

# U-SNAP-BAC

## Neighborhood Housing Revitalization Strategy



Wayne State University  
Geography and Urban  
Planning  
August 10, 2004



# Points of Discussion

- I Current Conditions
- II Market Analysis
- III Barham Housing
- IV Non-Buildable Lots
- V Absentee Landlords
- VI Funding Sources
- VII Building Community

# I Current Conditions



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# Map Inventory Analysis

- **Redevelopment Area**
  - Alter Road on the West
  - Barham Street on the East
  - Mack Avenue on the South
  - Warren Avenue on the North



# Current Conditions

- There are roughly 1,000 parcels in the target area.
- The parcels range in size but most are either 30 or 40 feet wide.
- Of these, 421 are occupied, which represents 43% of the total parcels.



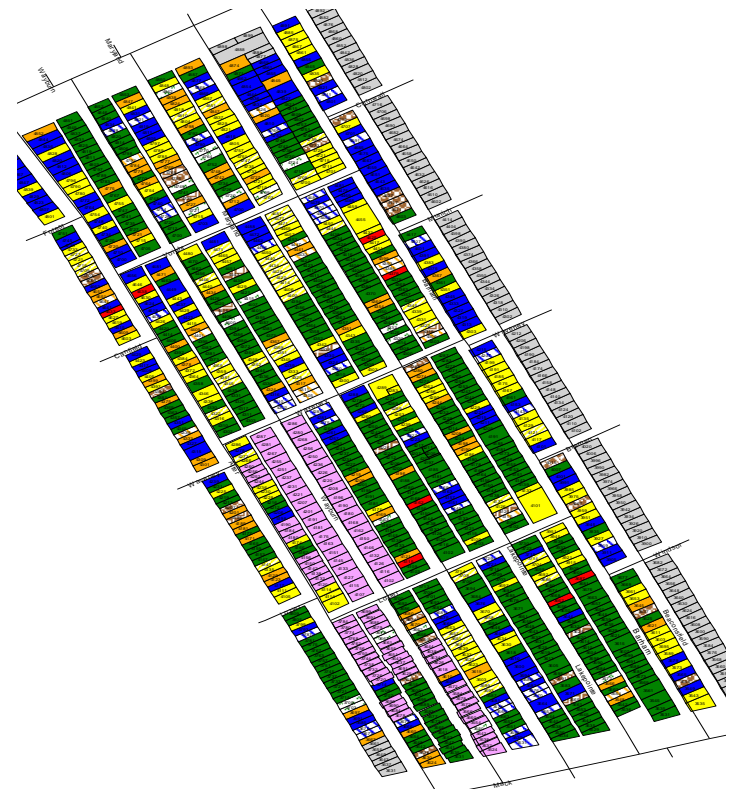
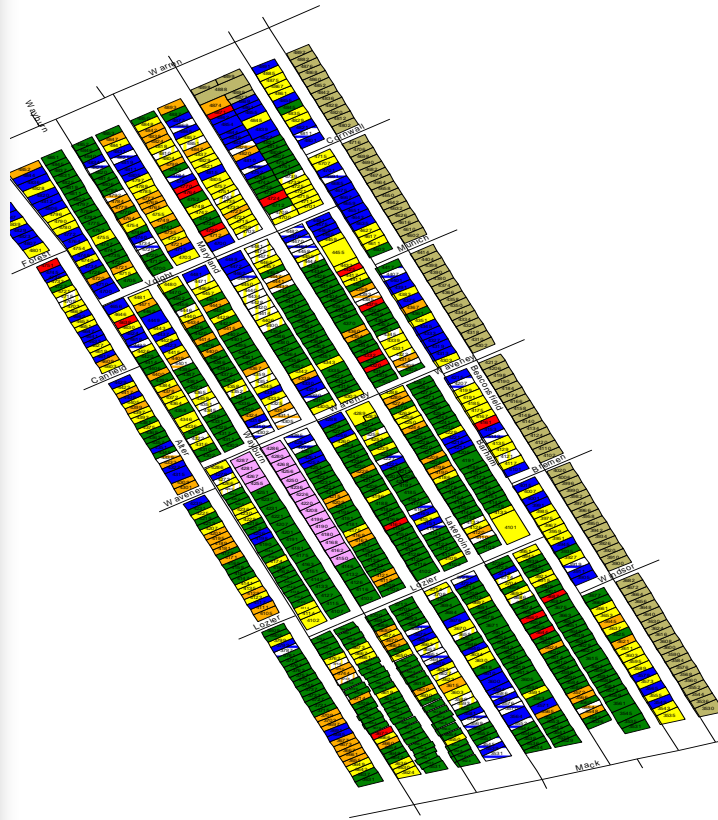




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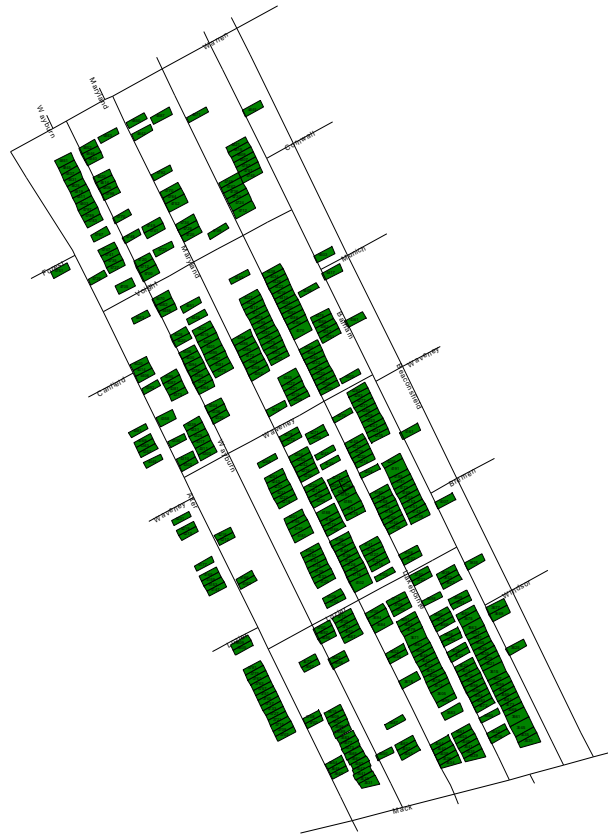
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# 2004 Vacant Lots



# II Market Analysis



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# Description of Morningside Community

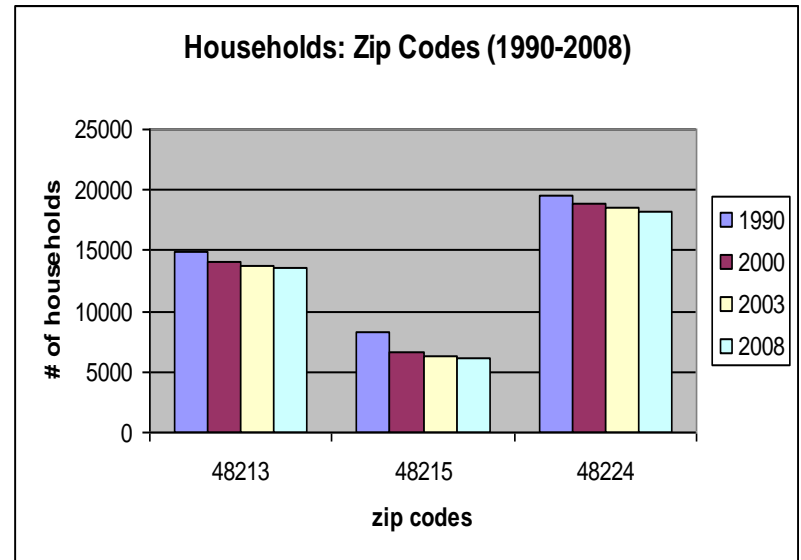
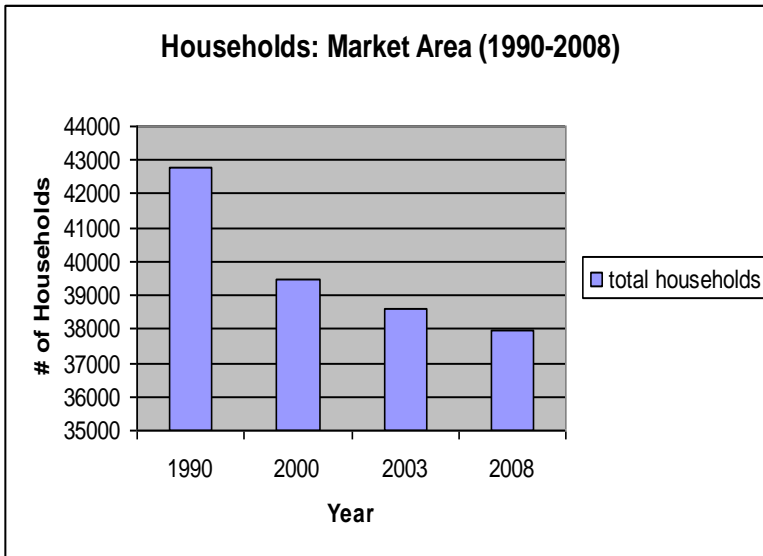
## ■ Amenities

- Transportation
  - Proximity to Interstates
- Commercial
  - Mack and Warren Corridors
- Recreation
  - Chandler Park
  - Ford Brush Park
- Strong Residential Neighborhoods in the area
  - East English Village
  - Grosse Pointe

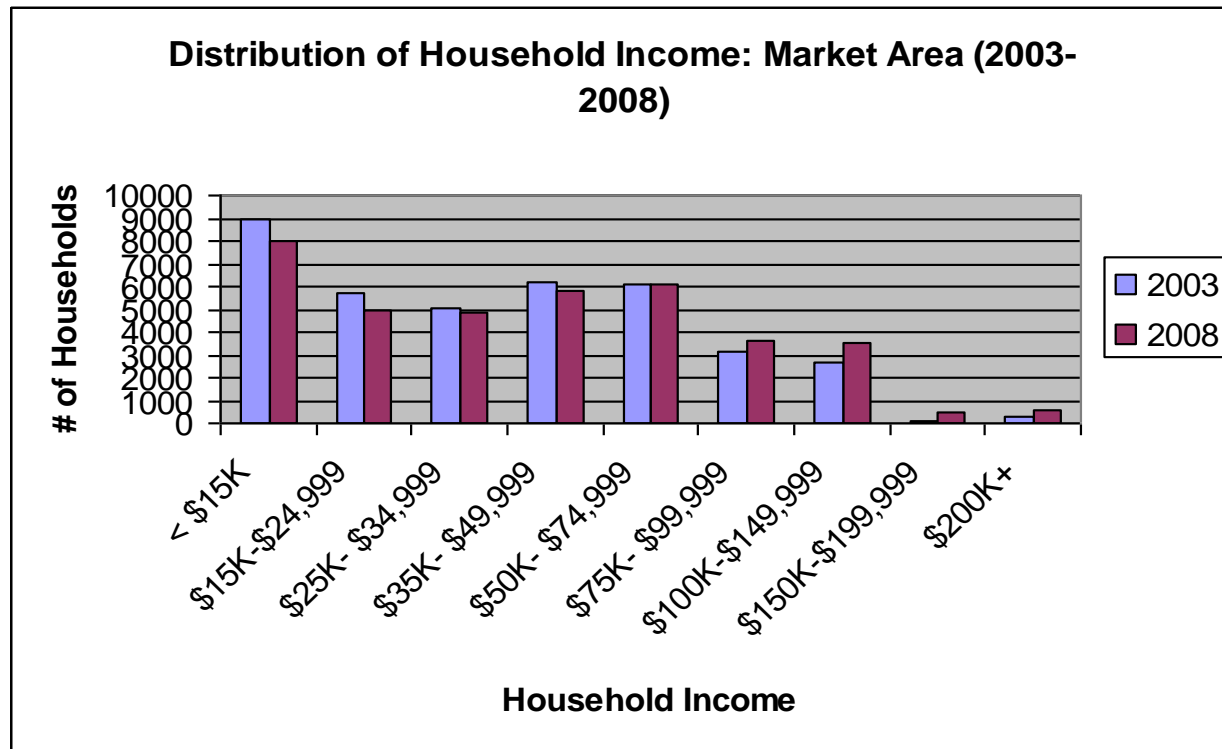




# Households



# Household Income







## Market Analysis cont.

- Target market for household income is between \$50,000 to \$75,000 per year.
- Based on the distribution of income, 26% of the households will be able to afford the calculated mortgage (considering no additional debt).

# Heritage at Riverbend – \$150K to \$180K



# Jefferson Village – \$189K to \$249K





# Marlborough Estates – \$219K to \$270K



# Competitive Market Rate Developments

<u>Development</u>	<u>Price Range</u>	<u>Proposed Units</u>	<u>Price Per Square Foot</u>
Heritage at Riverbend	\$150K to \$180K	126	\$112 to 166
Jefferson Village	\$189K to \$249K	350	\$77 to \$135
Marlborough Estates	\$219K to \$270K	20	\$100 to \$108



# Conclusions

## ■ Positive

- Area greatly benefits from its relationship with U-SNAP-BAC.
- The more new development and rehab the area sees, the sooner it will be ready for market rate housing.
- MorningSide West is well located.
- Market conditions are becoming more favorable.

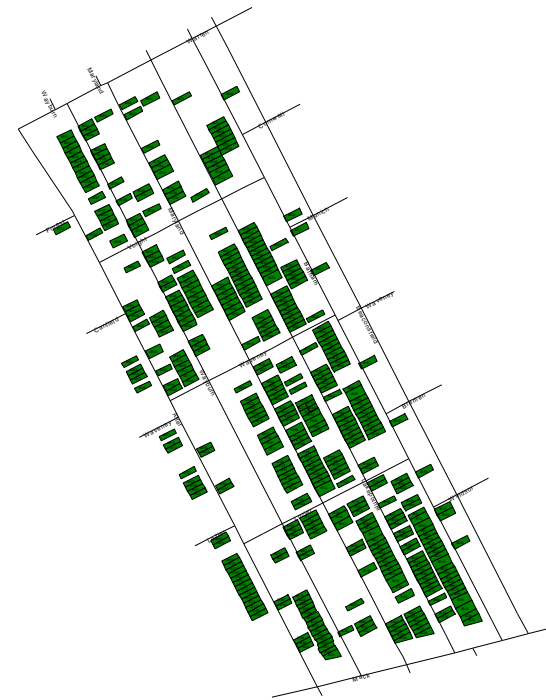
## ■ Negative

- Lots of product in the market; not moving very fast
- Much of MorningSide West lots are still vacant and/or in need of major repairs, which does not build buyer confidence.
- Although market conditions are improving, we do not believe they would sustain market rate housing at this time.

# Market Rate Challenges

- Major Repairs, Unoccupied, & Vacant Structures

- Vacant Lots







# Recommendations

- Continue to improve the neighborhood.
  - Concentrate next phase of affordable housing development on Lakepointe Street.
  - Preserve Barham Street for market rate housing development.
  - Improve the appearance of vacant lots and troubled structures.
  - Encourage community policing.
- Add to supply of new housing.
  - Continue to seek subsidy for new developments.
  - Maintain 50/50 renter/owner-occupied balance.

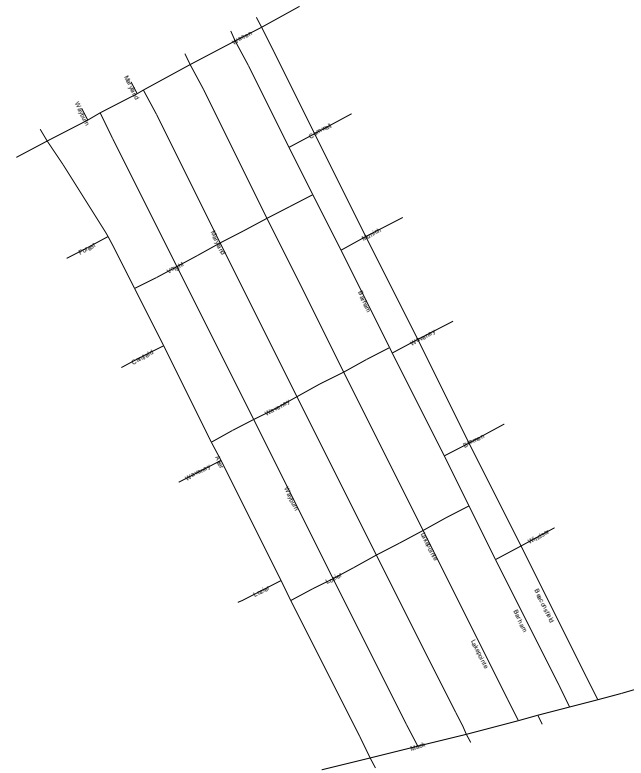
# III Barham Housing Recommendation



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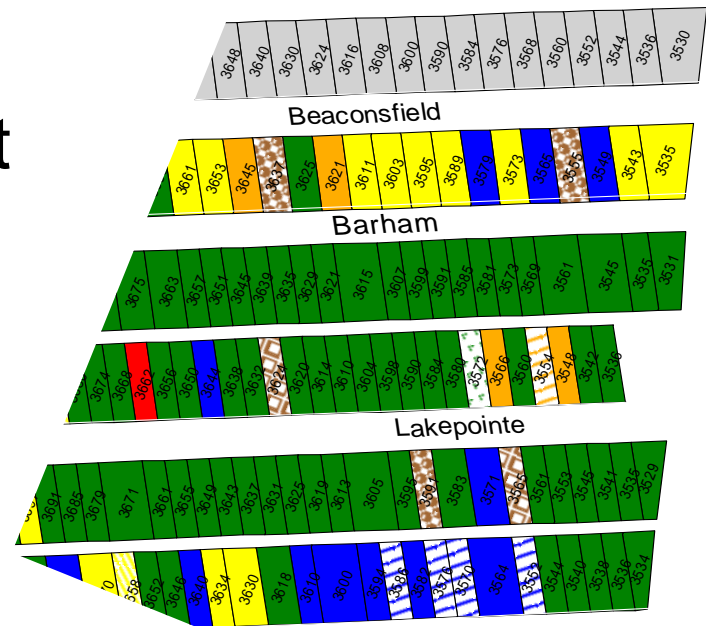
# Design: Street pattern in the MorningSide West Community

- Grid pattern
- Separation from the rear of the lot on the next street by a 40ft wide alleyway
- Lot size between 30 – 45 ft wide and no more that 120 ft in length



# Design: Barham Street

- Facades of homes on Barham Street face the rear lots and garages of homes on Beaconsfield Street



# Property Maintenance: Barham Street

- Most of homes in need of repair or demolition.
- Many of the vacant lots on Barham Street are overgrown and/or have illegal debris dumped on them.
- Curbs along Barham Street also have piles of debris
- Asphalt on the street is severely crumbling
- Lack of upkeep of garages and rear lots of property on Beaconsfield Street



# Assessment of Design

- The same street design and garage placement is used in another neighborhood in the city which does not experience the same problems





# Recommendations

- Include the west side of Beaconsfield in the U-SNAP-BAC target area
- Focus resources on the maintenance, rehab or demolition of the garages on Beaconsfield
- Work closely with the City of Detroit Code Enforcement Division and/or local elected officials in dealing with unresponsive property owners
- Consider reserving Barham Street as the location for market rate housing.



# IV Non-Buildable Lots Recommendation



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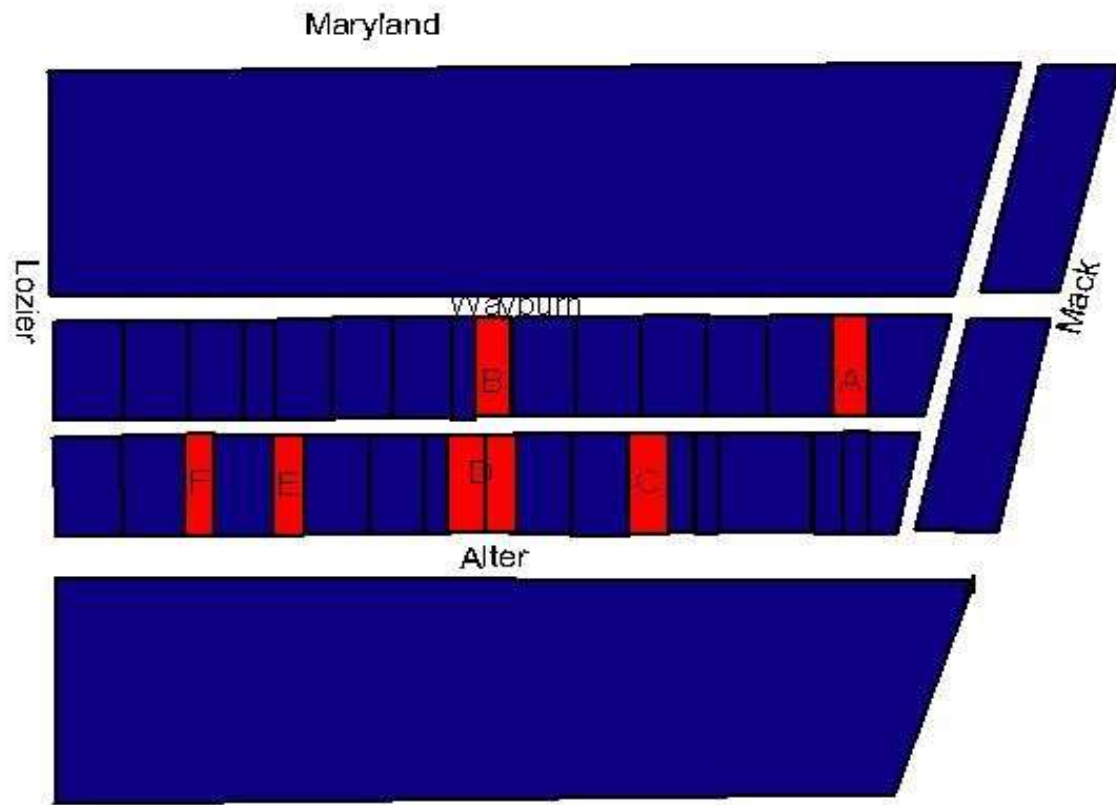
## Non-Buildable Lots: Actual Lot



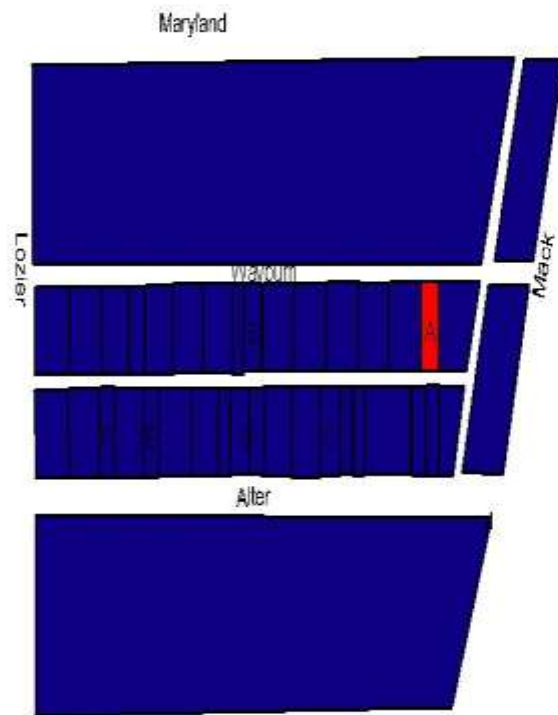
1060 Alter Road

\*Note: Existing “Parking Lot Use”

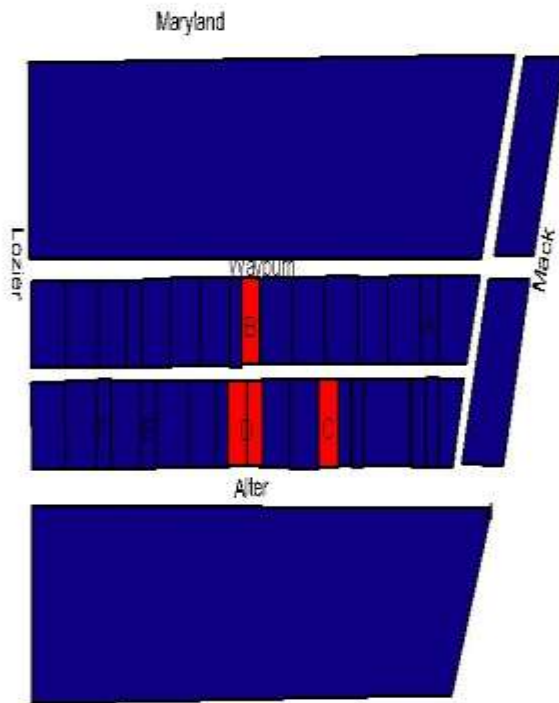
# Map of Non-Buildable Lots



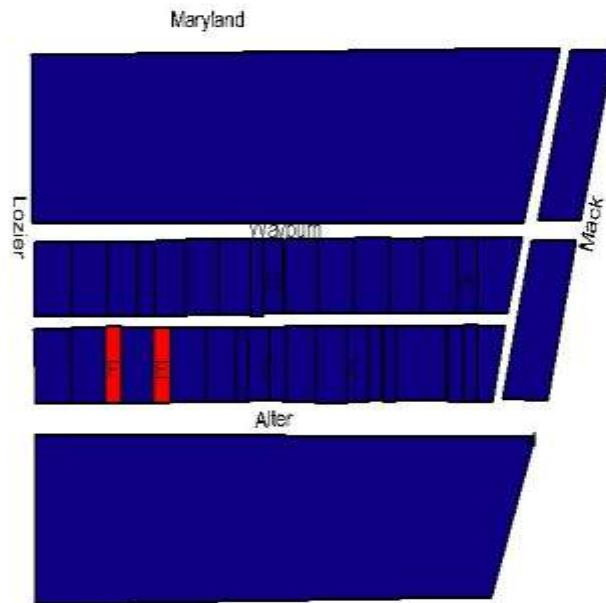
# Site A: Tot Lot



# Sites B, C, & D: Community Gardens



# Sites E & F: Use Combination Opportunities





# Imagine The Opportunities





# V Absentee Landlords Recommendation



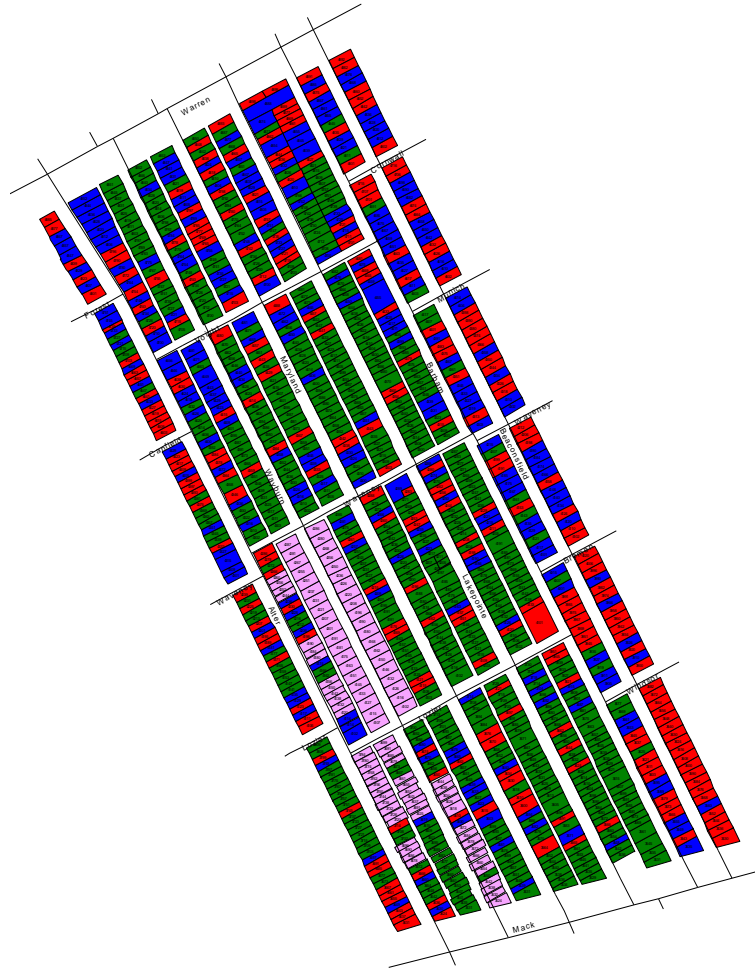
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# Absentee Landlord Strategies

- U-SNAP-BAC indicated a growing problem
- Renter/Owner-Occupied mix is currently around 50/50

# Renters vs. Owners





# Government Interaction

- Increase penalties (\$\$\$ / jail time) and decrease the amount of time landlords have to address repairs.
- Stay in touch w/ legislators on advice to strengthen tenant / landlord laws
- Establish a clearing house for info on local landlords
- Strengthen law to track ownership of property
- Insure prohibition of retaliatory evictions due to reported code violations
- Façade improvement loan program for beautification



# Tenant Rights / Landlord Responsibilities

- “Good Neighbor Guide”
- “Good Landlord Guide”



# Community / Neighborhood Collaboration

- Educate residents on city ordinances and work as a community organization to inform landlords of violations
- Hold annual meeting to bring together concerned residents and landlords
- Establish calling circles to address problem properties
- Encourage and facilitate the creation of block clubs

# VI Funding Sources



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# Michigan State Housing Development Authority

- Property Improvement Program
  - Low interest loans available through banks
  - Funds can be used to repair, improve and rehabilitate existing housing
  - Different eligibility requirements for owner occupied vs. landlord



# Michigan State Housing Development Authority

## ■ Housing Resource Fund

- Funds awarded to the local government (Detroit) to encourage the rehabilitation of affordable rental units
- Property owners can borrow up to 75% of rehabilitation costs, and can combine the funds with the PIP program.



# Greenspace Development Resource

- KaBoom – Community Build Playground
  - Provides Technical Assistance and Matched Grant Funding
  - Participants receive step-by-step guidance from a project manager on planning and building the playground
  - Acquire skills to undertake future community projects
  - Build a playground in one day w/ 200 volunteers

# VII Building Community



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# Recommendation for Building Community

- Residents Desire:
  - Greater Sense of Unity
  - Greater Sense of Control
- 3 Building Community Activities



# I. Community Meetings in Social Settings

- Informal social settings, e.g. June 19<sup>th</sup>
- Formal social settings, e.g. MorningSide West Annual Dinner



## II. Information Dissemination

- Critical information provided in community publications that are distributed to all residents.
- U-SNAP-BAC to carry out Informational Campaigns that focus on educating and mobilizing residents.





# III. Statement of Community Accountability

- 2-3 Sentence Statement
- Appears on all community publications
- Spoken at all community meetings
- Example:
  - “ALL community residents must be the stewards of their neighborhood. Residents are the foundation of their community, and are accountable for the flourishing or downfall of their neighborhood.”

# Conclusion



MorningSide West:  
Detroit's Next Great  
Community