

EXPANDING OPPORTUNITY



The Affirmatively Furthering Fair Housing (AFFH) is a locally-driven assessment of access to fair housing and community assets. It is also a tool for local governments to address and reduce residential segregation and areas of concentrated poverty.

In the Summer of 2017, help us define and strategize in the following areas:



Understand the History of Segregation

- How have historical discriminatory and exclusive policies shaped our communities?
- How do these past policies still impact our communities?



Increase Access to Opportunity

- What disparities in access to opportunity exist in our communities? (i.e. schools, public transportation, jobs, housing, childcare, etc.)
- What strategies are needed to improve opportunity?



Prevent Gentrification & Displacement Pressure

- How can communities stabilize neighborhoods, without displacing current residents?
- What tools can communities use to reinvest in neighborhoods and support existing residents?



Expand Affordable Housing Inventory

- What is the current status of committed affordable housing in Washtenaw County, and where is it located?
- What actions are needed to maintain and increase the current housing stock (especially in expensive housing markets)?

WAYS TO GET INVOLVED



All Washtenaw County Residents are encouraged to take our survey:
<https://www.surveymonkey.com/r/washcountyhousing>



Visit www.ewashtenaw.org/affh to see a schedule of meetings and focus groups in your area

For questions or more information:

Contact Samantha Olson at olsons@ewashtenaw.org or (734) 544 - 6714



OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT



OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future

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facebook.com/washtenawoced
www.opportunitywashtenaw.org

Summer 2017

The Washtenaw County Office of Community and Economic Development wants to hear from residents about their housing experience and/or concerns.

Instructions for Distributing the Washtenaw County Housing and Neighborhood Survey:

- Residents 16 years and older who live in Washtenaw County are eligible to complete the survey.
- While survey responses will be kept anonymous, those who complete the survey will have the opportunity to provide their contact information for an opportunity to receive a \$10 Kroger gift card.
- We have surveys in Spanish. Contact Sam (contact information below) if you are interested in distributing surveys in Spanish.
- If you run out of surveys, feel free to print more! Or contact Sam to request additional hard copies or receive an electronic version (PDF).
- If you have completed surveys, you may drop them off at OCED (415 W. Michigan Avenue, Second Floor, Ypsilanti MI 48197) or contact Sam to pick up.
- There is an online survey version (by Survey Monkey). If you are interested in distributing the survey via email or listserv, please contact Sam for survey blurbs.
 - <https://www.surveymonkey.com/r/washcountyhousing>
 - <https://www.surveymonkey.com/r/ViviendadelCondadodeWashtenaw>
- **The survey will close on Friday, August 4.**

Contact Information:

Samantha Olson

Email: olsons@ewashtenaw.org

Phone: 734-544-6714

Thank you!



Washtenaw County Housing and Neighborhood Survey



The Washtenaw County Office of Community and Economic Development wants to hear from you about housing and other neighborhood issues- schools, jobs, transportation, services and more. We also want to know what happened the last time you looked for housing. We're asking because your answers will help shape our future housing and community development plans.

All of your answers will be kept confidential. The survey will take 5 – 7 minutes.

To thank you for your time, each household that completes a survey may include their contact information at the end of the survey for an opportunity to receive a \$10 Kroger gift card.

By completing the survey, you're helping us plan for the future. Thank you!

Your Neighborhood

1. How long have you lived in your current home?
 - Less than 1 year
 - 1-2 years
 - 3-5 years
 - 6-10 years
 - More than 10 years

2. How long have you lived in your neighborhood?
 - Less than 1 year
 - 1-5 years
 - 6-10 years
 - 11-20 years
 - 21-30 years
 - More than 30 years

3. What do you call your neighborhood? _____
If you don't live in an area with a neighborhood title, give us the closest major intersection.

4. Which of the following were the most important reasons you decided to live in your neighborhood? **Check all that apply.**
 - To live near family or friends
 - To be close to work
 - Accessibility of goods and services, such as neighborhood centers and stores
 - To be near public transportation
 - Schools for my children or grandchildren
 - Access to job opportunities
 - Safety in the neighborhood
 - Affordability of housing
 - I grew up here
 - No choice/Nowhere else go to
 - Something else, please specify: _____

Survey continues on reverse side



5. If you had the choice, would you continue living in your neighborhood?
- Yes
 - No

Why do you think this is? _____

6. Right now, how likely are you to recommend your neighborhood to someone else as a good place to live?
- Definitely would recommend
 - Probably would recommend
 - Probably would not recommend
 - Definitely would not recommend

7. How much do you feel that people in your neighborhood can count on each other when they need help?
- A great deal
 - Somewhat
 - A little
 - Not at all

8. How would you rate the following aspects of your neighborhood?

	Excellent	Good	Fair	Poor	Don't Know
Cleanliness	<input type="checkbox"/>				
Condition of the buildings (including homes)	<input type="checkbox"/>				
Condition of the streets and sidewalks	<input type="checkbox"/>				
Condition of the public spaces (parks, libraries, rec centers, etc.)	<input type="checkbox"/>				
Schools in the neighborhood	<input type="checkbox"/>				
Access to public transportation	<input type="checkbox"/>				
Availability of quality housing	<input type="checkbox"/>				
Affordability of housing	<input type="checkbox"/>				
Availability of job opportunities	<input type="checkbox"/>				

9. Please indicate how easy it would be for you to get to each of the following places if you wanted to go there.

	Very Easy	Somewhat Easy	Somewhat difficult	Very difficult	Don't Know
Parks, playgrounds or other green spaces	<input type="checkbox"/>				
Public libraries	<input type="checkbox"/>				
Supermarkets or grocery stores	<input type="checkbox"/>				
Pharmacies	<input type="checkbox"/>				
Banks and credit unions	<input type="checkbox"/>				
Religious or cultural centers	<input type="checkbox"/>				
Community centers or recreational facilities	<input type="checkbox"/>				
Places with jobs that I or someone in my household would want to have	<input type="checkbox"/>				



10. How safe would you say you feel walking in this neighborhood **during the day**?

- Very safe
- Somewhat safe
- Somewhat unsafe
- Very unsafe

11. How safe would you say you feel walking in this neighborhood **at night**?

- Very safe
- Somewhat safe
- Somewhat unsafe
- Very unsafe

Your Housing

12. Which of the following best describes the type of housing you currently live in? **Choose only one.**

- Single-family home (detached)
- Duplex or 2-family
- Row house
- Apartment/condo building with 1-4 stories
- Apartment/condo building with 5 stories or more
- Something else, please specify: _____

13. How satisfied would you say you are with the quality of housing you currently live in?

- Very satisfied
- Somewhat satisfied
- Somewhat dissatisfied
- Very dissatisfied

14. During the past three years, how have the overall housing costs for your current home changed?

- Increased a lot
- Increased some
- Stayed the same
- Decreased some
- Decreased a lot
- Not applicable

Please explain: _____

15. Do you currently rent your home, own your home, or something else?

- Rent from the Ann Arbor Housing Commission (*go to Question 16*)
- Rent from a private landlord (*go to Question 16*)
- Own (*go to Question 18*)
- Something else, please specify: _____ (*go to Question 18*)

16. In the past five years, has your rent been paid with a housing choice voucher (Section 8)?

- Yes (*go to Question 17*)
- No (*go to Question 18*)
- Don't know (*go to Question 18*)

17. Have you ever had difficulty leasing with a housing choice voucher?

- Yes
- No

If yes, please explain: _____

Housing Availability

18. During the past five years, have you looked for a new place to live?

- Yes, looked for a home to rent (*go to Question 19*)
- Yes, looked for a home to buy (*go to Question 19*)
- No (*go to Question 23*)



19. Did you have trouble finding safe, quality housing that you could afford in a neighborhood you would like?
- Yes (*go to Question 20*)
 - No (*go to Question 23*)
20. Which of the following things, if any, limited the housing options you were able to consider? **Check all that apply.**
- Affordability: What I/we could afford to pay for rent or a mortgage
 - Accommodations: Units that accommodate my/our disability (i.e. wheelchair accessible)
 - Size: Housing large enough for my/our household
 - Credit: My/our credit history or credit score
 - Deposit Amount: The amount of money I/we had for a deposit
 - Lack of Options: Not being shown housing in the neighborhood(s) I wanted to move into
 - Feelings of Unwelcomeness: Concern that I/we would not be welcome in a particular neighborhood(s)
 - Something else, please specify: _____
21. Do you think you were treated differently than other people looking for housing?
- Yes (*go to Question 22*)
 - No (*go to Question 23*)
22. If yes, do you think it was because of any of the following? **Check all that apply.**
- Race/ethnicity
 - Religion
 - Gender
 - Sexual orientation
 - Disability
 - Pregnant or children
 - Age
 - Something else, please specify: _____
23. During the past five years, have you applied for a loan to purchase a home, to refinance your mortgage or take equity out of your home?
- Yes (*go to Question 24*)
 - No (*go to Question 26*)
24. Was the application(s) you made during the past five years approved?
- Yes (*go to Question 26*)
 - No (*go to Question 25*)
25. When your application was not approved, which of the following reasons were you given? **Check all that apply.**
- My/our income level
 - The amount I/we had for a down payment
 - How much savings I/we had
 - The value of my property
 - My/our credit history or credit score(s)
 - Something else, please specify: _____



About You

26. How old are you?
- Under 18 years
 - 18 to 24 years
 - 25 to 34 years
 - 35 to 44 years
 - 45 to 54 years
 - 55 to 64 years
 - 65 to 74 years
 - 75 to 84 years
 - 85 years and over
27. What gender do you identify with?
- Male
 - Female
 - Transgender
 - Prefer not to answer
28. What race do you identify with? **Check all that apply.**
- American Indian or Alaskan Native
 - Asian
 - Black or African American
 - Native Hawaiian or Pacific Islander
 - White
 - Other, please specify: _____
29. Do you consider yourself as Hispanic, Latino, Latina, or of Spanish origin?
- Yes, Hispanic/Latino/Latina/Spanish origin
 - No, not Hispanic/Latino/Latina/Spanish origin
30. Which of the following is your highest level of education?
- Some or no high school
 - High school graduate or GED
 - Vocational/technical school after high school
 - Some college
 - College graduate
31. Which of the following best describes your current employment status? **Choose only one.**
- Employed full time (40+ hours a week)
 - Employed part time (less than 40 hours a week)
 - Unemployed and looking for work
 - Unable to work due to a disability
 - Stay-at-home caregiver or parent
 - Retired
 - Student
 - Other, please specify : _____
32. Including you, how many people 18 years of age or older live in your household? _____
33. How many children under 18 years of age live in your household? _____
34. Are you, or is someone in your household, living with a disability?
- Yes
 - No
35. In what zip code do you currently live? _____



Thank you for taking the survey!

If you want to know when we issue the report based on the survey results, please give us your email address: _____

If you are interested in the opportunity to receive a \$10 Kroger gift card, please provide your name, address, and email or phone number.

Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Email: _____
Phone: _____

Mailing in your survey

If you would like to mail in your survey, please mail to:

Washtenaw County Office of Community and Economic Development
Attention: Samantha Olson
415 W Michigan Ave
Ypsilanti, MI 48197

If you have questions, please contact Samantha Olson at olsonse@washtenaw.org or 734-544-6714.



Encuesta de Vivienda y Vecindario del Condado de Washtenaw



La Oficina de Desarrollo Económico y Comunitario del Condado de Washtenaw desea saber acerca de las problemáticas que le afectan a usted y a su vecindario, incluyendo temas de escuela, trabajo, transporte, servicios y otros. También queremos saber cómo fue su experiencia la última vez que buscó vivienda. Estamos preguntando porque sus respuestas ayudarán a moldear los futuros planes de desarrollo de la comunidad y vivienda.

Todas sus respuestas se mantendrán confidenciales. La encuesta tomará entre 5 a 7 minutos.

Como agradecimiento por su tiempo, al finalizar la encuesta cada hogar podrá proporcionar su información de contacto para la oportunidad de recibir una tarjeta de regalo de \$10 de Kroger.

Al contestar esta encuesta, nos está ayudando a planear para el futuro. ¡Gracias!

Tu Vecindario/Barrio

1. ¿Cuánto tiempo ha vivido en su casa actual?

- Menos de 1 año
- 1-2 años
- 3-5 años
- 6-10 años
- Más de 10 años

2. ¿Cuánto tiempo ha vivido en su vecindario/barrio?

- Menos de 1 año
- 1-5 años
- 6-10 años
- 11-20 años
- 21-30 años
- Más de 30 años

3. ¿Cómo se llama su vecindario/barrio?

Si no vive en un área con un título de vecindario/barrio, proporcione la intersección más cercana.

4. De las siguientes razones, ¿cuáles fueron los más importantes por las que decidió vivir en este vecindario/barrio? **Seleccione todas las que apliquen.**

- Para vivir cerca de familia y/o amigos
- Para estar cerca del trabajo
- Acceso a bienes y servicios, como centros comunitarios y tiendas
- Para estar cerca del transporte público
- Escuelas para mis hijos y/o nietos
- Acceso a oportunidades de empleo
- Seguridad en el vecindario/barrio
- El costo de vivienda es fácil de pagar
- Crecí aquí
- No tengo opción/No tengo otro lugar adonde ir
- Otra razón, por favor explique: _____

[La encuesta continúa al reverso de la página](#)



5. Si tuviera opción, ¿seguiría viviendo en su vecindario/barrio?
- Sí
 - No
- ¿Por qué? _____
6. En este momento, ¿qué tan probable es que le recomiende a alguien más su vecindario/barrio como un buen lugar para vivir?
- Definitivamente lo recomendaría
 - Probablemente lo recomendaría
 - Probablemente no lo recomendaría
 - Definitivamente no lo recomendaría
7. ¿Siente que la gente en su vecindario/barrio pueden contar los unos con los otros cuando necesitan ayuda?
- Mucho
 - Algo
 - Un poco
 - Para nada
8. ¿Cómo calificaría los siguientes aspectos de su vecindario?

	Excelente	Bueno	Regular	Pobre	No lo sé
Limpieza	<input type="checkbox"/>				
Condición de los edificios (incluyendo casas)	<input type="checkbox"/>				
Condición de las calles y banquetas	<input type="checkbox"/>				
Condición de los espacios públicos (parques, bibliotecas, centros de recreación)	<input type="checkbox"/>				
Escuelas en su vecindario/barrio	<input type="checkbox"/>				
Acceso a transporte público	<input type="checkbox"/>				
Disponibilidad de casas de buena calidad	<input type="checkbox"/>				
Casas costeables o fáciles de pagar	<input type="checkbox"/>				
Disponibilidad de trabajo	<input type="checkbox"/>				

9. Por favor indique qué tan fácil es para usted ir a cada uno de los siguientes lugares si quisiera llegar ahí.

	Muy Fácil	Algo Fácil	Algo Difícil	Muy Difícil	No lo sé
Parques, áreas de juego u otras áreas verdes	<input type="checkbox"/>				
Bibliotecas públicas	<input type="checkbox"/>				
Supermercados o tiendas de alimentos/bodegas	<input type="checkbox"/>				
Farmacias	<input type="checkbox"/>				
Bancos y Unión de Crédito (Credit Union)	<input type="checkbox"/>				
Centros culturales y/o religiosos	<input type="checkbox"/>				
Centros comunitarios o espacios para recreación	<input type="checkbox"/>				
Lugares con empleos en los que alguien en mi casa o yo quisiéramos trabajar	<input type="checkbox"/>				



10. ¿Qué tan seguro te sientes caminando en este vecindario/barrio **durante el día**?
- Muy seguro
 - Algo seguro
 - Algo inseguro
 - Muy inseguro
11. ¿Qué tan seguro te sientes caminando en este vecindario/barrio **durante la noche**?
- Muy seguro
 - Algo seguro
 - Algo inseguro
 - Muy inseguro

Su Casa

12. ¿Cuál de los siguientes describe mejor el tipo de casa en la que vive actualmente? **Seleccione solamente uno.**
- Casa unifamiliar (individual)
 - Dúplex o casa para dos familias
 - Casa con pared compartida (row house)
 - Departamento/Edificio con 1-4 pisos
 - Departamento/Edificio con 5 o más pisos
 - Algo más, por favor especifique: _____
13. ¿Qué tan satisfecho está con la calidad de casa en la que vive actualmente?
- Muy satisfecho
 - Algo satisfecho
 - Algo insatisfecho
 - Muy insatisfecho
14. Durante los últimos tres años, ¿cómo han cambiado los costos generales de vivienda para su casa actual?
- Ha incrementado mucho
 - Ha incrementado un poco
 - Se ha mantenido igual
 - Ha disminuido un poco
 - Ha disminuido mucho
 - No aplica
- Por favor explique: _____
- _____
15. Actualmente, ¿renta su casa, es dueño de su casa o de algo más?
- Rento de la Comisión de Vivienda de Ann Arbor (*vaya a la Pregunta 16*)
 - Rento de un propietario privado (*vaya a la Pregunta 16*)
 - Soy dueño (*vaya a la Pregunta 18*)
 - Algo más, por favor especifique: _____ (*vaya a la Pregunta 18*)
16. En los últimos cinco años, ¿ha utilizado un bono de vivienda para pagar su renta (Section 8)?
- Sí (*vaya a la Pregunta 17*)
 - No (*vaya a la Pregunta 18*)
 - No lo sé (*vaya a la Pregunta 18*)
17. ¿Alguna vez ha tenido dificultad para rentar utilizando un bono de vivienda?
- Sí
 - No
- Si contestó sí, explique: _____



Disponibilidad de Vivienda

18. Durante los últimos cinco años, ¿ha buscado un nuevo lugar para vivir?
- Sí, he buscado una casa para rentar (*vaya a la Pregunta 19*)
 - Sí, he buscado una casa para comprar (*vaya a la Pregunta 19*)
 - No (*vaya a la Pregunta 23*)
19. ¿Tuvo dificultad encontrando una casa de buena calidad, segura y costeable en un vecindario que le guste?
- Sí (*vaya a la Pregunta 20*)
 - No (*vaya a la Pregunta 23*)
20. En caso de existir, ¿cuál de las siguientes razones limitaron sus opciones de vivienda? **Seleccione todas las que apliquen.**
- Vivienda costeable: Lo que yo/nosotros puedo pagar en renta o hipoteca
 - Alojamiento: Unidades que acomoden mi/nuestra discapacidad (por ejemplo: silla de ruedas)
 - Tamaño: La casa es suficientemente grande para los que la ocupan
 - Crédito: Mi/nuestro historial de crédito o puntaje de crédito
 - Cantidad de Depósito: La cantidad de dinero que yo/nosotros tengo para un depósito
 - Falta de Opciones: No me mostraron casas en los vecindarios/barrios donde deseaba mudarme
 - Sentimiento de Incomodidad: Preocupación de que yo/nosotros no estoy/estemos bienvenido(s) en un vecindario/barrio específico
 - Algo más, por favor especifique: _____
21. ¿Cree que ha sido tratado distinto que otras personas que están buscando vivienda?
- Sí (*vaya a la Pregunta 22*)
 - No (*vaya a la Pregunta 23*)
22. Si contestó sí, ¿cree que ha sido por alguna de las siguientes razones? **Seleccione todas las que apliquen.**
- Raza/Etnicidad
 - Religión
 - Género
 - Orientación sexual
 - Discapacidad
 - Embarazada o con hijos
 - Edad
 - Algo más, por favor especifique: _____
23. Durante los últimos cinco años, ¿ha aplicado para un préstamo para comprar una casa, refinanciar su hipoteca o para obtener capital de su casa?
- Sí (*vaya a la Pregunta 24*)
 - No (*vaya a la Pregunta 26*)
24. ¿Fueron aprobadas las aplicaciones que realizó en los últimos cinco años?
- Sí (*vaya a la Pregunta 26*)
 - No (*vaya a la Pregunta 25*)
25. Cuando su aplicación no fue aprobada, ¿cuáles fueron las razones que le dieron? **Seleccione todas las que apliquen.**
- Mi/nuestro nivel de ingresos
 - La cantidad que yo/nosotros teníamos para un pago inicial
 - Cuánto dinero tenía en ahorros
 - El valor de mi/nuestra propiedad
 - Mi/nuestro historial de crédito o puntaje de crédito
 - Algo más, por favor especifique: _____



Acerca de Usted

26. ¿Qué edad tiene?
- | | |
|---|--|
| <input type="checkbox"/> Menos de 18 años | <input type="checkbox"/> 55 a 64 años |
| <input type="checkbox"/> 18 a 24 años | <input type="checkbox"/> 65 a 74 años |
| <input type="checkbox"/> 25 a 34 años | <input type="checkbox"/> 75 a 84 años |
| <input type="checkbox"/> 35 a 44 años | <input type="checkbox"/> 85 años o más |
| <input type="checkbox"/> 45 a 54 años | |
27. ¿Con qué género se identifica?
- Masculino
 - Femenino
 - Transgénero
 - Prefiero no contestar
28. ¿Con qué raza te identificas? **Selecciona todas las que apliquen.**
- Nativo Americano o Nativo de Alaska
 - Asiático
 - Negro o Afro-Americano
 - Nativo Hawaiano o Isleño del Pacífico
 - Blanco
 - Otro, por favor especifica: _____
29. ¿Se considera Hispano, Latino, Latina, o de origen español?
- Sí, soy Hispano/Latino/Latina/origen español
 - No, no soy Hispano/Latino/Latina/origen español
30. ¿Cuál de las siguientes corresponde a su nivel más alto de educación?
- Algo o nada de secundaria
 - Graduado de secundaria o GED
 - Escuela profesional o técnica después de secundaria
 - Algo de universidad
 - Graduado de universidad
31. ¿Cuál de las siguientes opciones mejor describe su situación de trabajo actual? **Seleccione solamente una.**
- Empleado de tiempo completo (40+ horas a la semana)
 - Empleado de medio tiempo (menos de 40 horas a la semana)
 - Desempleado y buscando trabajo
 - Incapaz de trabajar debido a una discapacidad
 - Cuidador principal, padre o madre en el hogar
 - Retirado
 - Estudiante
 - Otro, por favor especifique: _____
32. Incluyendo usted, ¿cuántas personas mayores de 18 años viven en su hogar? _____
33. ¿Cuántos niños menores a 18 años viven en su hogar? _____
34. ¿Está usted o alguien en su hogar viviendo con una discapacidad?
- Sí
 - No
35. ¿En qué código postal vive actualmente? _____



¡Gracias por completar la encuesta!

Si desea saber cuándo publicaremos el reporte en base a los resultados de la encuesta, por favor proporcione su correo electrónico: _____

Si está interesado en recibir una tarjeta de regalo de \$10 de Kroger, por favor proporcione su nombre, dirección y su correo electrónico o número de teléfono.

Nombre: _____

Dirección: _____

Ciudad: _____ Estado: _____ Código Postal: _____

Correo Electrónico: _____

Teléfono: _____

Envíe su encuesta por correo

Si desea enviar su encuesta por correo, por favor envíe a:

Washtenaw County Office of Community and Economic Development

Attention: Samantha Olson

415 W Michigan Ave

Ypsilanti, MI 48197

Si tiene más preguntas, por favor contacte a Samantha Olson a olsons@ewashtenaw.org o llame a 734-544-6714.



BRYANT Community Meeting

Topic: Housing and Neighborhood

***Wednesday
July 19, 2017
6:00pm***

***Byrant Community Center
3 W Eden Ct. Ann Arbor MI***

We want to hear from you about your housing and neighborhood experiences:

- Do you currently rent or own?
- How do conditions in your current neighborhood compare to other parts of the city?
- How, if at all, has the cost of living in your neighborhood changed over the past 2-3 years?

Come join us on July 19 to share your experience and ideas!

Dinner will be provided. RSVP by Monday, July 17 so we can get an accurate count. RSVP to olsons@ewashtenaw.org or 734-544-6714.

For more information, visit www.ewashtenaw.org/affh.



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Washtenaw County | Assessment of Fair Housing (AFH) Plan
Appendix B Community Meeting Outreach Materials



BRYANT *Community Meeting*

Topic: Housing and Neighborhood

Wednesday | July 19, 2017 | 6:00pm

Byrant Community Center

Dinner will be provided.

Do you currently rent or own? How does
Appendix B Community Meeting Outreach Materials

Bryant compare to other parts of the city? We want to hear from you about your housing and neighborhood experiences!

Come and join us!
Wednesday, July 19 at 6pm in the Bryant Community Center (3 W Eden Ct.)

Dinner will be provided. Childcare can be provided upon request.

RSVP by Monday, July 17 so we can get an accurate count.
RSVP to olsons@ewashtenaw.org or 734-544-6714.

For more information, visit www.ewashtenaw.org/affh.



OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future





Community Meeting with CIL & Washtenaw County

Topic: Housing and Neighborhood

Tuesday

August 1, 2017

1:00pm

Ann Arbor Center for Independent Living

3941 Research Park Dr., Ann Arbor MI 48108

Lunch will be provided.

RSVP by Monday, July 31 so we can get an accurate count for food.

We want to hear from you about your housing and neighborhood experiences:

- Do you currently rent or own?
- How do conditions in your current neighborhood compare to other parts of the city?
- How, if at all, has the cost of living in your neighborhood changed over the past 2-3 years?

RSVP to olsons@ewashtenaw.org or at 734-544-6714

For more information, visit www.ewashtenaw.org/affh.



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PARKRIDGE Community Meeting

Topic: Housing and Neighborhood

Thursday

August 3, 2017

6:00pm

Parkridge Community Center

591 Armstrong Drive, Ypsi 48197

Dinner will be provided.

RSVP by Tuesday, August 2 so we can get an accurate count for food.

We want to hear from you about your housing and neighborhood experiences:

- Do you currently rent or own?
- How do conditions in your current neighborhood compare to other parts of the city?
- How, if at all, has the cost of living in your neighborhood changed over the past 2-3 years?

RSVP to olsons@ewashtenaw.org or on the Parkridge Community Meeting's **Facebook** event page.

For more information, visit www.ewashtenaw.org/affh.



OFFICE OF COMMUNITY &
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WEST WILLOW Community Meeting

Topic: Housing and Neighborhood

Tuesday

August 8, 2017

6:00pm

Community Resource Center

2057 Tyler Road, Ypsi 48197

We want to hear from you about your housing and neighborhood experiences:

- Do you currently rent or own?
- How do conditions in your current neighborhood compare to other parts of the city?
- How, if at all, has the cost of living in your neighborhood changed over the past 2-3 years?

Dinner will be provided.

RSVP by Friday, August 4 so we can get an accurate count for food.

RSVP to olsons@ewashtenaw.org or at 734-544-6714

For more information, visit:

www.ewashtenaw.org/afh.



OFFICE OF COMMUNITY &
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WHITMORE LAKE Community Meeting

Topic: Housing and Neighborhood

Monday

August 14, 2017

6:00pm

Northfield Township Community Center

9101 Main St., Whitmore Lake MI 48189

We want to hear from you!

-- Do you currently rent or own?

-- How do conditions in your current neighborhood compare to other parts of Whitmore Lake?

-- How has the cost of living in your neighborhood changed over the past few years?

-- Are you concerned about long-term ability to remain in your home?

Dinner will be provided.

RSVP by Friday, August 11 so we can get an accurate count for food.

RSVP to olsons@ewashtenaw.org or at 734-544-6714

For more information, visit:

www.ewashtenaw.org/affh.



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89.1 WEMU Partners With CivCity Initiative To Highlight Engagement Opportunities In Washtenaw County

By DAVID FAIR & MARY MORGAN • JUL 17, 2017

Mary Morgan brings a wealth of experience to the airwaves. While heading up the CivCity Initiative now, Mary was previously co-founder and publisher of the Ann Arbor Chronicle. Prior to that she served as a reporter and editor for the Ann Arbor News when it was a daily, print-edition newspaper.

Highlights of first discussion in the WEMU/CivCity Initiative partnership:

- County-wide public safety and mental health tax issue to be decided in November.
- Washtenaw County contract with the Humane Society of Huron Valley.
- 7/17/2017 Ann Arbor City Council meeting.
- Ann Arbor Townie Street Party
- Ann Arbor Art Fair
- Public Art at the University of Michigan
- Public Art in Ann Arbor
- Washtenaw County Housing and Neighborhood Survey
- Ann Arbor City Council primary election races

Non-commercial, fact based reporting is made possible by your financial support. Make your donation to WEMU today to keep your community NPR station thriving. Like 89.1 WEMU on Facebook and follow us on Twitter!

— *David Fair is the WEMU News Director, and host of Morning Edition Contact WEMU News at 734.487.3363 or email him at dfair@wemu.org*

<http://wemu.org/post/891-wemu-partners-civcity-initiative-highlight-engagement-opportunities-washtenaw-county#stream/0>

ANN ARBOR NEWS

Washtenaw County turns to focus groups for ideas on fair housing

Updated on July 25, 2017 at 8:11 AM. Posted on July 25, 2017 at 8:00 AM

8. How would you rate the following aspects of your neighborhood?

	Excellent	Good	Fair	Poor	Don't Know
Cleanliness	<input type="checkbox"/>				
Condition of the buildings (including homes)	<input type="checkbox"/>				
Condition of the streets and sidewalks	<input type="checkbox"/>				
Condition of the public spaces (parks, libraries, rec centers, etc)	<input type="checkbox"/>				
Schools in the neighborhood	<input type="checkbox"/>				
Access to public transportation	<input type="checkbox"/>				
Availability of quality housing	<input type="checkbox"/>				
Affordability of housing	<input type="checkbox"/>				
Availability of job opportunities	<input type="checkbox"/>				

One of 35 questions on the Washtenaw County Housing and Neighborhood Survey aiming to get public input on issues of housing, schooling, transportation services and more. The survey is available in English and in Spanish and is open until Friday, Aug. 4.

By Jordyn Hermani, jhermani@mlive.com

ANN ARBOR, MI - The Washtenaw County Office of Community and Economic Development is seeking input from the public to develop a plan to broaden fair housing in Ann Arbor.

The Affirmatively Further Fair Housing Plan was created to "push the community to look at historic patterns of segregation and poverty," the county announced earlier this month.

The county is partnering with the Ann Arbor Housing Commission to host focus groups and public meetings to gain a feel for the potential housing disparity between targeted communities and the rest of the county, said Teresa Gillotti, housing and infrastructure manager with the Office of Community and Economic Development.

"We want to take a lot of the data we'll be gathering, and the conversations we'll be having, and find out if these are the right concerns and challenges being faced by these communities," she said.

"That's what we want to test out in these focus groups, making sure we're hearing from residents 'is this the right thing we should be concerned about for your neighborhood? Is it accurate?'"

The goal of the plan is to undo former policies that have helped perpetuate economic and racial segregation while improving neighborhoods. Gillotti pointed to historic practices like denying home loans to black residents and [forming restrictive covenants against any non-white residents](#), which has shaped the landscapes of current neighborhoods.

She pointed to areas like College Heights in Ypsilanti or south of Miller Road in Ann Arbor as examples.

Along with the focus group meetings, the county is also conducting an online survey targeting residents unable to attend the meetings.

The survey is offered both in [English](#) and in [Spanish](#), and includes questions on why residents choose their neighborhoods and ratings of different aspects of their communities, based on cleanliness, conditions of the sidewalks, and other attributes.

The online portion closes Friday, Aug. 4. Between 300 and 400 people have already responded to the survey, Gillotti said.

Focus areas include Bryant, Platt Road and Water Hill in Ann Arbor; South of Michigan Avenue, Eastside, Ecorse in Ypsilanti; West Willow, Sugarbrook, Gault Village, Holmes Road and Ecorse in Ypsilanti Township; along Washtenaw, Packard and Carpenter roads in Pittsfield Township; along Clark and Holmes road in Superior Township; and the Whitmore Lake area.

Additional focus group meetings will be held at 6 p.m. Thursday, Aug. 3 at the Parkridge Community Center for the Parkridge community and at 6 p.m. Tuesday, Aug. 8 in the Community Resource Center on Tyler Road for the West Willow community.

Two public hearings will also be available to attend on the subject: the first at 2 p.m. Wednesday, Aug. 2 in the Learning Resource Center and the second at 6:30 p.m. Thursday, Aug. 10 in room 0103 at the Washtenaw County Building.

A focus group for the Bryant Community took place Wednesday, July 19. Gillotti said that meeting was fruitful, with 15 people attending, resulting in two separate focus groups.

She hopes for more productivity in the coming weeks, with a plan to then take the acquired data and form a recommendation for action based on the particular needs of a community.

"The way things are in Bryant are totally different than in West Willow or in Whitmore Lake," she said. "We want to find out what kind of strategies will work best."

http://www.mlive.com/news/ann-arbor/index.ssf/2017/07/county_seeks_community_input_i.html

Appendix D Focus Group Agenda, Facilitation Guide & Data

AFFH Focus Groups @ Draft Agenda + Facilitation Guide *Revised 8-4-2017*

COMMUNITY MEETING AGENDA

6:00-6:30pm (Large Group)

- Participant Sign-in Dinner
- Welcome/County staff introduce ourselves to residents
- Why are we here?
- Brief Overview of AFFH
- Survey: We have copies of a Housing & Neighborhood Survey available if you are interested in filling one out – or take copies to neighbors or family members who couldn't make it tonight.
- Completing survey (or attending tonight) gives you chance to enter a drawing for Kroger gift cards.
- What we are interested in learning from you – and how the information will be used
 - Your experiences living in your neighborhood
 - What you look for in a neighborhood and how you think your neighborhood compares to the rest of Ypsilanti/Ann Arbor/the city/township
 - For those who've recently looked for housing, what your experiences were like when applying

Icebreaker/Go Around (5-10 min)

- Go around the room and please state:
 - Your name
 - If not neighborhood specific meeting, what neighborhood do you live in?
 - How many years have you lived in your neighborhood?
 - In 1 or 2 words, how would you describe your neighborhood?

6:30-7:30pm

- Break out into small groups (12 people max per group) – *based on nametag color or number*
 - 1 Facilitator and 1 Scribe/Time-Keeper per group
 - Flip Charts (prepped for certain questions) + easels

FACILITATION GUIDE

(~1 hour)

Thank you again for being here tonight. Before we jump into our conversation, I want to go over a few **quick ground rules**:

Nothing you say will be reported in a way that identifies you individually. No names will be attached to anything you say, so please feel free to speak your mind.

1) If you could live ANYWHERE and money was no object, what would you look for in a neighborhood? [Open-ended. Don't list prompts yet. Scribe will list up on flipchart]

- Safety/security
- Quality of Schools
- Access to Jobs
- Access to Childcare
- Building conditions
- Streets
- Public Spaces
- Public Services
- Public transit/Transportation
- Housing quality
- Housing affordability
- General affordability/Cost of living
- Programs
- Services

2) Now thinking specifically about this neighborhood – How does your neighborhood compare across these areas you've mentioned about your ideal neighborhood?

- [If Access to Jobs / Schools / Childcare hasn't come up yet]:

I haven't heard anyone mention Quality of schools, access to jobs or childcare. How is your neighborhood in these areas?

- Is there ANYTHING ELSE you like/appreciate about your neighborhood that isn't covered in this list?

3) Looking at this list [reference flip chart], would you say ***your neighborhood*** is one of the best places to live in Ypsilanti/Ann Arbor/the city/township/area?

-For those who said YES, what makes you say that? [Scribe should mark the top items people mention]

- For those who said NO, what makes you say that? [Scribe should note items people mention]

- Is there anything missing from this list for your neighborhood, whether positive or not so much?

4) How do you learn about things like schools, programs, childcare, bus routes, et cetera in your neighborhood?

Now that we've talked a bit about what you like about your neighborhood, [what might be improved], and how your neighborhood compares to Ypsilanti/Ann Arbor/the city/township/area overall, I want to ask some quick questions about your current housing situations.

5) How many of you currently **OWN** your home? (please raise your hand and keep raised)

A. For those who own, how long have you been a homeowner? (show of hands on each category)

- Less than 2 years
- 3-5 years
- 6-10 years
- More than 10 years

B. Do you consider your home to be affordable (thinking about mortgage, property taxes, and insurance)?

--Do you still like owning or would you prefer to rent?

6) How many of you currently **RENT**? (Please raise your hand and keep them raised)

A. If you are currently renting, do you rent from...

- Housing Commission?
- Family or friends?
- Private landlord?

B. For those who rent, how many of you currently use a Housing Choice Voucher (HCV) to help pay all or a portion of your monthly rent? (please raise your hand)

[If anyone raised their hand for voucher question]

7) If you are currently using a voucher, how many years have you been in the voucher program?

8) For **everyone who is a current renter**, do you consider your monthly rent to be affordable?

--Do you still like renting or would you prefer to own?

Now, let's talk a little more about **AFFORDABILITY**. Thinking about "Cost of Living" as your monthly mortgage or rent, plus utilities, transportation costs, and childcare...

9) How, if at all, would you say the **cost of living** in your neighborhood has changed over the past 2-3 years?

How many of you would say Cost of Living has...

- Stayed about the same (show of hands)
- Risen some but not enough to affect having or wanting to move away (show of hands)
- Risen quite a bit to the point of thinking about moving (show of hands)

- 10) How many of you actively looked for an apartment or house to rent within the last...
_ 12 months (show of hands)
_ 2 years (show of hands)
_ 3+ years (show of hands)

11) For those of you who moved TO YOUR NEIGHBORHOOD less than 2 years ago (whether you rent or own), where did you move from?

12) Theoretically, if you were to leave your neighborhood, where would you look for housing?

13) In the last [5] years, when looking for housing, what was your experience like when applying to rent or trying to purchase a home you were interested in?

A. Did you feel like your options were in any way *limited* or that you were *treated differently* than other applicants?

-If anyone says YES: Can you say more about how you felt limited or how you were treated differently?

-If prompts are needed: Did any of you ever feel like you were treated differently based on having pets? Because of your credit score? Particular health condition? Pregnancy or having kids?

-Then move to harder categories (if not yet mentioned): What about race / religion / sexual orientation/ gender?

[Scribe to make notes on any of the following that is mentioned]:

Limited by...

- _ Rent level too high/insufficient income
- _ Voucher amount not enough to cover rent/utilities

Treated differently because of...

- _ HCV income source
- _ Sexual orientation
- _ Pregnant/Children
- _ Credit Score
- _ Race
- _ Age
- _ Gender
- _ Religion
- _ Other _____

B. **If anyone says YES, they were treated differently:** How did you handle the situation? How did you eventually find housing?

14) **If major themes didn't come up (affordability, childcare, transportation, etc.), ask:** We haven't heard that much about what you all think this neighborhood needs -- can you tell me a bit more?

If themes did not come up and responses are still not very direct (to recommendations), prompt with: *Child care? Transportation? More recreation options? Better schools? Access to better jobs?*

B. What are some strategies you would suggest for making some of these improvements?

C. How welcoming do you feel your neighborhood is to residents?

- 15) **Most likely skip...** Before we wrap up, I'd like to go around the circle and ask everyone to briefly share A) the most challenging/frustrating thing about living in your neighborhood...and on the flip side B) the most positive thing about living here.
[If people have shared a lot of difficult examples of facing discrimination in housing search – **just ask for the positive.**]
- 16) Finally, is there anything else you think we should know about your neighborhood that hasn't been covered yet?

THANK YOU FOR YOUR PARTICIPATION!

Bryant Focus Group A

July 19, 2017

Facilitators: Sam Olson & Teresa Gillotti, Washtenaw County OCED

Participants: 8

If you could live ANYWHERE and money was no object, what would you look for in a neighborhood?

Neighborhood Qualities	How does neighborhood compare?
Dogs on leash	
Well-maintained yards	
Trees trimmed	
Parks/playground/green space	
Family-friendly	
Close to schools	
No vacant homes	
Affordable	
Accessible to center	
Good location	
Food bank/ pantry	
Residents have jobs	
Close to transit (both sides of subs)	Bryant is between two bus lines, easy to get to- bus routes need to run later at night and more frequent on Sundays
Friendly	
Diverse	
As nice as west side	
Bryant Center great for kids	
Quiet	+
Schools	Mixed reviews (+/-)
Community standards	Mixed reviews - annual neighborhood clean-up is critical
Safety	No trouble, look out for neighbors (+)
Proximity to stores	Not great- Kroger not close enough to walk, neighborhood store went away, shopping center in walking distance but not much there, challenge if you don't have a car

How do you learn about things like schools, programs, childcare, bus routes, et cetera in Bryant?

- Sky (3)
- Neighbors
- Schools

- Community newsletter
- Elsewhere

How many of you currently own your home? **4 of 8 participants**

For those who own, how long have you been a homeowner?

- Less than 2 years **(0)**
- 3-5 years **(1)**
- 6-10 years **(0)**
- More than 10 years **(3)**

Do you consider your home to be affordable (thinking about mortgage, property taxes, and insurance)?

- Yes – paid off
- Yes and no, with no mortgage
- No- expensive

How many of you currently rent?

If you are currently renting, do you rent from...

- Private **(2)**

For everyone who is a current renter, do you consider your monthly rent to be affordable?

- Ridiculous to rent or buy – homes need work first
- \$110,000 - \$115,000 homes with no basement (generally)
- Kind of high
- All extra utilities - \$1,100/\$1,2000/\$1,500

Now, let's talk a little more about affordability. Thinking about "Cost of Living" as your monthly mortgage or rent, plus utilities, transportation costs, and childcare...

How, if at all, would you say the cost of living in this neighborhood has changed over the past 2-3 years?

- Increased- gradual but consistent
- Depends- utilities vary with weather
- Burrito cost metric

After housing, what is your next biggest expense?

- Loan debt (student)
- Child care
- Utilities, including cable and internet (4)
- Food (2)
- Insurance (car) (2)

- Condo fees

How many of you actively looked for an apartment or house to rent within the last...

- < 2 years (1): expensive everywhere when looking for a 2 bedroom 1 bath, \$920/month

For those of you who moved TO THIS NEIGHBORHOOD less than 2 years ago (whether you rent or own), where did you move from?

- Moved from Packard area
- Pine Lake

Theoretically, if you were to leave Bryant, where would you look for housing?

- West side- N. Maple, Dexter area
- Other side of airport for the housing sizes- growing out of current house
- Nowhere to move- too expensive, might end up smaller and more pricey

In the last [5] years, when looking for housing, what was your experience like when applying to rent or trying to purchase a home you were interested in?

- Good (2)– help looking in A2
- In 2005, it was easier to get a loan
- No desire to buy
- Limitation of money

If major themes didn't come up (affordability, childcare, transportation, etc.), ask: We haven't heard that much about what you all think this neighborhood needs -- can you tell me a bit more?

If themes did not come up and responses are still not very direct (to recommendations), prompt with: *Child care? Transportation? More recreation options? Better schools? Access to better jobs?*

- A. What are some strategies you would suggest for making some of these improvements?
- B. How welcoming do you feel the Bryant neighborhood is to residents?

Themes	Strategies
Rent is outrageous <ul style="list-style-type: none"> • Everywhere in Ann Arbor • Moving people in surrounding areas <ul style="list-style-type: none"> o Some getting pricey (i.e. Saline) 	<ul style="list-style-type: none"> • Get a 2nd or 3rd job • Manage money well • Sometime having roommates help- but houses are small
Most properties well-kept- some need more attention	<ul style="list-style-type: none"> • Landlords need to care for property • CAN can support community and get assistance • Christmas in July –Senior Center help
Expensive child care (everywhere!)	CAN has a great afterschool program, with snacks, help with homework, and different activities

Finally, is there anything else you think we should know about Bryant that hasn't been covered yet?

- There is flooding in the yard, not house – house abutting the park, worked with city on 2 occasions of it helping or not
- Snow removal needed for sidewalks

Bryant Focus Group B

July 19, 2017

Facilitators: Tara Cohen, Washtenaw County OCED; Skylar Woodman, Community Action Network

Participants: 7

1) If you could live ANYWHERE and money was no object, what would you look for in a neighborhood?

Quiet: +

Schools: +/- mixed reviews. A few people said they were happy with the schools, one said her child had a horrible experience at Bryant elementary but good middle and high school

Cleanliness: mixed reviews (so-so)

- Annual neighborhood clean-up is critical – this is Key (CAN-sponsored event)

Safety: +

- No trouble
- Look out for our neighbors
- We had a tragedy in the neighborhood (circa 1990), and the neighborhood needed to heal from that.

Proximity to stores: - Not great

- Kroger not close enough to walk.
- Neighborhood store went away.
- Shopping center in walking distance, but not much there.
- Challenging if you don't have a car. A lot of people in Bryant don't, so thank goodness for CAN's food pantry for people who have hard time getting to a grocery store.

Mass transit (buses, light rail) + /-

- Bryant is between 2 bus lines, easy to get to.
- But bus routes need to run later at night and more frequently on Sundays.
- One participant said she bought daughter a car b/c she couldn't reliably to get to and from her job on the bus.

2) Now thinking specifically about this neighborhood – How does Bryant compare across these areas you've mentioned about your ideal neighborhood?

See above for pluses/minuses and bullet points.

Is there ANYTHING ELSE you like/appreciate about Bryant that isn't covered in this list?

Tons of Parks!

[Tangent conversation: A lot of landlords were milking people for rent for a while, but then a lot of Section 8 came in, but when that didn't work out (?), a lot of landlords started to sell.]

3) Looking at this list, would you say Bryant is one of the best places to live in Ann Arbor?

- For those who said YES, what makes you say that?
 - Several said yes right away – because of affordability/great value
 - One said yes, because he was born and raised here.
- For those who said NO, what makes you say that?
 - One person said, "Yes, if you haven't lived too many other places!"
 - Another mentioned that there are some boarded up homes.
- Is there anything missing from this list for Bryant, whether positive or not so much?
 - Water fountain at park is not working. Asked who this should be reported to.
[Skyler of CAN said they are aware of the problem and will make a report to get it fixed.]

4) How do you learn about things like schools, programs, childcare, bus routes, et cetera in Bryant?

- CAN
- Ann Arbor Observer
- Word of mouth (several people said this)

5) How many of you currently own your home? **5 of the 6 participants**

A. For those who own, how long have you been a homeowner?

- Less than 2 years **(1)**

- 3-5 years **(0)**
- 6-10 years **(2)**
- More than 10 years **(2)**

B. Do you consider your home to be affordable (thinking about mortgage, property taxes, and insurance)?

- YES – 4
- NO – 1 said that as a new homeowner, the taxes seem outrageous [a few other group members immediately responded that they are very low compared to other parts of Ann Arbor]

6) How many of you currently rent? **1**

If you are currently renting, do you rent from...

- **Private landlord - 1**
- **More than 10 years**

7) For **everyone who is a current renter**, do you consider your monthly rent to be affordable?

- **YES – her rent has been the same for many, many years**

Now, let's talk a little more about **AFFORDABILITY**. Thinking about "Cost of Living" as your monthly mortgage or rent, plus utilities, transportation costs, and childcare...

8) How, if at all, would you say the **cost of living** in this neighborhood has changed over the past 2-3 years?

How many of you would say Cost of Living has...

- Stayed about the same **(1)**
- Risen some but not enough to affect having or wanting to move away **(4)**
 - **Utilities (2), internet, taxes increased**
- Risen quite a bit to the point of thinking about moving **(1)**
 - **One participant explained she's retired and wants to downsize. House too big for her. On a waitlist for senior housing on S. Maple Road.**

9) After housing, what is your next biggest expense?

- **Auto expenses – insurance (1), car payments (1)**
- **Utilities**
- **Home maintenance**
- **Childcare**

10) How many of you actively looked for an apartment or house to rent within the last...

NONE

[Side comment – one homeowner said that landlords are being more selective these days, no longer going to court for evicting tenants]

11) For those of you who moved TO THIS NEIGHBORHOOD less than 2 years ago (whether you rent or own), where did you move from?

1 – Ann Arbor Saline Road, Woodland Mews condos, behind Buschs; Dallas, TX prior to that (and originally from Michigan)

12) Theoretically, if you were to leave Bryant, where would you look for housing?

- **Out of Ann Arbor**
- **Jamaica**
- **Southwest part of Ann Arbor or Scio – Jackson/Zeeb Road area**
- **South Maple (on waitlist for senior housing there)**
- **Geddes Road – seriously considering a house that's for auction, close walk to husband's job at the hospital, quieter and more space between homes than Bryant**

13) **If major themes didn't come up (affordability, childcare, transportation, etc.), ask:** We haven't heard that much about what you all think this neighborhood needs -- can you tell me a bit more?

If themes did not come up and responses are still not very direct (to recommendations), prompt with: *Child care? Transportation? More recreation options? Better schools? Access to better jobs?*

More Child Care needed in Bryant – none currently in the neighborhood. Two women in the group are retired from running daycare programs in the neighborhood. One noted that she has people showing up at her door saying they heard she provides childcare. She will do before/after school (latch key care) but not all day long.

Strategies: through UM employment, after school programs

Transit – need more/late routes to ensure people can get to/from work at early/late/weekend hours without needing a car. Sunday routes are only once on the hour.

Access to Jobs – one said he moved to Ann Arbor specifically because of access to jobs at University and lots of corporations

AA Police Department/Community engagement -

- Wheeler service station is right across the street, but police stopped making visits to the neighborhood.
- Police force was cut. No more community policing / neighborhood watch / Safety Liaison.
- Safety Town no longer happens in Bryant [Skyler explained that this rotates to different parts of the City.]
- Now when police come, they come to harass us.
- It's never just one police car, they come en masse for an accident, because they all have nothing else to do

Strategies: Citizens Police Academy – a free program, they feed you during the training, fosters community involvement

Other Safety – Need speed bumps on Champagne (main through road) to slow down buses and regular cars flying through. Told there was a several year-long waiting list to get speed bumps installed.

Recreation/Organized Sports Teams – One with young child said he would like to see more organized sports in the neighborhood. Often feels like it's "us against the world" when he takes son to the park to play.

Strategies: One person mentioned that the elementary school gym used to be open for more recreation activities in evenings/weekends.

14) Finally, is there anything else you think we should know about Bryant that hasn't been covered yet?

- We have a big age disparity/gap – lots of young and lots of older generation, but lacking middle age brackets.
- Don't like the image our neighborhood has – people think there's a lot of low-income and Section 8, but that's not true now.

-One participant responded: We could do more/better promoting of the Bryant area.

Ann Arbor Center for Independent Living (CIL) Focus Group

August 1, 2017

Facilitators: Sam Olson & Teresa Gillotti, Washtenaw County OCED

Participants: 8

If you could live ANYWHERE and money was no object, what would you look for in a neighborhood?

Ideal Neighborhood:	Compared to neighborhood	Comments
Safety/Maintained		
Quiet		
Safe		
Lighting	-	Dark side streets, unsafe
No trouble		
Clean		
Public spaces		
Park	+	
Landscaping	+	
Playgrounds	+	
Community center	+	
Library	+	
Accessible		
Easy access to school, work, shopping, library		
Transportation	+/-	<p>There are bus routes, but access to the bus stop is questionable.</p> <p>Transit in rural areas not as reliable and consistent.</p> <p>Have to plan around same-day, once a day reservations</p> <p>Need to apply and be approved (1 time) for paratransit</p> <p>Smart bus available in Warren, but no bike routes and the transit is restrictive</p>
Sidewalks – accessible sidewalks with curb cuts	+	Sidewalks, yes. Accessible, ?
Affordable	-	Ypsi and all rents are going up in county
Diversity – colors, families, and seniors	+	

Someone commented that minus the affordable housing and accessibility, their neighborhood hits all these areas.

How do you learn about things like schools, programs, childcare, bus routes, et cetera in your neighborhood?

- CIL
- Network with other parents with children with disabilities
- Google
- Washtenaw County Community Mental Health (WCCMH)
- Mlive
- The Arc of Macomb County
- Disability Network
- Newspaper
- Radio- 89.1 NPR ☺
- Medical Professional

How many of you currently OWN your home?

- 1

For those who own, how long have you been a homeowner?

- _ Less than 2 years
- _ 3-5 years
- _ 6-10 years
- 1 More than 10 years**

Do you consider your home to be affordable (thinking about mortgage, property taxes, and insurance)?

- Kind of, yeah (not paying it off anymore)

How many of you currently RENT?

- 5

For those who rent, how long have you been renting?

- 2 Less than 2 years**
- _ 3-5 years
- 1 6-10 years**
- 1 More than 10 years**

For everyone who is a current renter, do you consider your monthly rent to be affordable?

- Kind of (\$634/month)
- No

- It is now, but rent is going up
- Lives with daughter- rents were going up and needed a caregiver – Section 8 senior housing waiting list is 3 years
- Without assistance, rent is too high
- The number of Section 8 units are going down

How, if at all, would you say the cost of living in your neighborhood has changed over the past 2-3 years?

- Sky high
- Social Security is stingy
- Medicare cost of living vs. medical part b

Next biggest expense after housing...

- Utilities
- Medical premiums- what premiums don't pay, out of pocket
- Health insurance
- Hospital bills
- If a driver- car insurance

How many of you actively looked for an apartment or house to...

- 6 looked and discussed

For those of you who moved TO YOUR NEIGHBORHOOD less than 2 years ago (whether you rent or own), where did you move from?

- Ann Arbor to Ypsilanti – restrictive parking with poor lighting, rents were comparable
- Rental to family in Pittsfield/Ypsi – health reasons
- Ann Arbor to Ypsi- rent went up

Theoretically, if you were to leave your neighborhood, where would you look for housing?

- Ann Arbor:
 - Grew up in the area, know people in area and has transportation
 - Police force is better
 - Diverse, progressive and has good hospitals
 - Access to medical care, likes the culture of the university
- Downtown A2: walk everywhere, near transit
- Ypsilanti: small

In the last [5] years, when looking for housing, what was your experience like when applying to rent or trying to purchase a home you were interested in? Did you feel like your options were in any way limited or that you were treated differently than other applicants?

- Barriers
 - Money (voted 4 times): rent is too high and income too low, moving is expensive

- o Accessible units are not available
- o Accommodations – ceiling fan, walk-in shower- not available
- Treated Differently
 - o Apartment complex in Downtown Saline- support staff had no pictures, application or follow-up
 - o Lexington Club at Golfside- settlement- elevator was down and not maintained, no curb cuts, doors inaccessible

Themes	Strategies
<ul style="list-style-type: none"> ● Affordability 	<ul style="list-style-type: none"> ● More affordable options ● Change political climate <ul style="list-style-type: none"> o Increase programs (HOME, CDBG, LIHTC) ● Improve infrastructure (i.e. US – 23) <ul style="list-style-type: none"> o Roads/connection to affordable housing and jobs o Access to public transportation
<ul style="list-style-type: none"> ● Healthcare 	<ul style="list-style-type: none"> ● 25th month (?) ● Deny first time over 18(?), under 65 ● Disability – ability to work ● Base off parents work history ● Screening to keep people off Medicaid ● Expand Medicaid
<ul style="list-style-type: none"> ● Taking care of residents <ul style="list-style-type: none"> o We all want a decent, affordable place to live 	

Parkridge Focus Group A

August 3, 2017

Facilitators: Cherisa Allen (Parkridge Community Center); Sam Olson (Washtenaw County OCED)

Participants: 18

If you could live ANYWHERE and money was no object, what would you look for in a neighborhood?

Ideal Neighborhood:	Compared to Southside	Comments
Municipalities working together		
Kid friendly	?	Problem with speeding, keep the kids in the backyard
Recreation		
Several swimming pools	+/-	
Parks and park services		
Volleyball court		
Soccer field		
Walking trails	+	
Yard space		
Adequate police and fire, garbage		
Crime free	+	No break-ins, quiet
Affordable housing	+	New housing development
Senior friendly		
Porch life after 9pm without gun fires and cussing		
Access to shopping, grocery, restaurants	+/-	Access may be an issue, but the area is close to shopping and grocery stores
Community center – after school, mentoring with young and old	+/-	Could be bigger and with more activities
Good school		Neighborhood schools are the biggest thing people look for in an area, especially a school in walking distance
Handicap accessible		
Library <u>in</u> neighborhood	+	Library not in neighborhood, but nearby
Nice roads		
Local jobs and job training		
Transpiration		

- Someone mentioned that they don't need or want amenities to be in the neighborhood. Going out to the grocery store allows them to see other areas and their progress, and if everything was so close by, they'd never have the excuse to go out and explore
- General consensus on how there are other narratives that talk about the neighborhood in a negative light/perception (i.e. crime), but how the perspective of residents is much more positive

How do you learn about things like schools, programs, childcare, bus routes, et cetera in your neighborhood?

- Word of Mouth
- Facebook
- Cherisa
- Ewashtenaw.org
- Parkridge Community Center - Monday updates – September to June 10-11am
- Being active
- School board meeting
- CAB
- Neighborhood watch

How many of you currently OWN your home?

- 7

For those who own, how long have you been a homeowner?

- Less than 2 years - 1
- 3-5 years - 3
- 6-10 years – 1
- More than 10 years - 2

Do you consider your home to be affordable (thinking about mortgage, property taxes, and insurance)?

- When house was bought, yes; now buying a house- no
- Conversation around homeownership programs such as FHA and VA loan

How many of you currently RENT?

- 5

If you are currently renting, do you rent using housing voucher?

- 1- 9 years

For everyone who is a current renter, do you consider your monthly rent to be affordable?

- Yes

Do you still like renting or would you prefer to own?

- All prefer to own

How, if at all, would you say the cost of living in this neighborhood has changed over the past 2-3 years?

- Housing has become ridiculous
 - No place to rent, barely afford what is available
 - No inventory leads to higher rents (\$1,600/month)
- Taxes and insurance is going up
- General consensus that owning is more affordable in this area and in Ypsi than renting

Next biggest expense, after housing...

- Child support
- Kids
- Student loans
- Tuition
- Taxes
- Groceries
- Car and car insurance
- Utilities

How many of you actively looked for an apartment or house to rent within the last...

- 0

For those of you who moved TO THIS NEIGHBORHOOD less than 2 years ago (whether you rent or own), where did you move from?

- 0
- No comment

Theoretically, if you were to leave your neighborhood, where would you look for housing?

- Out of state
- Out of country
- Live in country with acres
- Grand Rapids
- Northern Michigan
- Detroit
- Inkster

In the last [5] years, when looking for housing, what was your experience like when applying to rent or trying to purchase a home you were interested in?

Barriers

- Credit is a big issue
- Expectations are not met: affordable, accessible, safe, bug free
- Down payment/rent deposit

Treated Differently

- Section 8
 - People won't consider
 - Stigma
 - Lack of education
 - History of homeownership, less about credit and foreclosure
- Letters of expectation
- Race and age
- Gender more in renting
- Renting with kids

Themes	Strategies
<ul style="list-style-type: none"> ● Schools <ul style="list-style-type: none"> ○ Lack of diversity ○ Lack of funding ○ School of choice 	<ul style="list-style-type: none"> ● Certified teacher with passion ● Review school curriculum ● Leadership that is invested in the community and families ● Have teachers that teach in school and live in neighborhood ● Diversify ● Have a balance of seasoned teachers and new teachers ● Bloom where you are planted- Attend PTA meetings ● Balance of job availability and hiring process

Briefly share A) the most challenging/frustrating thing about living in your neighborhood...and on the flip side B) the most positive thing about living here.

Challenging/Frustrating	Positive
<ul style="list-style-type: none"> ● Trusting new residents ● Next door neighbors ● Dog poo on lawn ● Not being able to use resources (ball park - maintenance) ● Lack of neighborhood – church is across the street with large parking lot 	<ul style="list-style-type: none"> ● Friendly neighbors in cul-de-sac ● Saying hello ● Love from neighbors = family ● Neighbors and connections been around for a long time ● Close to family ● Everyone knows each other ● Small town feel

- | | |
|---|--|
| ● Church rented out- wouldn't know who moved in | ● Ask who is who- want to be in the know |
|---|--|

Parkridge Focus Group B

Focus Group with Non-Residents
August 3, 2017

Facilitators: Tara Cohen and Teresa Gillotti (Washtenaw County OCED)

Participants (5)

1) If you could live ANYWHERE and money was no object, what would you look for in a neighborhood? [Open-ended. Don't list prompts yet. Scribe will list up on flipchart]

- Public Schools
- Churches
- Cleanliness
- Good grocery stores
- Parks
- Accessibility (i.e. close to a major road or freeway entrance)
- Community Centers
- Kids/Families with kids/Multi-generational households (*Kids bring a certain energy to a neighborhood*)
- Small businesses/Community-driven entrepreneurship/Thriving longstanding "Mom & Pops" (*Creates agency and voice in for residents in the neighborhood.*)
- Diversity
- Gardens
- Art & Education
- Promotion/Education on history of the neighborhood
- Places in walking distance
- Amusement/Entertainment (i.e. live music/theater venues, clubs, lounges)
- Growth
- Transportation

2) Now thinking specifically about the neighborhood(s) where you live – How does your neighborhood compare across these areas you've mentioned about your ideal neighborhood?

- **[If Access to Jobs / Schools / Childcare hasn't come up yet]:**
I haven't heard anyone mention Quality of schools, access to jobs or childcare. How is your neighborhood in these areas?

Ideal Neighborhood Asset	My neighborhood has	My neighborhood lacks
Public Schools	3	1
Churches	3	0
Cleanliness	1	0
Good grocery Stores	1	1
Parks	2	0
Accessibility	2	0
Community Centers	1	2
Kids/Families with kids/Multi-generational households	3	0
Small businesses/Community-driven entrepreneurship	2	1
Diversity	3	1
Gardens	2	0
Art & Education	<i>No response</i>	
Promotion/Education on history of the neighborhood	<i>No response</i>	
Places in walking distance	1	0
Amusement/Entertainment	0	2
Growth	<i>No response</i>	0
Transportation	1	0

- Is there ANYTHING ELSE you like/appreciate about your neighborhood that isn't covered in this list?

No response

3) How do you learn about things like schools, programs, childcare, bus routes, et cetera in your neighborhood?

- Facebook/Social Media
- Word of mouth

- Bulletin boards at: Ypsi Food Co-op / Public Library / EMU
- Ypsi First Fridays newsletters
- Neighborhood newsletter (quarterly)
- City website (online social calendar)
- Google for local/Ypsi events
- Radio – 97.9, 92.3, 105.1, 107.5, 102.7, NPR stations (88.3, 91.7, 89.1)
- Marquees at: Senior Center / High School / UAW Hall
- Print newspaper – Ann Arbor News

Now that we've talked a bit about what you like about your neighborhood, [what might be improved], and how your neighborhood compares to Ann Arbor overall, I want to ask some quick questions about your current housing situations.

4) How many of you currently **OWN** your home? (please raise your hand and keep raised)
Two

C. For those who own, how long have you been a homeowner? (show of hands on each category)

- Less than 2 years - **1**
- 3-5 years
- 6-10 years
- More than 10 years - **1**

D. Do you consider your home to be affordable (thinking about mortgage, property taxes, and insurance)?

- 1- Yes; we had renters until just a few years ago to make mortgage affordable)
- 1- No (emphatic); inherited family home, mortgage is higher than s/he can afford

5) How many of you currently **RENT**? Three

E. For those who rent, how long have you been a renter (in your current place)?

- Less than 2 years - **2**
- 3-5 years
- 6-10 years - **1**
- More than 10 years

For **everyone who is a current renter**, do you consider your monthly rent to be affordable?

- 1- Yes, has become more affordable, because I got a new job
- 1- Generally, yes
- 1- Yes, I rent 2 rooms in a large house (roommate is the landlord)

Do you still like renting or would you prefer to own? (Do you consider owning?)

- Yes, I have considered it, but really not sure; it's tons of work to keep up a house

- Yes, it's an eventual goal; I still need time to save up money, learn more about locations, where to invest, etc.
- Unclear – I saw my mom lose her home when I was younger, so understand the challenges. But also a place to call home and fix up [is a nice thing.]

Now, let's talk a little more about **AFFORDABILITY**. Thinking about "Cost of Living" as your monthly mortgage or rent, plus utilities, transportation costs, and childcare...

- 6) How, if at all, would you say the **cost of living** in this neighborhood has changed over the past 2-3 years?

How many of you would say Cost of Living has...

- Stayed about the same – 2
 - Stayed about the same
 - Haven't noticed anything change other than rent (varies by apartment)
- Risen some but not enough to affect having or wanting to move away - 2
 - Made our duplex into a single family home a few years ago, so housing costs rose with loss of renter
 - Overall cost of living has risen, but also my income has risen
- Risen quite a bit to the point of thinking about moving - 0
- **Other** – 1
 - Gas cost went down, but fast food prices went up

- 7) After housing, what is your next biggest expense?

- Travel and entertainment
- Food / Dining out (2)
- Food and transportation
- Buying piece of land to build the house I want

- 8) How many of you actively looked for an apartment or house to rent within the last...

- 12 months - 3
- 2 years - 3 (someone raised their hand twice)
- 3+ years

- 9) For those of you who moved less than 2 years ago (whether you rent or own), where did you move from?

- Roundtree Apartments (moved to The Villas – both in the McKinley "family")
- Golfside Lakes
- Fairway Hills (moved to Whispering Meadows)
- Sugarbrook

- 10) Theoretically, if you were to leave your neighborhood, where would you look for housing?

- Normal Park or Historic Southside or Depot Town

- 1 Barton Hills Drive (smallest, most affordable house in Barton Hills)
- A “big, nice house neighborhood”
- Maybe a slightly nicer apartment than where I am now
- Never want to move

11) In the last [5] years, when looking for housing, what was your experience like when applying to rent or trying to purchase a home you were interested in?

A. Did you feel like your options were in any way *limited* or that you were *treated differently* than other applicants?

Yes, limited by...

- Credit Score
- Sexual orientation
- Income
- Privilege
- Location (self-imposed limitation)
- Looked for diversity and other people of color/people who like me; wouldn't feel safe in a predominantly white area.

12) **If major themes didn't come up (affordability, childcare, transportation, etc.), ask:**

We haven't heard that much about what you all think this neighborhood needs -- can you tell me a bit more? What do you think were some of the themes covered tonight?

- Financial and color boundaries
- Transportation
- Timing and opportunities
- Privilege

C. What are some strategies you would suggest for making some of these improvements?

- Strategies to break down financial and color boundaries:
 - Programming/Community Centers/Education to learn about others
 - Financial literacy workshops
 - Homeownership workshops
 - More educational opportunities/Mixers-for socializing
 - Neighborhood Facebook pages
 - More festivals with wide reach
- Strategies to improve transportation:
 - Take the events as close to your target audience as possible
 - Use of church and community center's buses/vans

13) Finally, is there anything else you think we should know about your neighborhood that hasn't been covered yet?

- Parkridge Homes redevelopment - it was promised that jobs created by this project would be given to local residents, but hiring has not been local enough. A local construction company may have employed more local residents.
 - The “Break Up” of original Parkridge Homes – the tear down displaced a lot of people for more than a year, and some are still couch surfing now. Timeline has not been consistent with what was promised, nor have families been provided subsidized housing for the interim until new homes are ready to move back in.
 - Another participant agreed that he’s noticed a lot of kids are gone from the neighborhood now, as result of Parkridge Homes redevelopment

Ypsilanti Focus Group

August 7, 2017

Facilitators: Teresa Gillotti and Karen Otzen (Washtenaw County OCED)

Participants: 9

If you could live anywhere and money was no object, what would you look for in a neighborhood?

Ideal Neighborhood:	How does Ypsi compare?	Comments
Parks		
Farmer’s mkt		
Community Wifi	-	
Grocery nearby	-	
Free clinic that serves mental health needs		DHS is terrible, WHP is good
Music venue	-	
“third spaces”		
Channels for political engagement	-	
Young professionals		
Libraries		
Affordability	-	
Jobs	-	
Legal aid	-	
Places that will accept housing vouchers	-	

Leadership that reflects the population	-	
Social responsibility	-	
Public transit		
Upkeep		
Needs are close by	-	
Diversity	-	
Restaurants		
Community input/influence/control	-	
Homeless shelter	-	
Rec-center	-	
Landlord diversity/options	-	

How do you learn about things like schools, programs, childcare, bus routes, et cetera in Ypsi?

- Word of mouth
- The streets
- Social media (FB, Instagram)
- M-live
- Social networks
- Blogs
- Off-the-ground Ypsi (Concentrate)
- Michigan radio
- WEMU
- WCBN

How many of you currently OWN your home?

- 0

How many of you currently rent your home?

- 9 – all
 - For less than 2 yrs- 7
 - For 3-5 yrs-1
 - For 6-10 years-1

How, if at all, would you say the cost of living in West Willow has changed over the past 2-3 years?

- 0 said that rent has stayed the same
- 3 people said cost of living risen but they are making it work for now
- 3 said that the cost of living has risen so much that they are looking to leave
- 3 were NA

After housing, what is your next biggest expense?

- Car
- Car insurance
- Business expense
- Healthcare
- food

How many of you actively looked for a house to buy within the last...

12 months = 0

2 years = 0

3+ years =0

How many of you have actively looked for a different place to rent in the last 12 months?

6

Theoretically, if you were to leave your neighborhood, where would you look for housing (in the county/state)? And why?

- AA
- Different Ypsi neighborhood
- Different block
- Detroit
- Northern Michigan

Outside of housing cost, what have been other housing limitations?

- LGBTQ friendliness
- Political affiliations (rules for signs and speech)
- Political pressures
- Hostility
- Harassment
- Credit report
- Just a negative feeling
- Shown only poor options
- Power-differential
- Monopoly by landlords

What have been challenges when it comes to Jobs and income?

- There can be job options if you know how to find them or have access to the technology
- Social capital is necessary to find employment
- Underemployment
- Long job search
- Min wage has been increasing, but has be underpaced compared to housing cost
- Dealing with student loans
- Wages too low
- Would want a new employer, but one that hires locally
- Need skills/training for emerging markets

Themes	Strategies (in no particular order, not tied to themes on same row)
● Rent climb	● Job skills/re-train
● Community agency	● Computer literacy
● Poor Housing quality	● Student debt relief
● Monopolies/lack of diversity→ discrimination	● Social safety-net
● Political accountability is lacking	● Planned parenthood
● Displacement	● Get rid of capitalism
● Economic climate	● Medical options
● Education is a pre-requisite for a good job (education inflation)	● More subsidized housing options for low income people
● Economic anxiety→ mental health	● Longer leases with a rent cap option
● Generational wealth impacts (social mobility)	● Thinking longer term
● Place and race→ opportunity	

What does gentrification mean to you?

- Influx of wealth
- Displacement
- Incentives for organizations that bring wealth

Themes heard around the topic of gentrification:

- Gentrification seems to be encouraged
- “grow the pie”
- No social protection
- Structural
- Cities trying to grow the tax base

Strategies to protect against the negative effects of gentrification:

- Housing treated like a human rights issue
- Jobs
- Serving **current** community members’ needs
- Diversity of businesses
- Affordable for residents
- Courting
- Equitable development for existing residents
- Leaders who listen
- Diversity/de-concentrate subsidized housing
- Mixed income neighborhoods

Other things:

- Feel like they are inbetween being housed and homeless, but need help. They are struggling, but not enough for social services.
- Would like to see more housing advocacy
- Feel like you can no longer “live in place” because they have to move very frequently
- Really wish to see new employers coming to Ypsi that will hire locals.
- Several stories of being denied housing- some for seemingly illegal reasons.
- Their rental units haven’t been passing inspections.
- Feel like landlords take advantage of the “gullability” of students and the fact that they are not using their own money always.
- Housing challenges can prevent mobility on a social level
- Housing is a necessity, not a luxury
- People will put up with a lot just to keep a roof over their head.
- some of the participants said they had used food stamps for years.
- Some wished they could find housing vouchers, but there were not enough to go around.

West Willow Focus Group

August 8, 2017

Facilitators: Joann McCollum (West Willow Community Resource Center); Sam Olson (Washtenaw County OCED)

Participants (13)

If you could live anywhere and money was no object, what would you look for in a neighborhood?

Ideal Neighborhood:	Compared to West Willow	Comments
Housing values	-	Values are not changing and are under-average
Good neighbors		
Schools	-	
Beauty	-	There is litter and glass in the park, not-maintained trees, sewer, and infrastructure
Quiet	-	Highway, cars with music, airplanes
Security	-	Some crime
Access to amenities	-	Access is okay with a car

Diversity	+	More diverse than what Census says (estimated 65% African American and Hispanic)
Close to shopping, business		
Mobility:		
Walking paths	+	
Bike lanes	-	
Strong history		
Parks	+	
Public transit	+	
Ordinances enforced	-	Ordinances are enforced, but are too restrictive- not friendly to businesses
Governance: township agenda and priorities		
Near bodies of water		
Clean water		
Homeowner associations		
Living without pollution (noise, air, soil, odor)	-	
Away from airport and highway	-	
Easy access to other places and cities (i.e. airport, Chicago)	+	

Would you say West Willow is one of the best places to live in Ypsilanti?

No...

- Better than what it was in the 1980's (drugs)
- Used to be the best
- If not in West Willow, wouldn't live in Ypsi (city and township)
- It's not the best, but it's not the worse
- Gets the worst reputation
- Local media source covers negative news, doesn't cover positive things like the summer program
- Police: like their presence, but they speed- need to be more careful and go through more training

Yes...

- Knows all neighbors
- Lots of space
- Secure and stable
- Parks

Needs to have a balance between subsidized housing and owner/renter

Homeownership is more stable because people invest in their homes. Rentals are not an investment.

How do you learn about things like schools, programs, childcare, bus routes, et cetera in West Willow?

- Word of mouth
- Facebook
- Email
- Newsweek
- Library

How many of you currently OWN your home?

- 12 + Joann
- All for over 10 years
- All believe their housing is affordable

How, if at all, would you say the cost of living in West Willow has changed over the past 2-3 years?

- 4 people said cost of living has changed
- 9 people said cost of living changed some
- None said cost of living changed quite a bit and/or a lot

After housing, what is your next biggest expense?

- Education
 - 5 said student loans
 - Tuition for children
- Insurance
- Food

How many of you actively looked for a house to buy within the last...

12 months = 3
2 years = 1
3+ years =0

Theoretically, if you were to leave your neighborhood, where would you look for housing (in the county/state)? And why?

- 45 minutes radius of West Ann Arbor: Adrian, Howell, Brighton, Grass Lake - Rural areas
- Belleville – schools
- West MI
- Wayne County – Romulus, Mt. Clemens (near bodies of water)- grew up in Romulus, want to go back
- Ann Arbor
- City of Ypsi- historic area

- Dexter
 - Chelsea
 - Saline
 - Toledo
 - Thought of Canton, but now would never go – too dense/too many people
- } Can't afford and not diverse

In the last [5] years, when looking for housing, what was your experience like when applying to rent or trying to purchase a home you were interested in?

- Can't afford
- Diversity- how comfortable you'd be
- Someone physically looked at 56 properties in 6 months
 - What was affordable and on the wishlist did not match – a lot of work to research
- A lot of work to look for housing
- Tried to sell in 2009 but couldn't because of housing crash
- Someone had a great realtor to help
- Directed to West Willow – wanted to move here, less risk, school district
- Brick homes- better quality and structure

Themes	Strategies
● Reputation	
● Rentals- lawns are not maintained, lack of lawn maintenance catches on	<ul style="list-style-type: none"> ● Renters can care like homeowners do ● Take care of property
<ul style="list-style-type: none"> ● Environmental hazards <ul style="list-style-type: none"> ○ No bike lanes ○ Car dependent ○ Pollution ● Decisions are made without public comment <ul style="list-style-type: none"> ● MDOT and county road commission 	<ul style="list-style-type: none"> ● Listen to residents and taking residents' opinion into consideration (i.e. MDOT and the trees)

Anything else?

- No political voice like we used to- example of calling the Township and the call was disconnected, no follow-up
- Levels of government- when to go to township and county meetings, MDOT and transportation authority meetings
- Hard to communicate with 3,000+ people, but communication needs to be improved
- Township is working to live stream meetings and post a newsletter

Positives?

- Annual picnic
- Fewer accidents because of stop lights

- Neighborhood association – learned how to organize and some leadership skills
- No negatives
- Children went to elementary school here and could walk to school
- Bus routes
- Partnership with county and other agencies
- Ordinances in place
- Summer program
- Police presence
- House has never been broken into
- Political capital- elected officials do listen and host voting day
- MDOT and stop lights – learning how and where to apply political pressure
- Walkability
- Community Resource Center and its 501(c)3 status

West Willow Focus Group B

NON-RESIDENT FOCUS GROUP
 August 8, 2017

Facilitators: Tara Cohen and Teresa Gillotti (Washtenaw County OCED)

Participants (4)

1) If you could live anywhere and money was no object, what would you look for in a neighborhood?

***Participants live in:** Gault Village; Ford Lake Heights; Fairway Hills; Pittsfield Township-Clubview

Ideal Neighborhood:	Compared to Current Neighborhood *	Comments
Good neighbors	+++	
Good Schools	++ -	The person who gave a negative mark was referencing Ypsi Community School.
Spaces for Kids to Play	+++	
Public Safety/Police presence	+++	
Access to amenities – Shopping/conveniences within walking distance	++ -	Negative response referred to Gault Village.
Walking trails/Open Green Spaces	+++	
Trees	+++	
Sidewalks	+ -	

Parks	+++	Participant suggested parks be built as part of new developments.
Public transit	+++	
Access to Elected Officials	+++	
Well-maintained Streets	+++	
Street Lights	++ -	
Neighborhood Watch Groups	++ -	
Close to Medical Facilities	+++	
Good Public Services (garbage, fire, water, sewer, law enforcement, reliable power in storms)	+++	

2) How do you learn about things like schools, programs, childcare, bus routes, et cetera?

- Online (2)
 - MLive
 - Google alerts
 - News feeds
 - Facebook newsfeed
- NextDoor.com
- Neighbors/Word of mouth
- Neighborhood Associations – Gault Village, West Willow
- Email (3)
- Doing my own research
- Public radio – WEMU
- Newspaper
- TV – MSNBC
- At my Child’s business (food establishment in City of Ypsilanti)

How many of you currently OWN your home?

- 4 of 4

F. For those who own, how long have you been a homeowner?

- Less than 2 years
- 3-5 years
- 6-10 years
- **More than 10 years – All 4**

G. Do you consider your home to be affordable (thinking about mortgage, property taxes, and insurance)?

- Yes – All 4; three of four have already paid off their mortgage.

Do you still like owning or would you prefer to rent?

- All 4 still like owning.
 - One said they would like to own a smaller home.
 - One might want to move to a condo in 8-10 years.

How, if at all, would you say your cost of living has changed over the past 2-3 years?

- Stayed about the same -2
- Risen some but not enough to affect having or wanting to move away - 2
- Risen quite a bit to the point of thinking about moving - 0

After housing, what is your next biggest expense? (some participants gave multiple responses)

- Utilities – including phone, Comcast (2)
- Home maintenance (2)
- Property taxes
- Car payments/Auto insurance
- Financial support of my children
- Travel

Thinking back to ten or more years ago, where did you live before immediately before purchasing the home you live in now?

- Ecorse/Munger Road area (Ypsilanti)
- University of Michigan Townhouses (Ann Arbor)
- Golfside Apartments (Pittsfield Township)
- Colonial Square Co-operative (Ann Arbor)

Theoretically, if you came into a large sum of money, where would you move to?

- Three of four said they would stay right where they are.
 - I'd stay where I am and invest in the local youth/community center.
 - My kids are all within 15 minutes of where I live.
 - I'd stay but would do a lot of traveling!
- One said they would move to Grand Rapids ("Beltline"); a good friend lives there, and the city has undergone extensive revitalization effort in last decade.

In the past, when looking for housing, did you feel like your options were in any way *limited* or that you were *treated differently* than other applicants?

Limitations

- None (2)
- Financial limitations
- My husband's driver license record

Themes and Strategies

Themes	Strategies
● Happy where we are	n/a
● Long-term homeownership/stability	n/a
● Grounded by having family nearby	n/a

Finally, is there anything else you think we should know that hasn't been covered?

- I chose to live in Ypsilanti Township because the jobs were here.
- Concept of "Motor State" – focus on car ownership implies that no car means not a real citizen.
- Importance of reliable transportation options – for success in school, job opportunities, etc
 - Long bus commutes puts people living on East side of Washtenaw County at a disadvantage
- Stark disparities in Washtenaw County - I'm saddened to see the lack of opportunity as compared to the neighborhoods we envision. Life course of a child is still determined by their zip code and the neighborhood where they grow up. Institutional and inter-generational poverty is a problem in our county.

Offender Success Program Focus Group

Wednesday August 9, 2017

Facilitators: Ashley Timmerman, (Catholic Social Services of Washtenaw County), Tara Cohen and Sam Olson (Washtenaw County OCED)

Participants: 5

How do you learn about things like programs, childcare, jobs, bus routes, news, events, etc.?

- Trial and error
- Word of mouth
- Catholic Social Services
- Online

Before your recent arrest and conviction, what neighborhood did you live in?

- West Willow – Ypsilanti Township, MI
- Westland, MI
- Saline, MI
- Toledo, Ohio

- Brandon, Florida

a. Did you live alone or with others?

- All 5 lived with others...with:
 - girlfriend (2)
 - family (1)
 - my parents (1)
 - my kid's mom (1)

b. Did you rent or own? All 5 rented.

i. [If rent]: did you or someone you were living with have a housing voucher?

No

[Note: Later in conversation, one participant acknowledged having had a voucher more than 10 years ago, which he lost after being incarcerated and allowing a friend to take over the voucher.]

2. What is your current living situation?

- All 5 currently in housing provided by the Offender Success Program – 4 in apartments and 1 in a motel on W. Michigan Avenue.
- All have roommates (1 has vacancy at the moment but will get a new roommate imminently)
- 1 of the 5 has secured a spot in a nearby halfway house called Next Step Living; will rent a room there as soon as a bed becomes available. Next Step requires NA or AA attendance.

3. Moving forward, what is your ideal situation in terms of housing?

- To get my own apartment – all 5 participants

4. What do you look for in a neighborhood (if you could live anywhere and money was no object)?

- A place close to my work (he commutes by bike)
- Grocery store

5. What's preventing you from getting to this ideal situation?

- Being on parole

- Lack of money (2)
- Pending transfer of my parole back to Toledo
- Lack of job

6. What other barriers have you encountered looking for housing or struggles you anticipate as you look for housing (i.e. credit score, background, income, etc.)

Only 1 of 5 participants responded:

- Lack of money – I am up front about my criminal record and have had no problems with this.

7. What are you most worried about?

- Availability of a room/apartment (most agreed with this)

8. If you had to leave your current housing today, would you have somewhere else to go?

- Yes (3)
- No (2)

9. What are other concerns for your success (i.e. personal safety, childcare, finding a job, sobriety, etc.)?

- Sobriety – the people I could stay with now would make this difficult for me.
- Securing a cell phone
- Getting my Social Security Card (for housing and jobs)

10. Anything else you want to share?

- Getting an ID after being released from prison is HARD.
- I need a steady income (or SSI) to get my own housing.
- Still learning my way around (he's from out of state). Starting to understand the bus routes better.

11. Do you feel safe in your current housing provided by our program?

The 4 participants housed in apartments:

- Yes – 3
 - Safe and quiet
 - Feels safe compared to what I saw before in Ohio
- No – 1
 - It's a terrible neighborhood (because of drugs and crime).

The 1 participant housed in the motel: Yes – I feel safe.

12. Would you rent where you are housed right now if it were available to rent long-term?

- Yes, definitely – 3
- No, I prefer Saline – 1
- Am moving into a halfway house soon with a 12 month lease – it's a beautiful house.
 - Landlords could work with people and be more understanding (by allowing a payment plan for the deposit, etc.)
 - HAWC said they could not assist me with deposit for a halfway house
 - I did a phone intake with HAWC at one point, but was told I need to call back when I'm about to become homeless (i.e. complete the 90 days of housing provided by Offender Success Program).
- One participant mentioned he had a Section 8 voucher in 2005-06; at that time he was prioritized for a voucher due to status as a recent parolee. However, he lost the voucher when he went back to prison and the person he let stay in his voucher unit broke the rules.

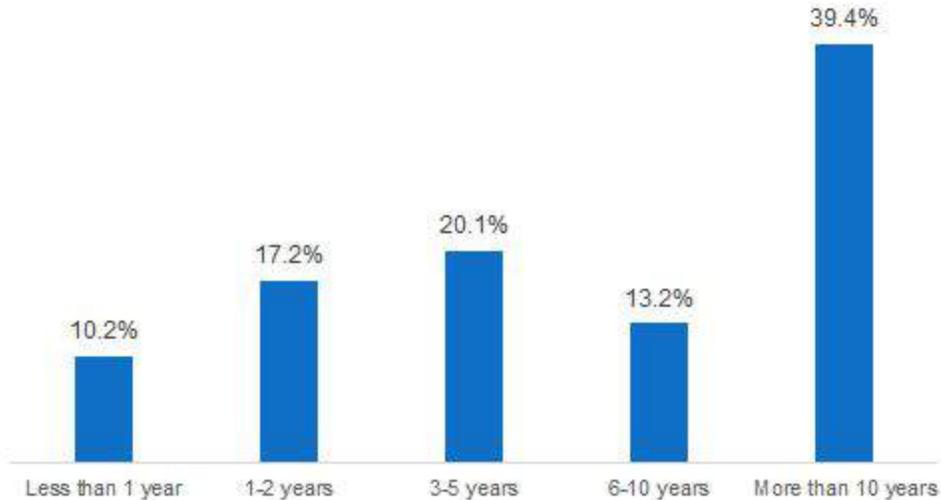
Appendix E Survey Results

Total Responses: 778

- Online: 484 (62%)
- Paper via OCED: 220 (28%)
- Paper via AAHC: 84 (10%)

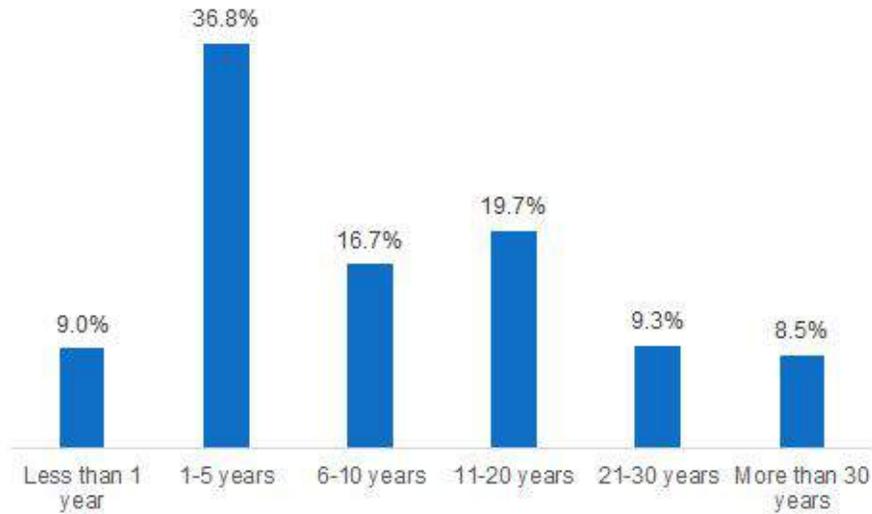
Your Neighborhood

1. How long have you lived in your current home?



	Count	Percent	Percent without Null
Less than 1 year	80	10.1%	10.2%
1-2 years	135	17.1%	17.2%
3-5 years	158	20.0%	20.1%
6-10 years	104	13.2%	13.2%
More than 10 years	310	39.3%	39.4%
N/a	2	0.3%	
TOTAL	789	100%	
Total without Null	787		100%

2. How long have you lived in your neighborhood?



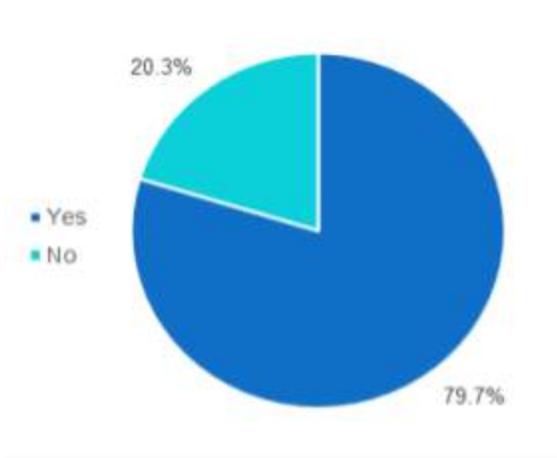
	Count	Percent	Percent without Null
Less than 1 year	65	8.9%	9.0%
1-5 years	265	36.5%	36.8%
6-10 years	120	16.5%	16.7%
11-20 years	142	19.5%	19.7%
21-30 years	67	9.2%	9.3%
More than 30 years	61	8.4%	8.5%
N/a	7	1.0%	
TOTAL	727	100.0%	
Total without Null	720		100.0%

3. What do you call your neighborhood? If you don't live in an area with a neighborhood title, give us the closest major intersection.

4. Which of the following were the most important reasons you decided to live in your neighborhood?

Important Reason	Count	Percent
To live near family or friends	217	27.5%
To be close to work	268	34.0%
Accessibility of goods and services	274	34.8%
To be near public transportation	179	22.7%
Schools for my children or grandchildren	149	18.9%
Access to job opportunities	74	9.4%
Safety in the neighborhood	307	39.0%
Affordability of housing	426	54.1%
I grew up here	69	8.8%
No choice/Nowhere else to go	60	7.6%
Something else:	201	25.5%
Total of Respondents	788	

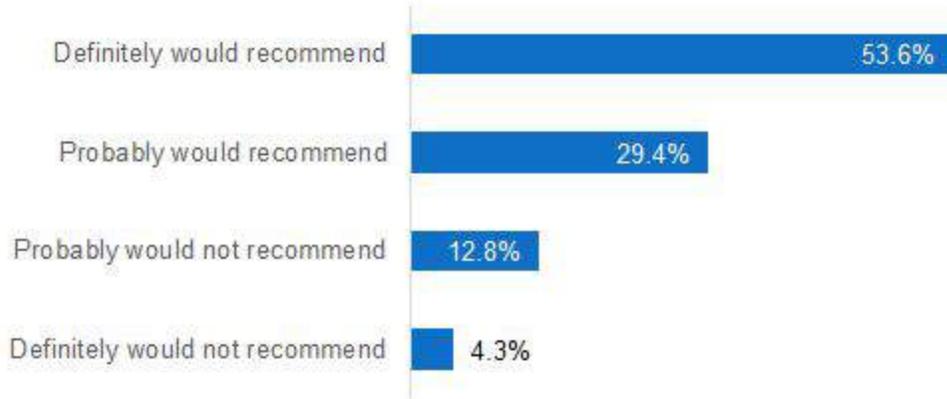
5. If you had the choice, would you continue living in your neighborhood?



	Count	Percent	Percent without Null
Yes	606	76.9%	79.7%
No	154	19.5%	20.3%
N/a	28	3.6%	
TOTAL	788	100.0%	
Total without Null	760		100.0%

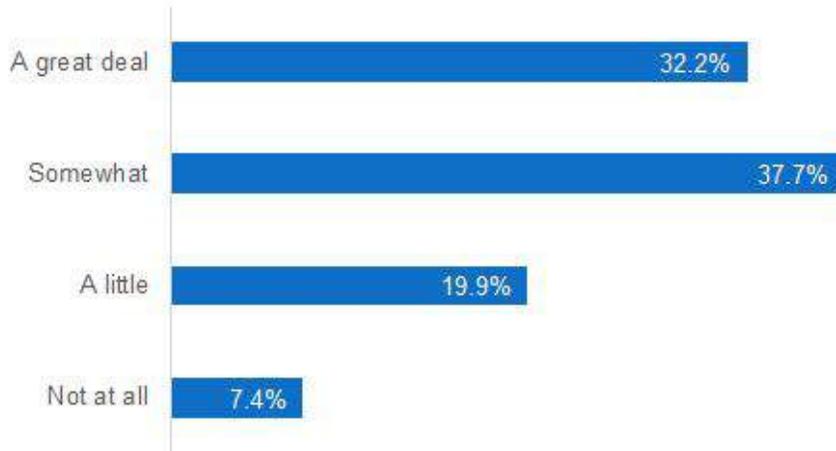
Why do you think this is?

6. Right now, how likely are you to recommend your neighborhood to someone else as a good place to live?



	Count	Percent	Percent without Null
Definitely would recommend	378	52.0%	53.6%
Probably would recommend	207	28.5%	29.4%
Probably would not recommend	90	12.4%	12.8%
Definitely would not recommend	30	4.1%	4.3%
N/a	22	3.0%	
TOTAL	727	100.0%	
Total without Null	705		100.0%

7. How much do you feel that people in your neighborhood can count on each other when they need help?



	Count	Percent	Percent without Null
A great deal	254	32.2%	33.2%
Somewhat	297	37.7%	38.8%
A little	157	19.9%	20.5%
Not at all	58	7.4%	7.6%
N/a	22	2.8%	
TOTAL	788	100.0%	
Total without Null	766		100%

8. How would you rate the following aspects of your neighborhood?

	Excellent		Good		Fair		Poor		Don't Know	
Cleanliness	231	33%	263	38%	129	19%	36	5%	1	0%
Condition of the buildings (including homes)	159	23%	306	44%	160	23%	30	4%	3	0%
Condition of the streets and sidewalks	117	17%	282	40%	187	27%	74	11%	3	0%
Condition of the public spaces (parks, libraries, rec centers, etc.)	184	27%	284	41%	121	17%	36	5%	31	4%
Schools in the neighborhood	136	19%	156	22%	128	18%	80	11%	165	23%
Access to public transportation	256	36%	192	27%	106	15%	75	10%	48	7%
Availability of quality housing	136	19%	239	33%	188	26%	65	9%	43	6%
Affordability of housing	91	13%	185	26%	197	27%	153	21%	47	7%
Availability of job opportunities	61	8%	166	22%	161	22%	107	14%	196	27%

9. Please indicate how easy it would be for you to get to each of the following places if you wanted to go there.

	Very Easy		Somewhat Easy		Somewhat Difficult		Very Difficult		Don't Know	
Parks, playgrounds or other green spaces	499	63%	191	24%	26	3%	16	2%	15	2%
Public libraries	406	52%	254	32%	51	6%	19	2%	13	2%
Supermarkets or grocery stores	365	46%	251	32%	101	13%	27	3%	2	0%
Pharmacies	404	51%	256	32%	71	9%	16	2%	2	0%
Banks and credit unions	362	46%	264	34%	90	11%	28	4%	6	1%
Religious or cultural centers	328	42%	235	30%	70	9%	21	3%	93	12%
Community centers or recreational facilities	285	36%	251	32%	104	13%	42	5%	63	8%
Places with jobs that I or someone in my household would want to have	163	11%	244	16%	152	10%	72	5%	113	8%

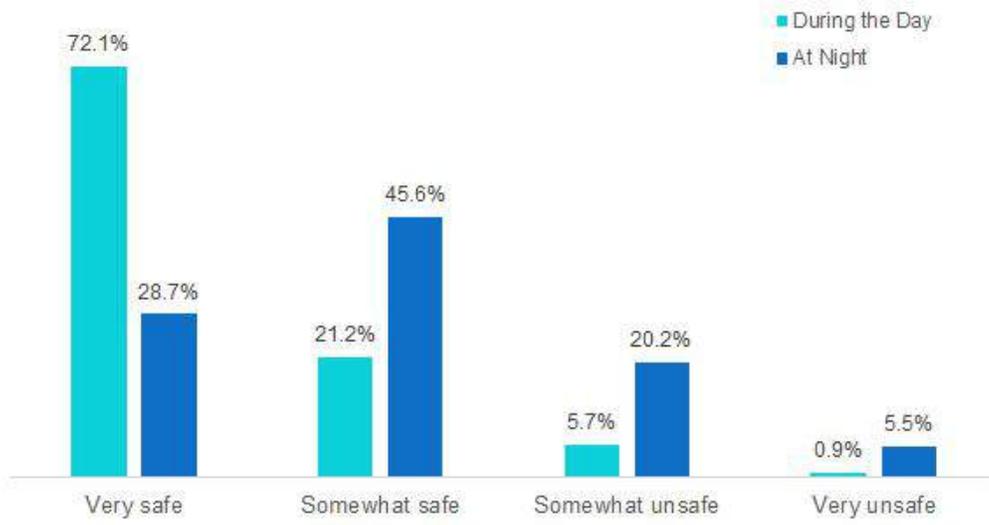
10. How safe would you say you feel walking in this neighborhood during the day?

	Count	Percent	Percent without Null
Very safe	540	68.8%	72.1%
Somewhat safe	159	20.3%	21.2%
Somewhat unsafe	43	5.5%	5.7%
Very unsafe	7	0.9%	0.9%
N/a	36	4.6%	
TOTAL	785	100.0%	
Total without Null	749		100.0%

11. How safe would you say you feel walking in this neighborhood at night?

	Count	Percent	Percent without Null
Very safe	209	27.3%	28.7%
Somewhat safe	332	43.4%	45.6%
Somewhat unsafe	147	19.2%	20.2%
Very unsafe	40	5.2%	5.5%
n/a	37	4.8%	
TOTAL	765	100.0%	
Total without Null	728		100%

How safe would you say you feel walking in this neighborhood?

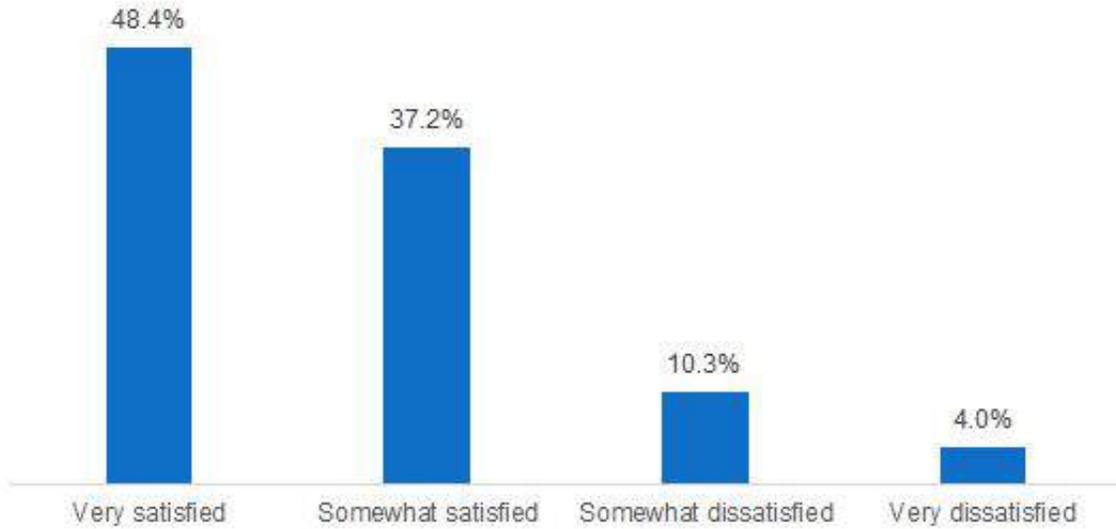


Your Housing

12. Which of the following best describes the type of housing you currently live in?

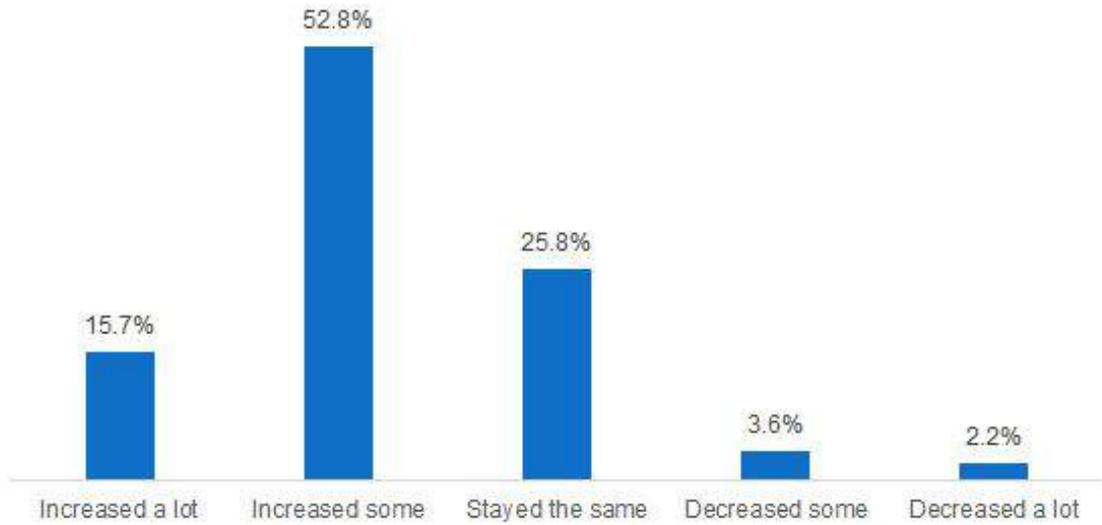
	Count	Percent	Percent without Null
Single-family home (detached)	493	63%	66%
Duplex or 2-family	31	4%	4%
Row house	15	2%	2%
Apartment/condo building with 1-4 stories	140	18%	19%
Apartment/condo building with 5 stories or more	30	4%	4%
Something else	35		
Townhouse	9	1%	1%
House split into apartments/apt in old home	7	1%	1%
Homeless or Car	3	0%	0%
Co-op	3	0%	0%
Group home/senior living	2	0%	0%
Mobile Home	5	1%	1%
Other	6	1%	1%
N/a	44	6%	
TOTAL	788	100%	
Total without Null	744		100%

13. How satisfied would you say you are with the quality of housing you currently live in?



	Count	Percent	Percent without Null
Very satisfied	359	46.1%	48.4%
Somewhat satisfied	276	35.5%	37.2%
Somewhat dissatisfied	76	9.8%	10.3%
Very dissatisfied	30	3.9%	4.0%
N/a	37	4.8%	
TOTAL	778	100.0%	
Total without Null	741		100.0%

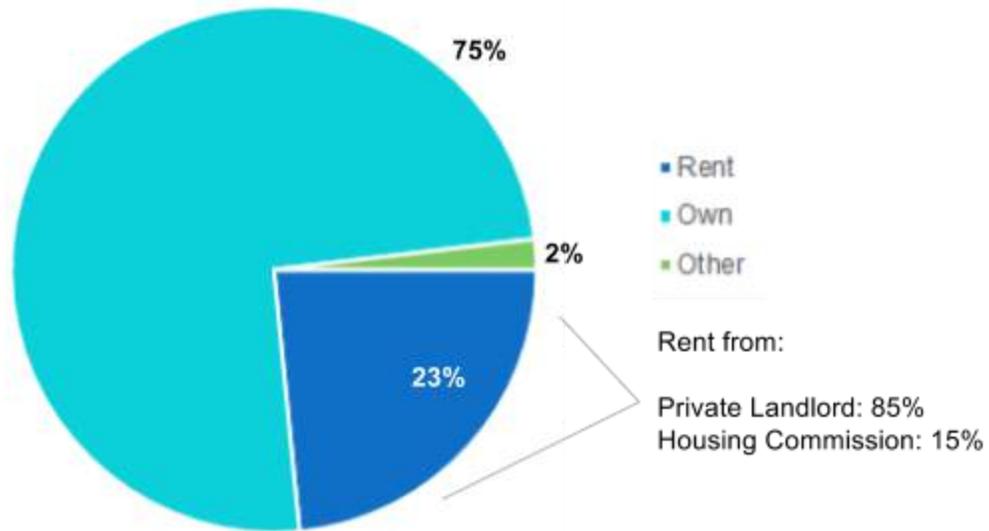
14. During the past three years, how have the overall housing costs for your current home changed?



	Count	Percent	Percent without Null
Increased a lot	113	14.3%	15.7%
Increased some	381	48.3%	52.8%
Stayed the same	186	23.6%	25.8%
Decreased some	26	3.3%	3.6%
Decreased a lot	16	2.0%	2.2%
N/a	67	8.5%	
TOTAL	789	100%	
Total without Null	722		100%

Please explain:

15. Do you currently rent your home, own your home, or something else?



	Count	Percent	Percent without Null
Rent	138	21%	23%
Rent from a private landlord	117	85%	85%
Rent from the Housing Commission	21	15%	15%
Own	440	68%	75%
Other	11	2%	2%
N/a	61	9%	
TOTAL	650	100%	
Total without Null	589		100%

16. In the past five years, has your rent been paid with a housing choice voucher (Section 8)?

	Count	Percent	Percent without Null
No	171	22%	59%
Yes	112	14%	38%
Don't know	9	1%	3%
N/a	496	63%	
TOTAL	788	100%	
Total without Null	292		100%

17. Have you ever had difficulty leasing with a housing choice voucher?

	Count	Percent	Percent without Null
No	109	13.8%	78%
Yes	30	3.8%	22%
Don't know	0	0.0%	0%
N/a	649	82.4%	
TOTAL	788	100%	
Total without null	139		100%

If yes, please explain:

Housing Availability

18. During the past five years, have you looked for a new place to live?

	Count	Percent	Percent without Null
Yes, looked for a home to rent	89	12.8%	13.8%
Yes, looked for a home to buy	158	22.7%	24.5%
No	399	57.2%	61.8%
N/a	51	7.3%	
TOTAL	697	100.0%	
Total without Null	646		100.0%

19. Did you have trouble finding safe, quality housing that you could afford in a neighborhood you would like?

	Count	Percent	Percent without Null
Yes	257	32.6%	63.6%
No	147	18.7%	36.4%
N/a	384	48.7%	
TOTAL	788	100.0%	
Total without Null	404		100.0%

20. Which of the following things, if any, limited the housing options you were able to consider?

	Count	Percent
Affordability	254	32.2%
Accommodation	37	4.7%
Size	106	13.5%
Credit	62	7.9%
Deposit Amount	108	13.7%
Lack of Options	66	8.4%
Feelings of Unwelcomeness	33	4.2%
Something else	48	6.1%
TOTAL	788	

21. Do you think you were treated differently than other people looking for housing?

	Count	Percent	Percent without Null
Yes	78	9.9%	25.7%
No	226	28.7%	74.3%
N/a	484	61.4%	
TOTAL	788	100.0%	
Total without Null	304		100.0%

22. If yes, do you think it was because of any of the following? Check all that apply.

	Count	Percent
Race/ ethnicity	34	43.6%
Religion	10	12.8%
Gender	15	19.2%
Sexual orientation	9	11.5%
Disability	19	24.4%
Pregnant or children	10	12.8%
Age	24	30.8%
Something else	38	48.7%
TOTAL of those who responded with yes for Q21	78	

23. During the past five years, have you applied for a loan to purchase a home, to refinance your mortgage or take equity out of your home?

	Count	Percent	Percent Without Null
Yes	207	26.3%	28.5%
No	519	65.9%	71.5%
N/a	62	7.9%	
TOTAL	788	100%	
Total without Null	726		100%

24. Was the application(s) you made during the past five years approved?

	Count	Percent	Percent Without Null
Yes	200	25.5%	83.7%
No	39	5.0%	16.3%
N/a	545	69.5%	
TOTAL	784	100%	
Total without Null	239		100%

25. When your application was not approved, which of the following reasons were you given? Check all that apply.

	Count	Percent
My/our income level	22	11.0%
The amount I/we had for a down payment	5	2.5%
How much savings I/we had	4	2.0%
The value of my/our property	6	3.0%
My/our credit history or credit score(s)	19	9.5%
Not applicable	3	1.5%
Something else, please specify:	10	5.0%
TOTAL Of those who responded with yes in Q24	200	

About You

26. How old are you?

Under 18	1	0%
18 to 24	16	4%
25 to 34	99	22%
35 to 44	115	26%
45 to 54	74	17%
55 to 64	68	15%
65 to 74	58	13%
75 to 84	9	2%
85 and older	3	1%

27. What gender do you identify with?

Male	134	25%
Female	371	70%
Transgender	3	1%
Prefer not to answer	25	5%

28. What race do you identify with?

American Indian or Alaskan Native	51	4%
Asian	21	2%
Black or African American	239	19%
Native Hawaiian or Pacific Islander	7	1%
White	860	70%
Other	50	4%

29. Do you consider yourself as Hispanic, Latino, Latina, or of Spanish origin?

Yes, Hispanic/Latino/Latina/Spanish origin	32	5%
No, not Hispanic/Latino/Latina/Spanish origin	679	95%

30. Which of the following is your highest level of education?

Some or no high school	33	4%
High school graduate or GED	92	12%
Vocational/technical school after high school	20	3%
Some college	187	25%
College Graduate	408	55%

31. Which of the following best describes your current employment status?

Full time	301	41%
Part time	82	11%
Looking for work	33	5%
Unable to work due to a disability	73	10%
Stay-at-home caregiver or parent	26	4%
Retired	193	26%
Student	11	2%
Other	10	1%

32. Including you, how many people 18 years of age or older live in your household?

Median	2
Minimum	0

Maximum	8
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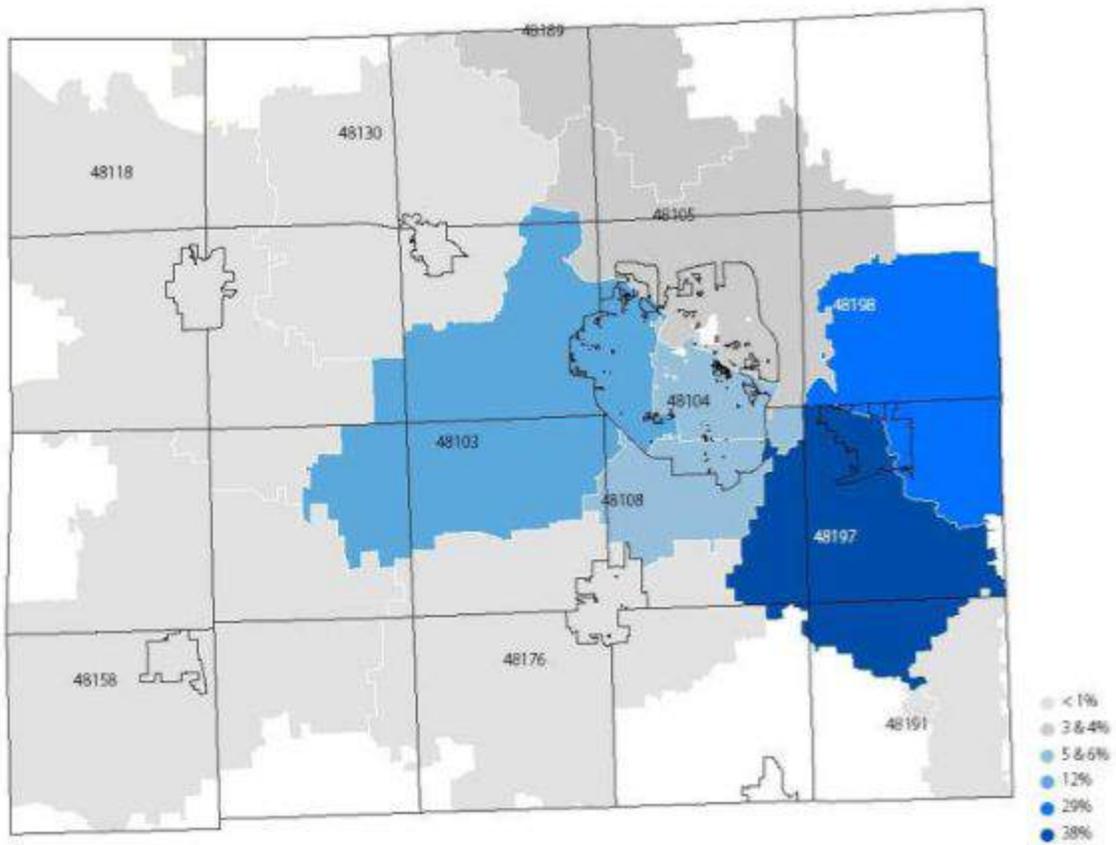
33. How many children under 18 years of age live in your household?

Median	0
Minimum	0
Maximum	9

34. Are you, or is someone in your household, living with a disability?

Yes	241	33%
No	486	67%

35. In what zip code do you currently live?



Common Name	Address	Jurisdiction	Owner	Total Units	Affordability Term (To be added in late 2017)
	1315 S. Seventh	City of Ann Arbor	WCHO	1	
	1613 White St.	City of Ann Arbor	Avalon Housing	2	
	1131 N Maple	City of Ann Arbor	Sequoia Place Senior Housing	55	
West Arbor (formerly N Maple Estates & duplexes)	701-739 N Maple & 743 - 749 North Maple	City of Ann Arbor	AAHC	46	
Maple Meadows	800 - 890 South Maple	City of Ann Arbor	AAHC	30	
Carrot Way	31 Carrot Way (1731 Dhu Varren)	City of Ann Arbor	Carrot Way Limited Dividend Housing (Avalon Housing)	30	
	610 W Summit	City of Ann Arbor	Avalon Housing	6	
	517 W Summit	City of Ann Arbor	Avalon Housing	2	
	618 N. Main	City of Ann Arbor	Dawn Farm	6	
	1675 Broadway	City of Ann Arbor	Avalon Second Nonprofit Housing Corp.	4	
	1440 Pear	City of Ann Arbor	Pear St Apt Limited Dividend Housing (Avalon Housing)	20	
Broadway Terrace	1504-1506 Broadway	City of Ann Arbor	AAHC	20	
	1305-1311 Pontiac Trail	City of Ann Arbor	Avalon Housing	4	
Green Baxter Court	1701- 1747 Green Road	City of Ann Arbor	AAHC	23	
	205 S State St. 2	City of Ann Arbor	Corner House Lofts LLC	3	
	100 S. Fourth	City of Ann Arbor	Courthouse Square Acquisitions, LLC (formerly First Centrum)	116	
	532 N Main	City of Ann Arbor	Avalon Housing	6	
	411 N Ashley	City of Ann Arbor	Avalon Housing	6	
West Washington	805 - 807 W. Washington	City of Ann Arbor	AAHC	2	
South Seventh	221 - 253 S. Seventh	City of Ann Arbor	AAHC	8	
	701 Miller	City of Ann Arbor	Avalon Housing	23	
Miller Manor	727 Miller	City of Ann Arbor	AAHC	104	
Ann Arbor City Apartments	221 Washington	City of Ann Arbor	Ann Arbor City Apartments LLC	16	
	426 S. First	City of Ann Arbor	Avalon Housing	7	
	201 W William	City of Ann Arbor	Avalon Housing	6	
Baker Commons	106 Packard	City of Ann Arbor	AAHC	64	
	522 S. Division	City of Ann Arbor	Avalon Housing	0	

Washtenaw County | Assessment of Fair Housing (AFH) Plan
Appendix F Washtenaw County Housing Inventory (2017)

	518 S. Division	City of Ann Arbor	Avalon Housing	16
	520 S. Division	City of Ann Arbor	Avalon Housing	0
	1217 W Huron	City of Ann Arbor	Avalon Housing	7
	125 Allen (127 Allen)	City of Ann Arbor	Avalon Housing	4
	127 Allen	City of Ann Arbor	Avalon Housing	0
	115-119 N Glendale (119)	City of Ann Arbor	Avalon Housing	4
	1911-1913 Dexter	City of Ann Arbor	Community Housing Alternatives	2
	115-119 N Glendale (115)	City of Ann Arbor		
	112 Glendale	City of Ann Arbor	Glendale Nonprofit Housing Corp (formerly Community Housing Alternatives)	2
	100 Glendale	City of Ann Arbor	Glendale Nonprofit Housing Corp (formerly Community Housing Alternatives)	2
Arbordale Apartments	1010-1030 Arbordale	City of Ann Arbor	Arbordale Apartments Limited - Dividend Housing Assoc. LTD (Avalon Housing)	39
Pauline	1500 Pauline	City of Ann Arbor	Pauline Apartments Limited DHALP (Avalon Housing)	32
Hillside Manor	1020 - 1042 Pennsylvania	City of Ann Arbor	AAHC	6
	211 E Davis	City of Ann Arbor	Avalon Housing	14
	819 Third	City of Ann Arbor	Avalon Housing	6
	824 Stimson	City of Ann Arbor	Avalon Housing	23
White State Henry	1514 & 1520 White, 1521 State, 701 - 719 Henry	City of Ann Arbor	AAHC	28
	2706 Yost	City of Ann Arbor	WCHO (formerly HelpSource)	1
Oakwood	3565, 3575, 3585 Oakwood - Separate homes.	City of Ann Arbor	AAHC	3
Oakwood	3575 Oakwood	City of Ann Arbor	AAHC	0
Oakwood	3585 Oakwood	City of Ann Arbor	AAHC	0
	2845 Burton	City of Ann Arbor	Willow Pond Limited Dividend Housing (MAP)	4
Mallet's Creek	2670 -2680 South Main St	City of Ann Arbor	AAHC	6
Cranbrook Towers	2901 Northbrook	City of Ann Arbor	Cranbrook Towers Limited (AAHC)	202
Hikone	2702 - 2760 Hikone	City of Ann Arbor	AAHC	29
	2 Kilbrennan	City of Ann Arbor	Community Housing Alternatives	1
	9 Rockland	City of Ann Arbor	Community Housing Alternatives	1
	2176 Hemlock	City of Ann Arbor	Community Housing Alternatives	1

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Oaks of Ann Arbor	3033-3055 Valencia Court (3599 Stone School)	City of Ann Arbor	Oaks of Ann Arbor, LDHA, LP (CHA)	12	
Windsong	3001 Valencia	City of Ann Arbor	Windsong Limited Dividend Housing A	31	
Lower Platt	3451 - 3457 Platt	City of Ann Arbor	AAHC	4	
	3331 Platt	City of Ann Arbor	Whispering Creek Project LLC (formerly MAP)	11	
Upper Platt	3681 -3689 Platt	City of Ann Arbor	AAHC	5	
The Pines	250 Wilkinson Street	City of Chelsea	Village Apts- Chelsea Limited	32	
The Pines	325 Wilkinson	City of Chelsea	Sylvan Pines Association LLC	40	
	12988 Island Lake	City of Chelsea	WCHO	1	
Walkabout Creek II	2230 Melbourne	City of Dexter	Walkabout Creek II	20	
Milan Village	71 Hurd Street	City of Milan		36	
Maple Heights Apartments	260 N Maple	City of Saline	Union Street Enterprises, LLC	48	
Mill Pond Manor	460 W Russell	City of Saline	Mill Pond Manor	47	
	1035 Judd	City of Saline	WCHO	1	
Hollow Creek	118-124 Grove Road	City of Ypsilanti	YHC Strong Housing	24	
Towner	711-745 Towner	City of Ypsilanti	YHC Strong Housing	23	
Maus	719-733 Maus	City of Ypsilanti	YHC Strong Housing	7	
	111-113 Bell	City of Ypsilanti	YHC Strong Housing	2	
	881-885 Madison	City of Ypsilanti	YHC Strong Housing	2	
	951-955 Madison	City of Ypsilanti	YHC Strong Housing	2	
	1004-1016 Monroe	City of Ypsilanti	YHC Strong Housing	4	
	610-614 First	City of Ypsilanti	YHC Strong Housing	2	
Arbor Manor	693 Arbor	City of Ypsilanti	Arbor Manor Apartments	80	
Forest Knoll	1101 Monroe Street	City of Ypsilanti	Forest Knoll	231	
	112 S. Adams	City of Ypsilanti	Beal Properties, LLC	3	
Towne Center Place	401 W Michigan	City of Ypsilanti	Towne Center Place	102	
Sauk Trail (Paradise Manor)	936-960 W. Michigan	City of Ypsilanti	YHC Strong Housing	36	
Chidester Place	330 Chidester	City of Ypsilanti	Chidester 2005, LLC	151	
Strong Housing	314-318 S Adams	City of Ypsilanti	YHC Strong Housing	2	
Parkridge	601 Armstrong	City of Ypsilanti	YHC	159	
Hamilton Crossing Phase 1	596. S. Hamilton	City of Ypsilanti	Hamilton Crossing Limited Dividend	70	
Hamilton Crossing Phase 2	596 S. Hamilton	City of Ypsilanti	Revision Phase 2 LP (Revision Parkview LLC)	74	

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Strong Housing	425 & 427 S Washington	City of Ypsilanti	YHC	2	
Strong Housing	101-109 Bell	City of Ypsilanti	YHC	6	
Washington Street Apartments	184-190 N Washington	City of Ypsilanti	Maurer Apartments, LLC	8	
	3800 Glengarry	Northfield Township	WCHO	1	
Arbor Pointe Apartments	2020 Arbor Circle E	Pittsfield Township		215	
Lexington Club Apartments	2224 Golfside	Pittsfield Township	Lexington Point Partners, LTD	96	
Country Lane Group Home	5623 Thomas	Pittsfield Township	WCHO	1	
	3920 Cochran	Pittsfield Township	CHA	1	
Carpenter Place	3400 Carpenter	Pittsfield Township		151	
Lakestone Apartments Parkland Plaza	4275 Eyrie	Scio Township		144	
Woodchase Apartments	1100 Rabbit Run	Scio township	Woodchase Club Partners, LTD	72	
Danbury Park	9412 MacArthur	Superior Township	Danbury-Superior Limited	150	
Woodhill Senior Apartments	521 Territorial	Village of Manchester	Woodhill Senior Apartments	24	
Manchester Apartments	600 E Duncan	Village of Manchester	Manchester Apartments	32	
Clark East Tower	1550 E Clark	Ypsilanti Township	National Church Residents of Win Y	199	
Huron Heights Apts.	669 Woburn	Ypsilanti Township	Huron Heights Apts.	119	
Carriage Park	1115 S. Harris	Ypsilanti Township	Village Grove of Ypsilanti Mich LLC	97	
Ford Lake Landing	8753 Spinnaker	Ypsilanti Township	Avanath Ford lake GP, LLC	184	
Brookwood Apartments	8990 Brookwood	Ypsilanti Township	Brookwood Apartments	81	
Oaks of Golden Pond	8940-8956 Charlotte	Ypsilanti Township	Kevin and Sandra Smith	12	
Oaks of Ypsilanti	9070-9220 Charlotte	Ypsilanti Township	Kevin and Sandra Smith	12	
Melvin T Walls Manor	2189 Glory Lane	Ypsilanti Township	Holy Creek Non-profit Housing	54	
The Meadows	1774 W Michigan	Ypsilanti Township	Lighthouse Housing LLC	112	
Concord Square Apartments	114-1474 Concord Drive	Ypsilanti Township	Benchmark Chestnut Lake Apartments	142	

Appendix G HUD Provided Tables

Coming Soon

Appendix H HUD Provided Maps

Coming Soon