Extension	Serve infants, children, adults and older adults	Food assistance qualified or at 185% of poverty	Healthy nutritional choices for those on food assistance or at 185% of poverty

Washtenaw County Public Health (WCPH) is partnering with Food Gatherers to install refrigeration/freezer units in seven pantries, increasing the capacity of these pantries to supply of fresh and frozen fruits and vegetables to pantry clients. Funding for these environmental changes is provided by the Michigan Department of Community Health Building Healthy Communities grant; project match is provided by Food Gatherers. Three participating pantries are in the 48197/98 zipcodes. They are: Hope Clinic, Towne Center, and Ypsilanti Salvation Army.

WCPH is also providing nutrition education at these same pantries, visiting each pantry four times during weekly or monthly food distributions and delivering brief messages about healthy eating. Funding for these lessons is from USDA's Supplemental Nutrition Assistance Program (food stamp) Education funds. WCPH is disseminating nutrition education materials designed for low-income audiences and is providing information on how to apply for food stamps, if applicable.

This is a 1-year grant-funded project and will be completed September 30, 2010.

Public Health	Food pantry capacity building and nutrition education project	Adults and older adults	Clients at 3 participating pantries
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Food

Food	Public Health	Prescription for Health	Adults	Prescription for Health provides \$10 in tokens for use at the Downtown Ypsilanti Farmers' Market to patients at the Neighborhood Health Clinic and several food pantries in the Ypsilanti area.
Food	Public Health	Ypsilanti School Farm to School (school food service improvements)	Adults	Planning is under way to bring Farm to School into the Ypsilanti School district in collaboration with their food service vendor, Chartwells.
Gardening	MSU Extension	Don't Guess Soil Test Program	Adults	Promotion of soil testing during the month of April to educate consumers on what fertilizers best fit the plants they are growing in their gardens and landscapes in an effort to reduce damaging phosphorus levels in the watersheds of Washtenaw County Master Gardener program trains volunteers in an extensive 12 week program on soils, botany, fruit, vegetables, turf, woody ornamentals, flowers, volunteering, composting and much more. Students are trained on managing plants through integrated plant management, which seeks management of pests by cultural practices and alternative to pesticides when available
Gardening	MSU Extension	Master Gardener Program	Adults	

Gardening	MSU Extension	Urban/Rural Understanding and Conservation Education	Children and adults	None	Educational programs such as Project RED, Breakfast on the Farm and Conservation Stewards, open to all county residents and offered in various parts of the county, designed to increase student's and adult's knowledge about agriculture science and where their food comes from, as well as their understanding of conservation.
Healthy Living	Parks and Recreation Commission	Washtenaw County Parks and Recreation Commission	Everyone	None	A county level parks and recreation agency whos mission is to promote active life styles; provide accessible parks and facilities; and preserve and manage important natural areas. An inventory of parks, preserves and facilities in the 48197 and 48198 is available.
Healthy Living	Public health	Children's Special Health Care Services (CSHCS)	Infants, children age 20 and under, and some adults with approved diagnoses	Michigan resident, US citizen or documented non-citizen admitted for permanent residence, or a non-citizen legally admitted farm worker.	Assists individuals with special health care needs in accessing the broadest range of appropriate medical care, health education, and supports.

Healthy Living	Public Health	Communicable Diseases Program	All of the above		Community surveillance of communicable diseases that are reportable to the health department. Prevention of infectious public health threats.
Healthy Living	Public Health	Gateway to Health	Unemployed adults	Clients of Work First	Washtenaw County Public Health's health educators provide stress management and healthy lifestyle sessions to clients at Work First.
Healthy Living	Public Health	Immunizations	All ages		Provide immunizations against vaccine preventable diseases (VPD) to underinsured and uninsured individuals. Provide health care and public education on VPDs
Healthy Living	Public Health	Tuberculosis Program	All of the above		Legal responsibility for preventing and controlling TB in the community
Healthy Living	Environmental Health/ Public Works	Solid Waste	Everyone		To provide waste diversion opportunities for businesses and residents
Healthy Living	Public Health	HIV/STD/Adult Clinic	Teens and adults		Low cost HIV/STD clinic which provides counseling, testing and treatment
Healthy Living	Washtenaw Health Plan	Washtenaw Health Plan	WHP serves adults primarily, between the ages of 19 and 64. However, there are some kids and	Income at or below 200% of federal poverty level; Washtenaw	Promotes, arranges, finances access to health care services for low-income, uninsured County residents

			some older adults enrolled in the program. These are people who are not eligible for other publicly funded programs like Medicaid. Vast majority of enrollees live in Ann Arbor and Ypsi.	County resident; uninsured, and not eligible for other publicly funded programs like Medicaid. Affiliated with Public Health and County Administration.	
Homeowner Services	ETCS	Emergency Assistance to Individuals		Income 150-200% Poverty- depending on the fund source.	Provide funds for: Utility Shut-off prevention; Eviction Prevention; Individuals are served at Harriet office; Funds from various sources; \$285,000 accessed in fy 2010; Also resource advocacy and connection
Homeowner Services	ETCS	Weatherization Assistance Program	All community member benefit	Income documentation is necessary to prove eligibility. 200% of the federal poverty level or below.	The Weatherization Program is a federal program that provides free home improvements related to energy savings to low-moderate income county residents. We perform an energy audit and home inspection and identify where insulation can be added, where air leaks are occurring or where health and safety problems exist. Using private contractors we complete this work for free.

Homeowner Services	MSU Extension	Homebuyer Pre-Purchase Education	Adults		Program which prepares first time homebuyers for homeownership. the two-part program is offered monthly at either the county Learning Resource Center or at the MSU Extension Office.
Homeowner Services	MSU Extension	Mortgage Foreclosure Prevention Program	Adults	Homeowner	Housing and consumer counseling relating to foreclosure prevention
Inspection	Public Health - Environmental Health	Rural Team Environmental Health Services	General Population		Ensure safe sewage disposal and drinking water where there is no municipal services, Inspect facilities that store hazardous materials, respond to general complaints about water quality, illegal dumping, and other environmental issues, Ensure onsite well and septic systems are functional and safe at time of sale, Review new facilities to ensure that hazardous materials are properly stored.
Inspection	Public Health, Building Inspection	Building Inspection	All-based on building safety for the entire community	Augusta Township would be the only area we service in the specified zip codes for Building Inspection. We	Our main objective is building safety via enforcement of the State Building Code and PA 230. We issue, inspect, and enforce the building code for new and renovated construction projects. We enforce the licensing requirements for contractors via PA 54. We are currently performing weatherization inspections for ETCS. We perform plan review on applications submitted for permits. We perform investigations and

service both areas for weatherization inspections.

follow up on projects being constructed without permits. We perform inspections and follow up for State Complaints filed by homeowners when they have issues with their contractors. We currently only cover (6) jurisdictions within Washtenaw County. They are: Village of Dexter, Augusta Township, Lodi Township, Saline Township, Scio Township, and Webster Township.

Inspect environmental health items at child care centers, adult group homes, children's camps, and other similar facilities as requested by Michigan Dept. of Human Services.

Inspect & license restaurants, inspect & license temporary food events, investigate restaurant complaints, and investigate foodborne illnesses. Provide food safety education.

Investigate general environmental health complaints related to tenant/landlord disputes and investigate general sanitation complaints, such as mold, rats, bedbugs, etc.

Inspect public swimming pools annually and provide water sampling to test for disinfectant, pH, and bacteria levels at public pools.

Inspection	Public Health, Environmental Health Division	Child Care Inspection Program	All of the above
Inspection	Public Health, Environmental Health Division	Food Safety and Restaurant Inspection Program	All of the above
Inspection	Public Health, Environmental Health Division	General Complaint Investigation	All of the above
Inspection	Public Health, Environmental Health	Public Swimming Pool	All of the above

Inspection	Division	Inspection & Sampling Program			
	Water Resources Commissioner	Stormwater System Construction, Operation and Maintenance, Development Review, and Water Quality Program Assistance	All residents within county drainage districts		Stormwater infrasture construction, o & m services and flood response, review of new development and redevelopment proposals, technical assistance to local governments in meeting mandates of Federal Stormwater Permit and other water quality programs with special emphasis on phosphorus reduction in Ford Lake.
Justice System	Children's Services	Washtenaw County Juvenile Detention and Daybreak Residential Treatment	Children	Court-ordered youngsters ages 12-17	Juvenile Detention Program: Provides secure detention services 24 hours per day/7 days per week to youth remanded by court order. Daybreak Residential Treatment: Provides secure residential drug and alcohol treatment to court-ordered youngsters 12-17 years of age.

Public Defender  
 Office of Washtenaw County Office of Public Defender's Community Outreach Program

All Adults, Children and Infants as needed

None are applicable for our specific program but individual co-partners may have eligibility requirements

The Office partners with businesses, non-profits, schools, churches and other units of government to prevent crime and enhance public safety by rendering top quality legal representation as needed to enforce constitutionally mandated public defense competently, effectively, efficiently, ethically and vigorously in all criminal, juvenile and civil law appointments in order to achieve justice where rights are protected, due process is received fairly and equally, rehabilitation is effective, recidivism is reduced and re-entry into society as law-abiding and productive residents is realized. Some examples of the Washtenaw County Public Defender's partnership/ collaborative efforts in the 48197 and 48198 Zip code area are: A Public Defender representative serves as Co- Chair on the Student Advocacy board, Chair of the Legal Services of South Central Michigan Board, and as a Board member on Catholic Social Services Board. We also have Board Representation on the Michigan Prison Reentry Initiative (MPRI) Steering Committee, have been Co- coordinator of the MPRI Suits for Success Program, and have representation on the Washtenaw County Juvenile Trial Court's committee on Disproportionate Minority Contact Committee as well

Justice System

as membership in the Ypsilanti – Willow Run NAACP branch. In addition, the Office participates in Ypsilanti and Willow Run school and church legal education presentations.

Justice System	Trial Court, Friend of the Court	Friend of the Court	Infants, children and adults	Case filed in Washtenaw Trial Court, domestic relations division	Primary statutory duties include investigation, evaluation and dispute resolution of contested issues in trial court domestic relations cases e.g. divorce, paternity, custody, parenting time, interstate child support. Also, enforcement and modification of child support, spousal support, and parenting time.
Mental Health	CSTS	CSTS	adults, children and families who qualify under the mental health code	person with mental illness, developmental disability or emotional disturbance under the mental health code	Community mental health services to adult, children and families. Includes crisis intervention, evaluation for in-patient care, out patient services, case management, community living supports and vocational services to persons with mental illness, developmental disability or serious emotional disturbance.

Mental Health	Livingston- Washtenaw Substance Abuse Coordinating Agency	Hamilton House Engagement Center		actively using substances and medically stable	23 hour emergency bed for persons with co-occurring and substance use disorders who are actively using, but not needing emergency services.
Parent Services	MSU Extension	Breastfeeding Initiative Parenting Education - Parenting on your Own	Mothers and infants  Adults	WIC eligible mothers/families	One on one education support for mothers, offered at WIC and in homes  Parenting class offered weekly at Hope Center, and twice a year at Dawn Farm
Parent Services	MSU Extension	Children's Medicaid Advocate	Infants, children, pregnant women, families		Provides advocacy for families to navigate the Medicaid system. Assists families in obtaining Medicaid or MICHild for their children or assists when these children lose benefits.
Parent Services	Public Health	Maternal Infant Health Program (MIHP)	Pregnant women and infants up to 1 year	Medicaid or Medicaid Eligible	A home visiting program for high risk pregnant women and infants up to 1 year of age. Cases are care coordinated and have involvement of a Public Health Nurse, Social Worker, and Dietitian.
Parent Services	Public Health	WIC	Women (pregnant, breastfeeding, or post-partum) and children up to age 5.	180% of poverty based on size household and income.	WIC provides nutritional education, breastfeeding assistance, referrals, and supplemental healthy foods for pregnant, breastfeeding, and post-partum women and children up to their 5th birthday.

Open to any Michigan WIC participant so some clients come from other counties.

Veterans Affairs	Veterans Services including Michigan Veterans Trust Fund Emergency assistance and Veterans Relief	Range from individuals to families depending on each situation	Honorable military service, residency and in some instances, war time service is required.	Benefits and entitlements based on honorable military service. For certain federal benefits, wartime service is required as it is for emergency relief programs offered through this department.
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Veterans

## Appendix F – Flyer



### South of Michigan Avenue Community Needs Assessment

[www.cityofypsilanti.com/gateway](http://www.cityofypsilanti.com/gateway)

#### **We're looking to hear from you!**

The City and County are hoping to hear from residents themselves in five key topic areas: housing, education, safety, public health, and quality of life.

What are key strengths and assets to build on?

What are the challenges in the neighborhood and community?

What things make you proud of your neighborhood, and what makes it hard to stay?

The Community Needs Assessment is designed to open up communication and engage the community for positive change. We hope you'll join us and bring a neighbor!

#### **Hollow Creek Residents**

*May 13, 2011 5-7 p.m. – Hollow Creek Learning Center*

#### **Paradise Manor Residents**

*May 16, 2011: 6-8 p.m. – Paradise Manor Learning Center*

#### **Chidester Residents**

*May 19, 2011: 3-5 p.m. – Chidester Community Room*

#### **Parkridge Residents**

*May 25, 2011: 6-8 p.m. – Parkridge Learning Center*

#### **Community wide meeting\***

*May 19, 2011: 6-8 p.m. – Parkridge Community Center-Gym*

#### **Community wide meeting\***

*May 23, 2011: 6-8 p.m. – Perry School*

\* These meetings are open to all residents South of Michigan Avenue. Childcare and light refreshments will be provided at these two meetings.

Other meetings will be scheduled as time permits.

Check [www.cityofypsilanti.com/gateway](http://www.cityofypsilanti.com/gateway) for regular updates and more information.

Please contact Teresa Gillotti at (734) 483-9646 if you have any other questions.

## Appendix G – HIP Data

Washtenaw County Target Populations and Communities–Adult Health Status, Access to Care, Social Determinants, Health Behaviors and Environmental Risk Factors–2010 HIP Survey  
Data\*

	Jurisdiction Wide Washtenaw County	Target Community Ypsilanti	Disparity Group <\$35,000	Disparity Group African American
<b>Health Outcomes</b>				
Overweight current	33	36	34	34
Obese current	26	31	26	28
Diabetes ever	4	9	6	7
Stroke ever	4	5	11	6
Angina/Heart Disease ever	3	2	7	2
High Blood Pressure ever	21	28	33	36
Asthma current	13	25	16	25
<b>Access to Care</b>				
No health insurance	11	11	25	8
Couldn't afford prescriptions	8	14	19	17
Personal health care provider	78	83	71	88
Delayed healthcare – no transportation	3	3	15	5
<b>Physical Activity</b>				
No physical activity for exercise	25	36	40	28
Screen time minutes/day (average)	168	192	173	206
Strongly/Somewhat Disagree Walking areas in neighborhood	26	20	23	19
Strongly/Somewhat Disagree Feel safe walking in neighborhood	11	12	13	15
Times in past week walked/biked for transportation (average)	7	8	12	4
<b>Nutrition</b>				
5 or more servings of fruits&vegs/day	18	19	10	25
Fast food once a week or more	39	49	49	44
Food Insecure	5	6	13	4
Nearest grocery/healthy food source ½ mile or less	11	11	18	13
<b>Infectious Disease</b>				
Ever tested for HIV	45	47	57	54
Past Year influenza vaccine	50	41	38	40
<b>Alcohol/Tobacco/Drugs/Firearms</b>				
Binge Drank Past Month	13	11	10	6
Currently Smoke	12	14	12	7
Illicit drug use in past year	7	8	11	9
Drug use interferes w/responsibility	5	2	11	1
Firearms in home	32	26	26	14
<b>Mental Health/Social Support</b>				
Depression diagnosis ever	22	20	29	14

<b>Always Sufficient Emotional Support</b>	<b>44</b>	<b>43</b>	<b>29</b>	<b>42</b>
<b>Eats meal with family 7 days/week (adults who do not live alone)</b>	<b>42</b>	<b>35</b>	<b>25</b>	<b>39</b>
<b>Lives alone</b>	<b>9</b>	<b>15</b>	<b>23</b>	<b>15</b>
<b>Strongly/Somewhat Disagree neighbors help</b>	<b>20</b>	<b>21</b>	<b>34</b>	<b>32</b>

\* All indicators imply percentages unless otherwise specified.

Adreanne Waller, MPH – updated 8/16/11

## Appendix H – Written Comment Cards from Input Sessions

Category	Self-Identified Neighborhood	What are you most proud of?
Quality of life	898 Jefferson	Parkridge community center is within walking distance for the kids
	Chidester Place	A ride cab
		Beautiful park
		Beautiful parks
		Bus service
		Bus stop out front
		Busses
		Close to community services
		Community centers
		Community resources
Excellent library system		
Good sidewalk system to downtown area		
Jamboree; Friday night concerts on Washington		
Libraries		
People and community services		
Plenty of bus stops		
Riverside park is nice and clean		
Salvation army		
The Rocket		
Thrift store		
Transportation		
Hollow Creek	Diverse community	
Paradise Manor	Unity	
Parkridge	Community activities in sports competitions	
	Neighborhood park	
	Parkridge community center	
	Utilizing churches for recreation activities	
S. Grove	Bus to Whittaker library	
Towne Center	Accessibility to downtown and bus routes, especially the transit center	
	Bus stop	
	Riverside park	
	Sidewalks: access to library, post office	

Category	Self-Identified Neighborhood	What are you most proud of?
	W. Willow	The park half a block away makes the whole block look nice
	Ypsilanti	Businesses, restaurants, stores
	Unknown	I can walk to work and church
<b>Communication</b>	Ainsworth	Communication among neighbors Communication with neighbors
	Chidester Place	Chidester's improving reputation
	Parkridge	Help from city department heads for improvement in neighborhood
	Towne Center	City Hall
<b>Housing/neighborhood</b>	Ainsworth	Quietness of the area Steadfastness of seniors
	Chidester Place	Clean and well-kept Friendly people Good number of residents wanting to be more involved and active Houses across the street are nice-looking I can say no to people in the building if they ask for something I've almost never had a knock on my door from someone I don't know Most people are polite Most people don't ask personal questions My apartment Proximity to father's house Sense of small town; see folks you know everywhere and they're friendly The friends I've made
	Forest Knoll	The way neighbors help each other
	Hollow Creek	Helping hands Parking in lot Sense of community with select neighbors; taking care of the area and looking after kids when they're on the playground
	Madison/Hawkins	Being nosy is good sometimes Neat lawns

<b>Category</b>	<b>Self-Identified Neighborhood</b>	<b>What are you most proud of?</b>
	Parkridge	Demolition of vacant properties in neighborhood Some community involvement from neighbors
	Unknown	Hamilton Crossing Neighborhood is quiet and good Well kept lawns
<b>Public health</b>	Chidester Place	Farmers' market (cited three times) Pharmacies Public health
	Parkridge	The Hope Center
	Towne Center	Farmer's Market Restaurants
<b>Safety</b>	Chidester Place	I've never been robbed Roads and parking lot cleared of ice and snow
	Parkridge	Daily policing of neighborhood
	Towne Center	Security

<b>Category</b>	<b>Self-Identified Neighborhood</b>	<b>What would you change if you could?</b>
<b>Workforce/education</b>	Madison/Hawkins	Residents getting higher education
	S. Grove	East Middle School Trade schools
<b>Safety</b>	Ainsworth	Speed of cars on the street
	Chidester Place	Better caution lights on main corners Lack of curb cuts More neighborhood watches for kids and adults Safety connections for help needed on sidewalks Sidewalk repairs for wheelchairs and powerchairs
	Hollow Creek	Remove snow in sidewalks of neighboring areas
	Madison/Hawkins	More positive examples of neighborhood watch
	Paradise Manor	Brandy's overflow causes problems Derelicts Frequent broken glass in parking lot Police calls: already an emergency, don't get to the source of the problem Safety: kids can't be out in summer Safety: kids throwing bottles

Category	Self-Identified Neighborhood	What would you change if you could?
		Safety: pit bulls Security Tire slashing
	S. Grove	Not proud of having security doors installed Not proud of more police patrol
<b>Housing/neighborhood</b>	898 Jefferson	Cooperation in resolving a rising health/blight issue: 875 Jefferson burned over three years ago
	Ainsworth	Debris pickup Street cleaning Tree trimming
	Chidester Place	Blight Two houses on the west side of the road look condemned; make the neighborhood look like a slum
	Hollow Creek	Have court community service clean up garbage and broken glass on Grove Residents and guests not taking care of their areas/showing pride in our neighborhood
	Madison/Hawkins	Loud music Neighborhood participation; not talking to the young people
	Unknown	Bed bugs and ants Lack of storage space
<b>Workforce/education</b>	Hollow Creek	Neighborhood young men and women to have something to do
	S. Grove	Youths need opportunity and guidance
	Unknown	Financial awareness (personal or business)
<b>Public health</b>	Chidester Place	Free local classes for nutrition, etc. Lack of grocery stores More health care Need a bus route to Kroger and CVS on Whittaker and to the library Need grocery store Need many more support groups Supermarket nearby
	Hollow Creek	Neighborhood grocery store

<b>Category</b>	<b>Self-Identified Neighborhood</b>	<b>What would you change if you could?</b>
<b>Communication</b>	Chidester Place	Better communication with management without rudeness of sarcasm More input in what goes on No representative to contact at HUD
	Hollow Creek	More community meetings
	Towne Center	Meetings at Towne Center
<b>Quality of life</b>	Chidester Place	Craft store, book store, hardware store nearby Parks and recreation TCF branch closer to Chidester
	Hollow Creek	Improve Waterworks park Nearby community playground Transportation
	Towne Center	Benches at Riverside park More trees
	Ypsilanti	Sidewalks on s. side of Michigan Ave. between Huron and S. Grove Streetlights on Catherine Street
	Unknown	Lack of music and arts program Lack of senior citizen aid Want to go to baseball games in Detroit

## Appendix I – Prioritization questions and responses from final meeting

<b>Housing Opportunities</b>	
117	Blight removal (Abandoned and dangerous buildings)
98	Code enforcement (sidewalk snow removal, structure and lawn maintenance, dumping)
88	New housing on vacant lots
84	Other reuse of vacant lots (gardens, small play spaces)
79	Assistance with making homes more energy efficient
14	Other: Affordable housing (5); new Housing commission management (4); foreclosure prevention/home buying assistance (2); more police presence (1); jobs (1)
<b>Safety</b>	
106	Neighborhood block watch support
99	Improved street and parking lot lighting
91	Minimize loitering
84	Minimize speeding in neighborhoods
69	Improved enforcement of noise violations
20	Other: More community policing (6); fix sidewalks and curb cuts (6); find resources to do all of the above (5); more police presence (1); signage for children's safety (1)
<b>Education and Workforce Development</b>	
115	Increase graduation rates
106	Increase early education opportunities
102	Job retraining into established career paths
96	Job coaching
90	Entrepreneurship training
65	Utilize Community Learning Centers at Housing Commission properties
25	Other: Jobs (7); more local jobs available via more local business (5); jobs to fit the skill set of those who need the jobs (5); police cadet programs (1); helping felons (1)
<b>Public Health</b>	
129	Improve frequency of public transportation
115	Add full service grocery
110	Improve communication about health services available
82	Better selection, more groceries, and unexpired food at party stores
75	Increased maintenance and improvements to local parks
68	More opportunities for regular fitness activities (groups, clubs)
21	Other: More advertisement of farmers' markets and bridge card deals (7); jobs (7); access to health services (5); senior tag teams for those who live alone (1); access to gardens (1)
<b>Youth Opportunities</b>	
97	Summer Youth Employment
91	Youth Leadership programs
81	Youth Recreational programs
69	Truancy Programs
9	Other: Jobs for all (5); youth jobs/apprenticeships/training programs (1); youth/senior mentor volunteers (1)

**Communications**

- 79 Publicize ways to make a difference in the community
- 77 Provide support to Neighborhood Associations
- 67 Report back on city projects and processes
- 64 Increase role of CoPAC as link between Neighborhoods
- 58 Improve access to internet and e-mail for ALL residents
- 6 Other: Centralize information in one place (5); made easy to find (1)

## Appendix J – Door to door survey results, summary

### *Things you like*

<b>Neighborhood</b>				
	1			
Quiet or peaceful	0			
	5	Proud of neighborhood	3	Used to be a great place
Neighborhood is nice, beautiful, good, okay, comfortable, cool, low-key, satisfactory, liveable, well- rounded or the best	2			
	5	Not too big or small	2	Used to be peaceful
	1			
Diversity	2	Small town atmosphere	2	Less traffic
	1			Like the underdog and pointing out upsides to those who look down on the area
Sense of community	1	Like the progress Ypsi has made	1	
	1	Stable, affordable community in the process of development	1	Urban/rural; Working class
Like/love the neighborhood	8			It's a place to live
Heritage	4	Stable	1	No wild animals
Like/love Ypsilanti	3	Most homes are owned	1	
Family oriented community	3			
<b>Amenities</b>				
Perry School	5	B-Ball courts	2	Movies being made
Bus	5	Center for kids	2	Recreation
Good trash removal	5	Sidewalks	2	More fishing
Lights at night	4	Historical society	1	Always something to do
Shopping downtown or in general	3	Library	1	Clearing the snow
Parks	3	Hope center	1	City keeps the youth busy
Trees	3	SOS crisis center	1	Friendly mail carriers
MI Works	3	Private schools	1	Public transportation
Restaurants	2	WCC	1	Public workers
Programs	2	Churches doing positive things for kids	1	Recycle
City looks out for me/others	2	Beautiful churches	1	Resources for older people
Variety of businesses	2	Lots of churches	1	Community help
Farmers market	2	Downtown area	1	View
College town	2	Convenience stores	1	Nature
Schools	2	Ypsilanti Food Co-op	1	Green grass
Public service	2	Food donations	1	Good air
Parking	2	Grocery stores	1	ESST
Health service/human	2	Good food	1	Heritage festival

<b>Amenities (continued)</b>					
Prospect Park	1	Beautiful historic district	1	Parkridge Center	1
Car shows	1	Pool	1	Friday downtown concerts	1
<b>Property Conditions</b>					
Clean houses, streets, or neighborhood	2 9	Well-maintained historic homes	4	Joe's Party Store is maintaining its external property better in the past 2-3 years	1
Well-kept houses, yards, and city properties	2 7	Nice properties	3	Neighborhood is well-preserved	1
Yards and gardens are pretty, large, or nice	7	Removal of old buildings	1	Streets are OK	1
Houses	4	Perry Apt. renovation	1		
<b>Crime and Safety</b>					
No, low, or less crime	1 5	Not a bad area, just some bad people	1	Domestic fights are usually resolved within 15 minutes and don't disrupt the neighborhood overly.	1
Police patrolling, lowering crime, responding quickly, and helping	1 4	Security all night at Parkview is good	1	Feel at home	1
Safe	1 2	Rescue squad	1	Youth try to stay out of trouble	1
No violence, fighting, gunshots, break-ins, car damage, stealing, drama, real problems, or need for police	1 2	Watch signs	1	Good place to raise kids with less gangs	1
<b>Proximity</b>					
Downtown	1 0	Stores	2	Perry School	1
Expressway	4	Walking distance to everything	2	WaterWorks park	1
Convenient location	2	Church	1	Work	1
Major roads	2	Library	1	Plenty of space	1
<b>Personal</b>					
Family	8	Longtime residence	4	Homeownership	3
Friends	2	New resident	4	Philanthropist	1

### *Things you would change*

<b>Quality of Life</b>					
Kids' outlets, clubs, programs, recreation, activities, facilities, tutoring, etc.	4 5	environment	1	Schools	1
More and improved parks and play areas for children, closer, etc.	2 8	Liven it up a bit	1	Continue bike path from park to Ford Lake	1
Community involvement, more, meetings, more awareness, sense of community, pride etc.	1 4	Prejudice against southside	1	racial discrimination	1
More frequent buses, longer hours, service to Whittaker library, etc.	1 2	Take advantage of community garden	1	More washers and dryers	1
Activities for adults and seniors	9	Band to play music softer, different time of day	1	Rehab for addicts who can't afford it	1
Water park	4	need new mayor	1	Neighborhood went down from what it used to be	1
More/better parking	4	Better-supervised basketball courts	1	Second chance programs for felons	1
WIFI	3	Swimming pool	1	Taxes for seniors	1
Community events (block party, meet and greet, picnics)	3	Six flags	1	STD outreach centers	1
Self-esteem programs for kids	2	Skate ring	1	Coordinate church activities	1
Arts and entertainment	2	Continue to make bike/bus commuting safe	1	More trees	1
Black festival, Music/gospel festivals	2	More books in library	1	Fewer trees to fall out of	1
nothing has changed	1	Politicians; Foot put down	1		
<b>Maintenance</b>					
Street/sidewalk/drain maintenance/upkeep	4 0	Improved tree care/replacement	11		
Cleanliness/general upkeep	3 8	Vacant property upkeep	9		
Code enforcement (weeds, snow removal, animals, graffiti, etc)	2 3	Incentives for home improvements, and/or vacant lot development	8		
Vacant properties - reuse	2 1	Utility issues (updating gas and water pipes)	3		
Improved street lighting	4	Power failures after storms	1		

<b>Crime</b>					
Reduce crime/increased police presence and response	5	Prostitution	4	Reduce noise from sirens	2
Drug activity	2	Shootings	3	Increase safety for residents walking at night	2
Reduce police harassment or perception thereof	1	Truancy/Bullying	3	gangs	1
Theft/vehicle break-ins	3	Trespassing	2	police pulling people over at the festival	1
Improved security/surveillance	1	Increase number of community watches	2	No food delivery after dark	1
Other violence	0				
	4				
<b>Real Estate</b>					
Taxes, too high	1	Homelessness	3	Slumlords	2
Section 8 monitoring and care in locating public housing	0	Squatters	2	changes to residential lots (driveways, yards, etc.)	2
Rehabilitation	8	Foreclosure help	3	more owner-occupied housing	2
	4	Need for more affordable housing	2	Real estate development, better	1
	3				
<b>Neighborhood</b>					
Noise, loud music	1	Citizen participation, need increased	2	Greater cooperation among stakeholders	1
Loitering, activity especially at night	6	Quiet homes	2	Outsiders doing things they're not supposed to do	1
kids, youth, upbringing	1	Strangers, fewer moving in and passing through	2	Property manager	1
Need more good neighbors	9	Bikes in front of houses	1	Courtesy, need increased	1
Dogs, loose, need for licensing	8	Church membership, need increased	1	Unhelpfulness and unneighborliness	1
Nosy neighbors	4	Churches, some	1	Young people, need more	1
	3				
<b>Traffic</b>					
Speeding, other poor driving	2	Access ramp to I-94 needed, off of South Grove near the Ford plant	1	Tow truck charges too high	1
Traffic, including too much truck traffic	4	No parking signs in front of houses	1	Towing happens too often	1
Speed bumps, other traffic calming needed	1	Shortcut to the store	1	Traffic lights, too many	1
Stop signs, ignored, more needed	6	Streets, repaved; Packard needs to be redone; Happy they redid a lot of streets like in front of West Middle School; Cross needs to be redone also.	1		

## Business and Economic Development

Jobs overall, located closer, for youth, and for ex-felons	3 1	Develop Water Street	2	Stores, reopen Forbes	1
Grocery store, local markets	1 0	Liquor stores, clean up, no selling to minors	2	Cost of living	1
Stores, shopping centers, entertainment and restaurants, more	6	Fewer liquor stores and marijuana dispensaries	1	déjà vu, close	1
Downtown development, other public/private investment	6	Capture resident dollars	1	Help for poverty stricken	1
Vacant storefronts, fewer	4	Casinos	1	Help low income seniors	1
Attract business, economic development	2	Stores, owner and bottle refund policy	1	Wal-mart	1