



Abayomi Community Development Corporation

A HOUSING AND SOCIOECONOMIC ANALYSIS

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Project Scope

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:

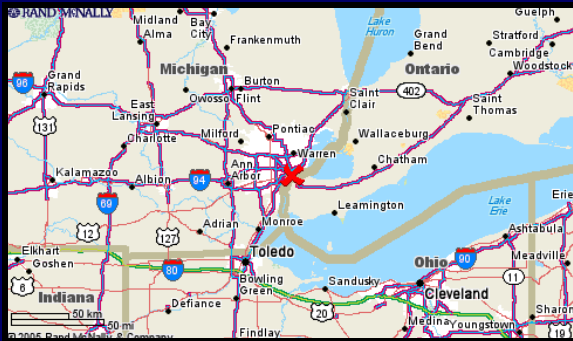
- Housing Characteristics
- Population Characteristics
- Economic Characteristics
- Comparative Database





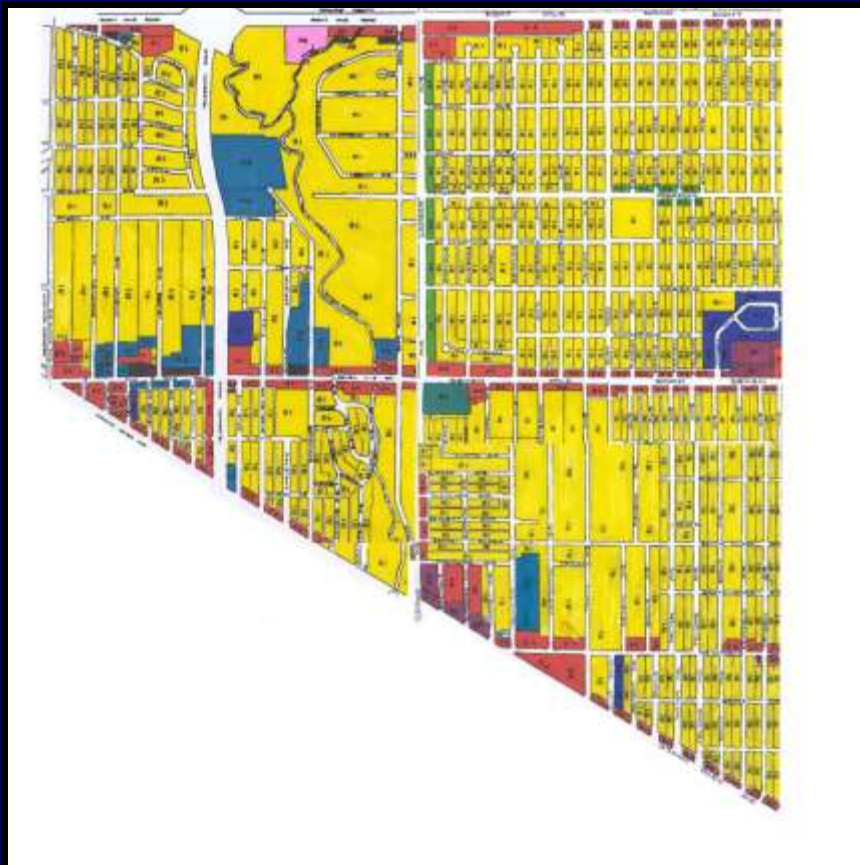
Abayomi CDC

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”.





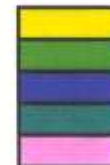
Local Zoning



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



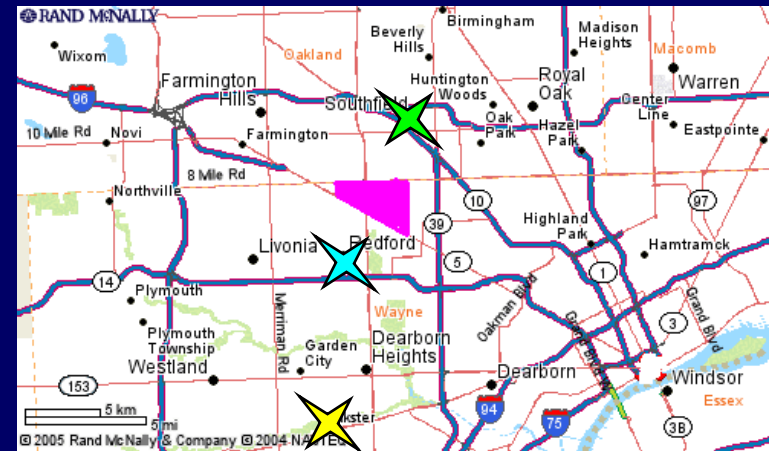


Socioeconomic Analysis

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



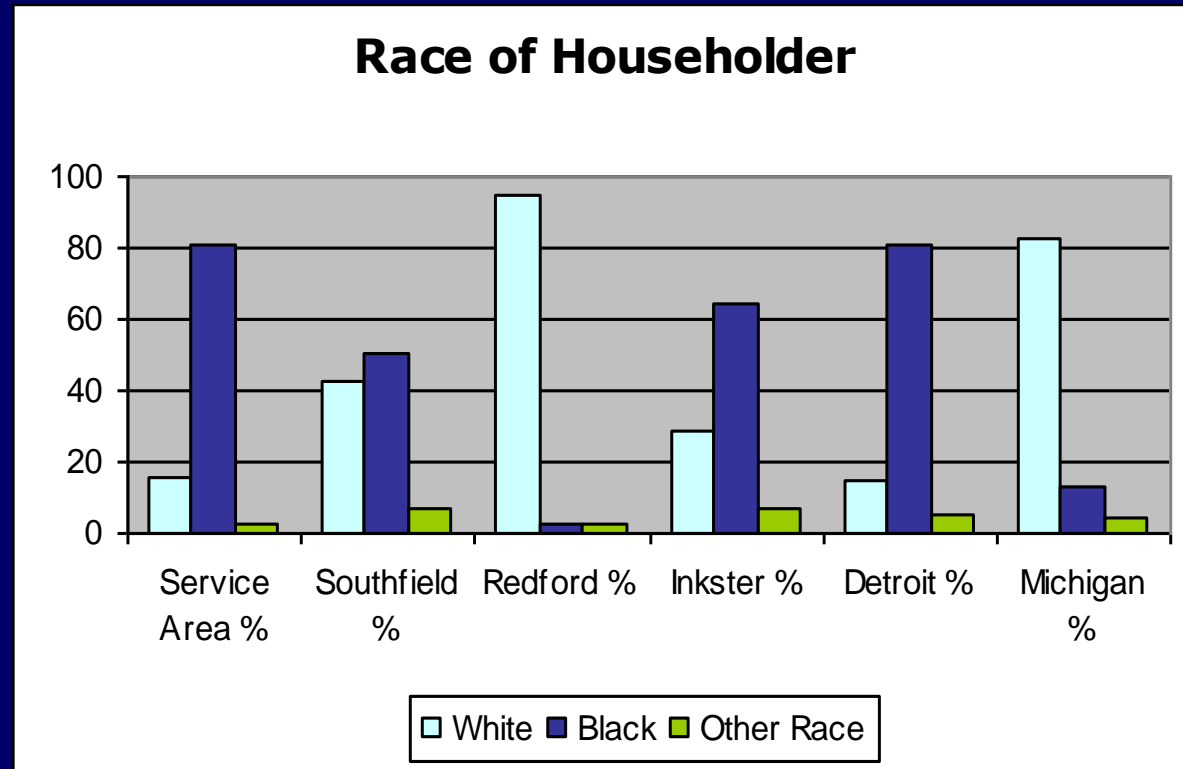
POPULATION 1990 - 2000

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

- Population has declined, but less than Detroit as a whole, and at a rate comparable to two of the neighboring communities.



Socioeconomic Analysis



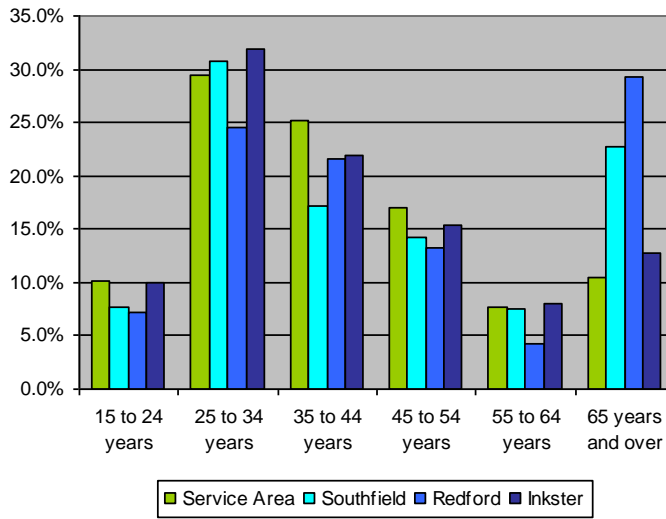
- The racial composition of the service area closely resembles that of Detroit as a whole.



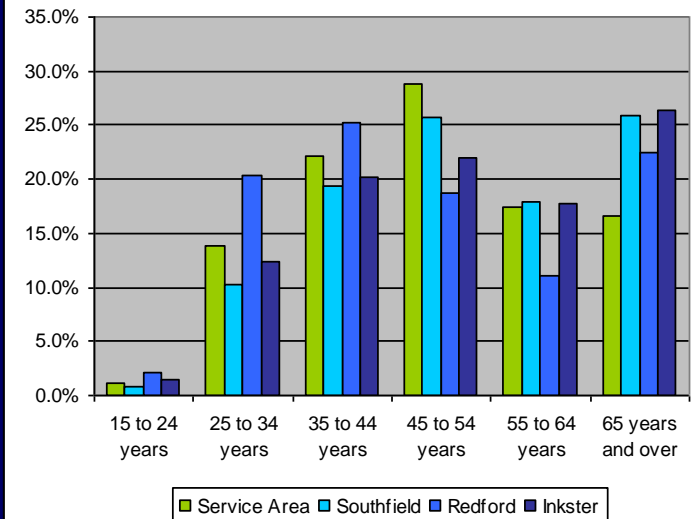
Socioeconomic Analysis



Renter-Occupied Housing by Age



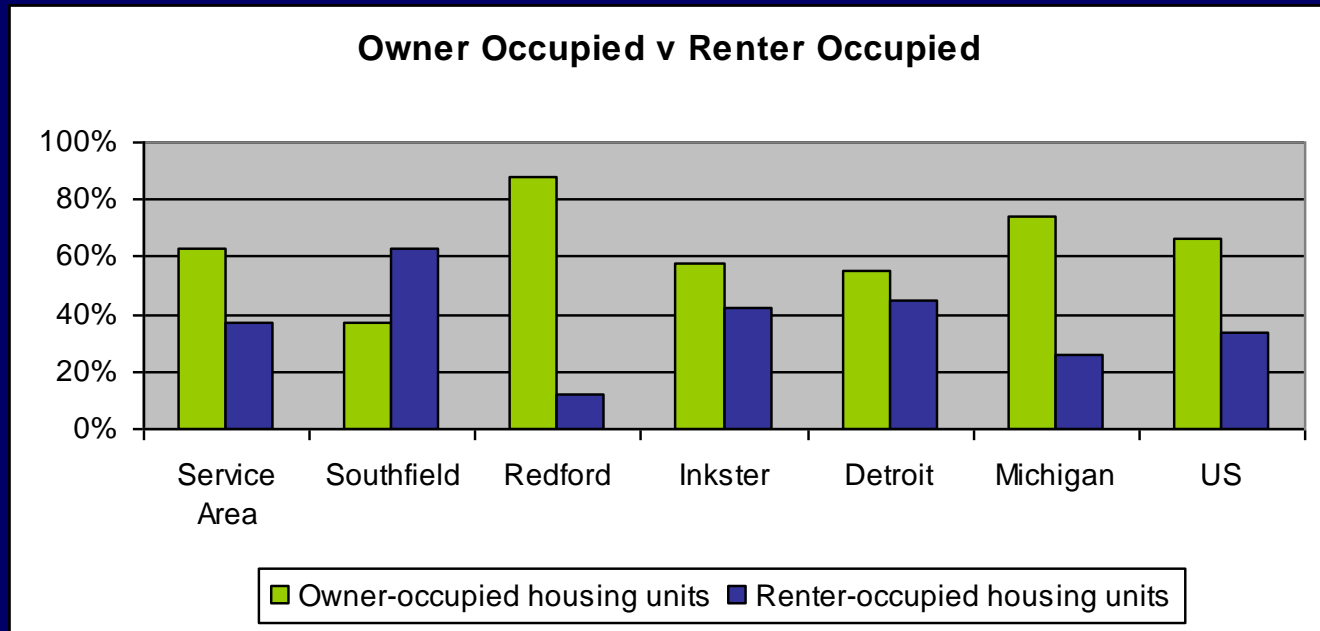
Owner-Occupied Housing by Age



•The service area's population is relatively young.



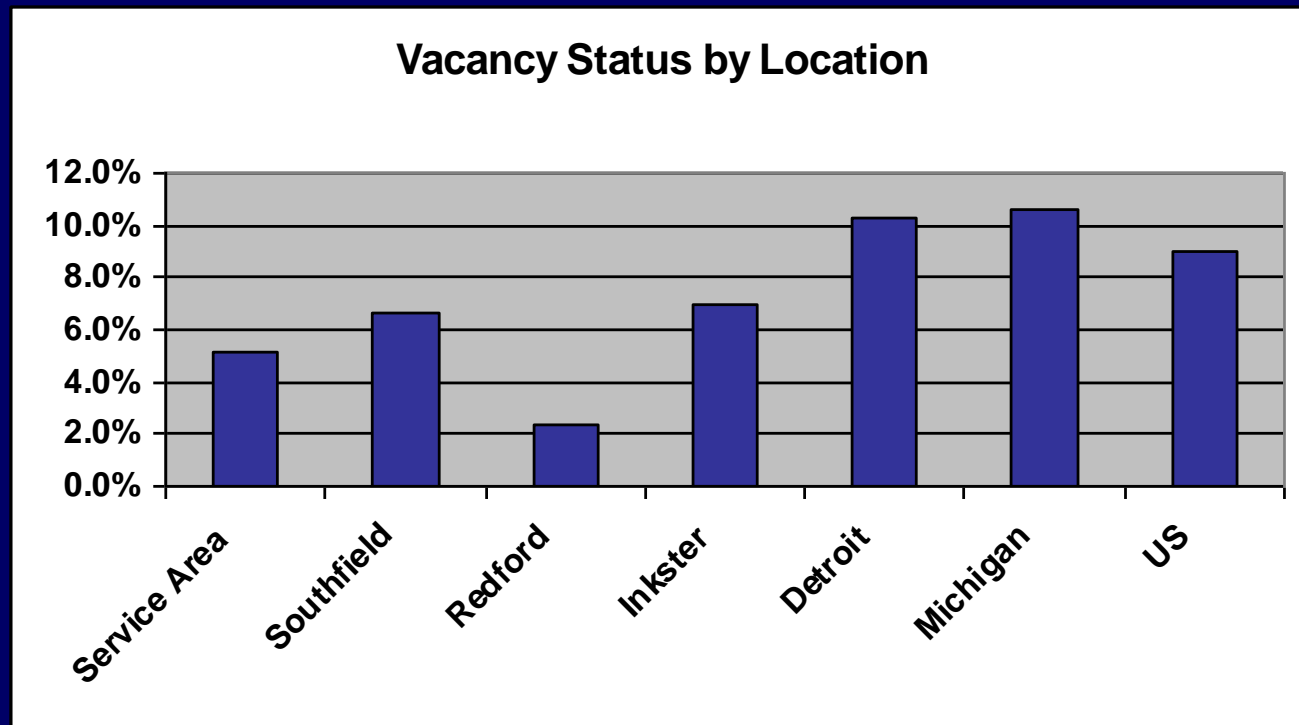
Socioeconomic Analysis



Homeownership levels within the service area are strong.



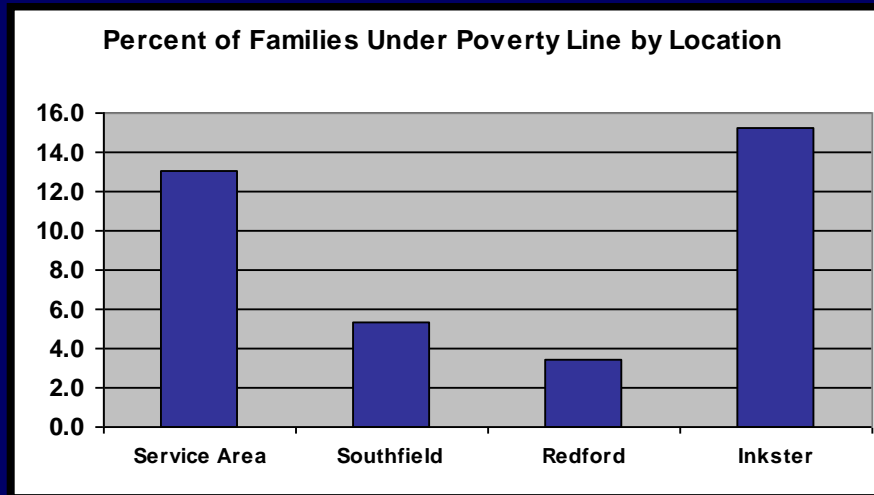
Socioeconomic Analysis



Vacancy levels in the service area are low.



Socioeconomic Analysis





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

OBSERVATIONAL HOUSING SURVEY

Identification of Characteristics

- Occupancy
- Building Use
- Structure
- Observable Condition

Grading of Physical Traits

- Exterior Structure
- Doors & Windows
- Paint or Finish
- Roof



**Abayomi CDC Neighborhood and Profile Analysis
Housing Conditions Survey Instrument**

Street Name _____ House No. _____ Photo No. _____

(Please check one)

Occupancy

- Occupied
- Vacant

Building Use

- Single Family
- Multi Family
- Apartment
- Mixed Use (Residential & Commercial)

Structure

- Brick
- Cinder Block
- Frame
- Stone

Observable Condition

- Maintained
- Vandalized
- Boarded
- Red Tagged

Categories	Minor Deterioration (1 Point)	Major Deterioration (2 Points)	Extreme Deterioration (3 Points)
Exterior Structure X2	Superficial cracks or weathering.	Missing Siding, water damage.	Fire damage, holes in walls.
Doors and Windows	Dirty glass, minor weathering, chipped paint around windows.	Cracked windows or missing panes.	Missing windows or doors; boarded structure.
Paint or Finish	Minor chipping.	50% of structure has chipped paint or siding is warped.	Much has chipped paint of structure or places where siding has stripped.
Roof X2	Missing some tiles, less than 10% of roof is weathering.	Sagging roof, 50% of material is weathered or missing fascia.	Hole in roof or no material.

(Add up the Points and Circle One)

- 0-4, good
- >4-10, fair
- >10+, poor



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+

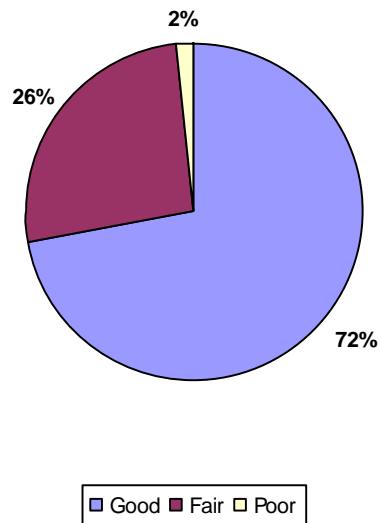


Housing Analysis



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”





Housing Analysis

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 can be **\$66,800** 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!