U-SNAP-BAC
Neighborhood Housing Revitalization Strategy

Wayne State University
Geography and Urban Planning
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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

MorningSide West Community
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.
Changes 2001-2004
2004 Vacant Lots
II Market Analysis

MorningSide West Community
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
Market Analysis

- The market area consists of zip codes 48213, 48215, and 48224.
- The population in this area had a 3.6% decrease between 1990 and 2000.
Households

Households: Market Area (1990-2008)

Year
# of Households
35000 36000 37000 38000 39000 40000 41000 42000 43000 44000

Households: Zip Codes (1990-2008)

Year
# of Households
48213 48215 48224

Household Income


<table>
<thead>
<tr>
<th>Household Income</th>
<th># of Households</th>
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<tbody>
<tr>
<td>&lt;$15K</td>
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<tr>
<td>$15K-$24,999</td>
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</tr>
<tr>
<td>$25K-$34,999</td>
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<tr>
<td>$35K-$49,999</td>
<td></td>
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<tr>
<td>$50K-$74,999</td>
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<tr>
<td>$75K-$99,999</td>
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<tr>
<td>$100K-$149,999</td>
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<tr>
<td>$150K-$199,999</td>
<td></td>
</tr>
<tr>
<td>$200K+</td>
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</tbody>
</table>
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

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

MorningSide West Community
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

MorningSide West Community
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

MorningSide West
Community
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

MorningSide West Community
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

MorningSide West Community
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\textsuperscript{th}

- 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