

## **EXECUTIVE SUMMARY**

Delray is a community located in Southwest Detroit. The community, in addition to being governed by the City of Detroit, has its own community-based intermediary known as the Delray United Action Council (DUAC). DUAC is responsible for building consensus between local residents and businesses in an effort at making future land use decisions and creating a sustainable community. Currently, the City of Detroit wants to rezone a section of Delray from residential to industrial; however, to do this an appropriate site for relocation must be identified. Because of this rezoning issue, the DUAC is especially concerned with the possible relocation of residents within Delray.

Delray is a rather large area. For this report, the focus of our studies has been on the area at the west end of Delray, the receiving zone. The receiving zone is bounded by Fort Street to the north, West Jefferson to the south, West End to the east, and Dearborn Street to the west. The section of Delray that has been selected for rezoning is at the east end of Delray, the sending zone. The City of Detroit has proposed a relocation of residents from the sending zone to the receiving zone. This report discusses the feasibility of the receiving zone as an appropriate site for housing relocation.

Data from the 1990 U.S. Census was analyzed to compile a profile of both the receiving and the sending zones. The census data showed that, in 1990, the receiving zone had a smaller population than did the sending zone, 2,627 people vs. 2,961 people. Despite the difference in numbers, the analysis showed that both zones, in a demographic sense, were very similar. The majority of people in both zones were, in 1990, between the ages of 18 and 64, an age that would mostly likely still be in the work force. The racial composition of the two zones was also similar; however, the receiving zone had a majority of white residents, while the sending zone had nearly equal percentages of white and black residents. In addition, the education and income levels for the two zones were nearly identical. Given the socioeconomic similarities the residents of each zone should "blend" well. However, problems may arise due to the fact that there are so many people involved, more people are being relocated from the sending zone than currently live in the receiving zone. To analyze the receiving zone's current housing stock, a visual survey assessing exterior conditions was completed. The survey assessed such features as each house's roof, siding, porch and steps, and foundation. Based on the assessment a numerical quality rating was assigned to each property. The improvements and any necessary repairs are reflected in each house's quality rating.

The quality rating and the definition of quality rating are as follows:

"EXCELLENT" Minimal improvements necessary; apparently safe and sound structure.

"GOOD": Some improvements may be necessary; some structural problems.

"FAIR": Major improvements needed on some parts.

"POOR": Major improvements or demolition necessary.

An analysis of the survey findings resulted in the following:

- 43% of the houses were rated as
- "EXCELLENT" 28% of the houses were rated as "GOOD"
- 19% of the houses were rated as "FAIR"
- 10% of the houses were rated as "POOR"

By utilizing property assessment information provided by the City of Detroit, several land use maps were created. These maps, which reflect the receiving zone, show such features as current land uses, vacant vs. non-vacant properties, and city vs. privately owned properties.

Based upon the findings, and other research conducted during the course of this project, this report makes the following land use recommendations:

- Vacant properties are best suited for the development of new scattered site, single-family in-fill housing.
- Larger areas of vacant property are suitable for denser in-fill housing development. In keeping with the architectural composition of the receiving zone, we recommend such alternative housing options as attached town or row houses.
- Environmental regulations controlling illegal dumping, property contamination, and storage of hazardous wastes should be aggressively enforced in Delray.
- To accommodate households relocating from the sending zone, a neighborhood housing strategy utilizing non-profit community-based housing developers should be created in the receiving zone.

In conclusion, we have determined that the receiving zone is feasible as an appropriate site for housing relocation. Given the demographic similarities of the sending and receiving zones, the percentage of existing housing assigned a quality rating of either "GOOD" or "EXCELLENT", and the large amount of vacant property available for potentially needed in-fill housing, we have determined that this area could successfully accommodate the housing needs of the additional population.