Abayomi Community Development Corporation

A HOUSING AND SOCIOECONOMIC ANALYSIS

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The Abayomi Practicum Team has worked in conjunction with the Abayomi Community Development Corporation to produce a Housing and Socioeconomic Analysis. The results from these studies have been used to formulate recommendations on how to strengthen and expand homeownership and community vibrancy.

**Housing Analysis:**
- Windshield Survey
- Housing Database
- Resource Inventory

**Socioeconomic Analysis:**
- Housing Characteristics
- Population Characteristics
- Economic Characteristics
- Comparative Database
The Abayomi Community Development Corporation was established in 1997 as a non-profit organization with the mission, to “strengthen and secure families and the local community through comprehensive community building”.
Local Zoning

Zoning Districts

Residential Districts
- R1 Single-Family Residential District
- R2 Two-Family Residential District
- R3 Low Density Residential District
- R5 Medium Density Residential District
- R6 High Density Residential District

Business Districts
- B1 Restricted Business District
- B2 Local Business and Residential District
- B3 Shopping District
- B4 General Business District

Special Districts District
- PD Planned Development District
- P1 Open Parking District
- PC Public Center District
- PR Parks and Recreation District
S.W.O.T. Analysis

Strengths:
- Community partnerships
- Neighborhood schools
- Overall condition of housing stock is good

Opportunities:
- Access to public funding and assistance for homebuying and maintenance.
- Vacant land
- Abayomi Family Life Center

Weaknesses:
- Presence of blighted property
- Street parking
- Preconceptions about the City of Detroit

Threats:
- Perception of crime & drugs
- Deferment of housing maintenance
- Lack of place for youth to congregate
Socioeconomic Analysis

To better understand the environment that exists within the Abayomi CDC’s ‘Service Area’, we have compiled data on neighboring communities to act as points of comparison.

Communities of Comparison:
- SOUTHFIELD
- INKSTER
- REDFORD
- SERVICE AREA

* Data collected from Census 2000
Socioeconomic Analysis

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>1990</th>
<th>2000</th>
<th>% change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Service Area</td>
<td>34,866</td>
<td>33,243</td>
<td>-4.7%</td>
</tr>
<tr>
<td>Southfield</td>
<td>75,728</td>
<td>78,296</td>
<td>3.4%</td>
</tr>
<tr>
<td>Redford</td>
<td>54,387</td>
<td>51,622</td>
<td>-5.1%</td>
</tr>
<tr>
<td>Inkster</td>
<td>30,772</td>
<td>30,115</td>
<td>-2.1%</td>
</tr>
<tr>
<td>Detroit</td>
<td>1,027,974</td>
<td>951,270</td>
<td>-7.5%</td>
</tr>
<tr>
<td>Michigan</td>
<td>9,295,297</td>
<td>9,938,444</td>
<td>6.9%</td>
</tr>
</tbody>
</table>

Population has declined, but less than Detroit as a whole, and at a rate comparable to two of the neighboring communities.
• The racial composition of the service area closely resembles that of Detroit as a whole.
The service area’s population is relatively young.
Socioeconomic Analysis

Homeownership levels within the service area are strong.
Vacancy levels in the service area are low.
Socioeconomic Analysis

Unemployment by Location

- Service Area: 10.0%
- Southfield: 4.0%
- Redford: 2.0%
- Inkster: 14.0%

Percent of Families Under Poverty Line by Location

- Service Area: 14.0%
- Southfield: 6.0%
- Redford: 8.0%
- Inkster: 16.0%
Housing Analysis

Methodology:
- Identification of ‘Core Area’
- Conduct Observational Windshield Survey
- Compilation of data into spreadsheet
- Integration of Housing Values/Ownership
  - Retrieved from Detroit City Assessor’s Office
Housing Analysis
Housing Analysis

Identification of Characteristics
- Occupancy
- Building Use
- Structure
- Observable Condition

Grading of Physical Traits
- Exterior Structure
- Doors & Windows
- Paint or Finish
- Roof

OBSERVATIONAL HOUSING SURVEY

Abayomi CDC Neighborhood and Profile Analysis
Housing Conditions Survey Instrument

<table>
<thead>
<tr>
<th>Categories</th>
<th>Minor Deterioration (1 Point)</th>
<th>Major Deterioration (2 Points)</th>
<th>Extreme Deterioration (3 Points)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior Structure</td>
<td>Superficial cracks or weathering</td>
<td>Missing siding, water damage</td>
<td>Fire damage, facade collapse</td>
</tr>
<tr>
<td>Doors and Windows</td>
<td>Dirty glass, missing paint</td>
<td>Cracked windows or missing panels</td>
<td>Missing windows or doors, burned structure</td>
</tr>
<tr>
<td>Paint or Finish</td>
<td>Misdrafting</td>
<td>50% of structure</td>
<td>Much has chipped paint or siding is warped</td>
</tr>
<tr>
<td>Roof</td>
<td>Missing, 10% less than 10% of roof</td>
<td>Sagging roof, 50%</td>
<td>Have it not or no material</td>
</tr>
</tbody>
</table>

(Add up the Points and Circle One)
Housing Analysis

“GOOD” CONDITION
Receives a value 0-4

Exterior Structure (0)
Doors and Windows (0)
Paint or Finish (0)
Roof (0)

“FAIR” CONDITION
Received a value 5-10

“POOR” CONDITION
Received a value 11+
Housing Analysis

RESULTS

Core Area Housing Conditions

Housing Units Surveyed: 577

- 415 classified “Good”
- 152 classified “Fair”
- 10 classified “Poor”
Housing Analysis

RESULTS

Observed Conditions

Core Area Parcel Map 1

- **GREEN**: received rating of “Good”
- **YELLOW**: received rating of “Fair”
- **RED**: received rating of “Poor”
RESULTS

Tenure Status

*Core Area Parcel Map 2*

- **BLUE:** Owner-occupied
- **ORANGE:** Renter-occupied
Housing Analysis

RESULTS
Observed Vacancies
Core Area Parcel Map 1
- **BLUE**: Occupied
- **RED**: Vacant
Recommendations

Home Maintenance:

- **Michigan State Housing Development Authority [MSHDA]**
  - Home Improvement Loans
    - Households with income under $66,800 are eligible for loans up to $25,000 on single properties for improvement and beautification purposes
  - Purchase of basic home repair tools and supplies to lend out to homeowners in need
  - Offer basic home and yard maintenance education courses for local homeowners
  - Continued support and expansion of the “Paint the Town” program
Recommendations

Home Ownership:

- **Michigan State Housing Development Authority (MSHDA)**
  Low-interest Home Loans
  - Households with income under **$67,800** are eligible for loans which can be used to purchase homes at prices up to **$209,400**
  - Develop a land bank by purchasing and rehabilitating properties in the area that have been “red-tagged” for repossession and sale or demolition
THANK YOU!