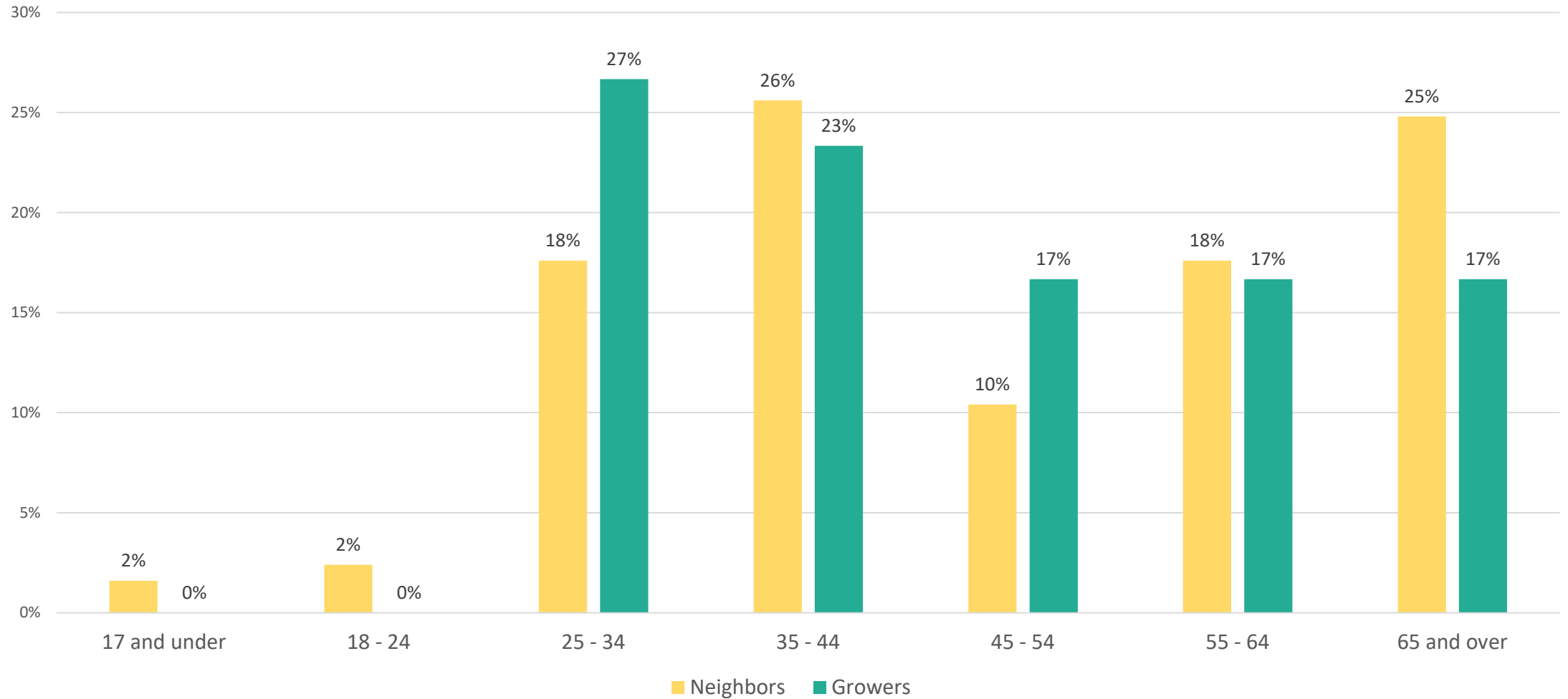


# Survey Results: Project Leaders and Neighbors

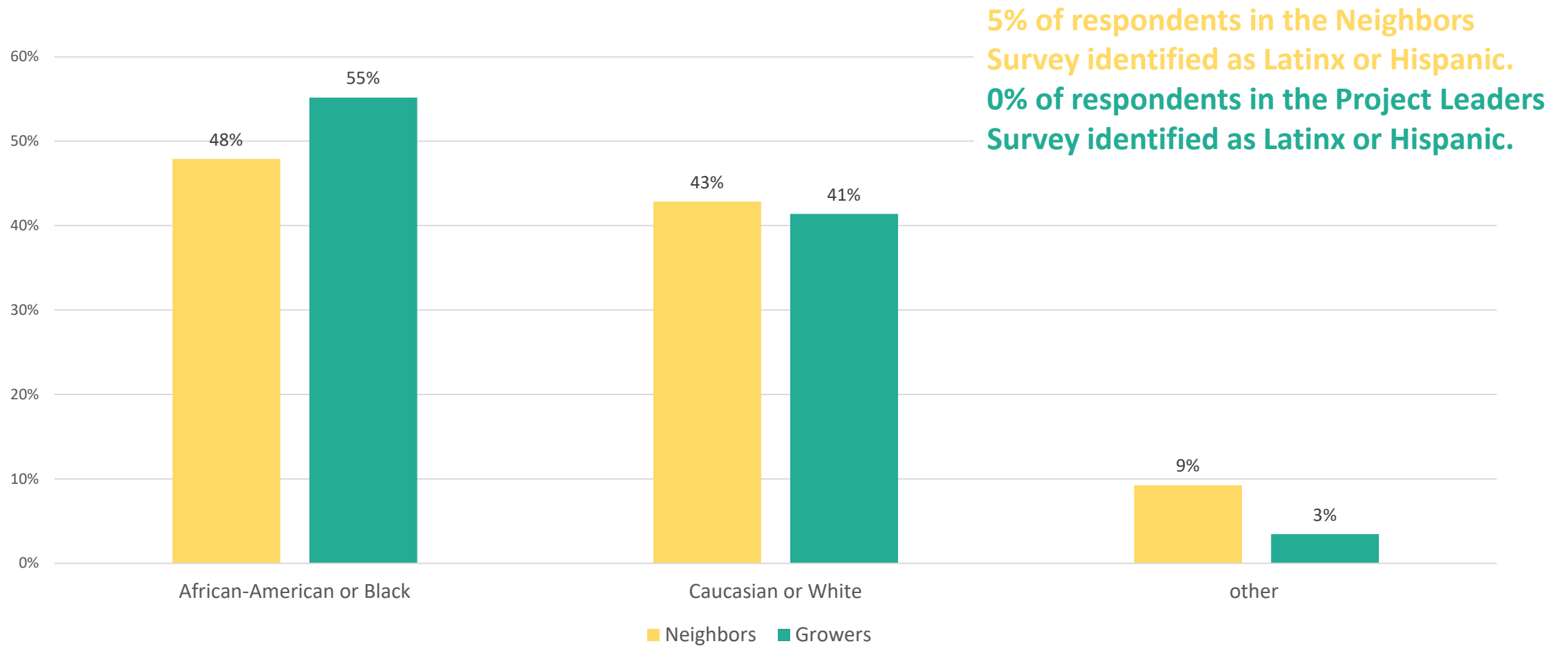


# Demographics

# What is your age?



# What is your racial background?



# What language do you speak at home?

	Neighbors	Growers
English	122	28
Spanish	1	0
Bengali	1	0
Other: English and Spanish	2	0
Other: ASL	1	0

# Summary of Findings

## Survey Findings

### Project Neighbors

- Neighbors generally think land based projects are appropriate uses for land in their neighborhoods
- Large majorities agree that LBPs bring about positive change in their communities, and few are worried about nuisance or deterring other forms of development
- Most believe that LBPs, if done right, can be positive influence in their neighborhood
- Over half have considered starting a project themselves

## Survey Findings

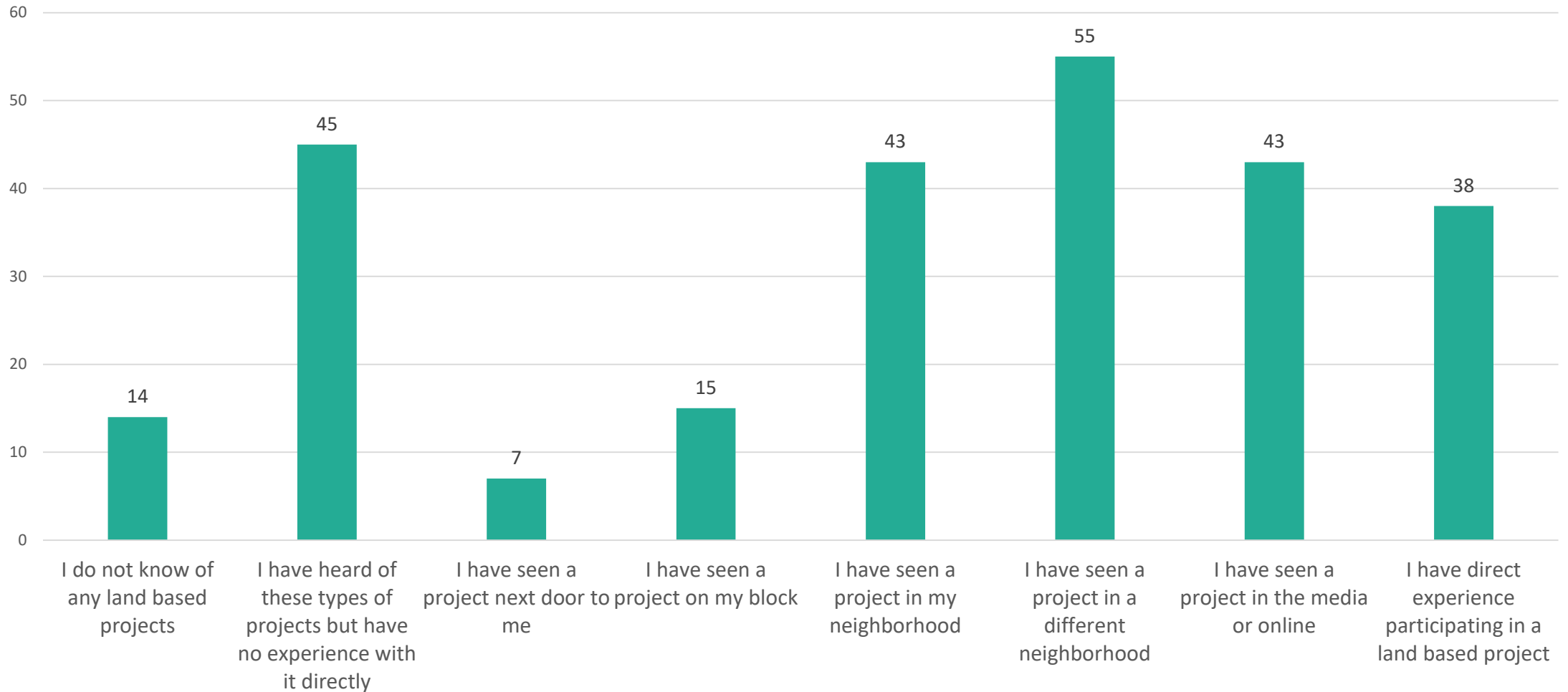
### Project Leaders

- A large majority—75 percent—live next to or in the same neighborhood as their land based project
- 41% found purchasing land from the City to be somewhat easy, easy, or very easy. 41% found it to be somewhat difficult, difficult, or very difficult.
- Most project leaders have not worked with the City to get a permit or other permission to use the land for a land based project
- Blight tickets given without warnings and lack of explanation for denials were cited as areas to improve in the process



# Project Neighbors

# How familiar are you with land based projects in Detroit? (Check all that apply.)



# Which of the below are appropriate forms of land based projects for your neighborhood, for another part of the city, or not at all appropriate for Detroit?

	Appropriate in My Neighborhood	Appropriate in a Different Neighborhood or Area of Detroit	Not Appropriate Anywhere in Detroit	Unsure
Growing trees, plants, and flowers (not for food)	87%	11%	0%	2%
Orchards with trees that produce fruits or nuts	71%	25%	2%	2%
Urban agriculture that produces food	80%	17%	1%	2%
Green stormwater infrastructure	85%	11%	0%	3%
Event / community gathering space	92%	5%	0%	3%
Community garden with plots for different people	87%	8%	1%	4%
Composting (making and sharing compost with others)	81%	15%	1%	3%
Solar energy / alternative energy	82%	9%	2%	7%
Art	85%	12%	0%	3%
Beautification and blight removal	95%	3%	0%	2%
Natural landscapes	90%	8%	0%	3%

- Large majorities in favor of all land based uses in their neighborhoods
- Small minorities have hesitation about locating land based projects in their neighborhoods but feel they are appropriate elsewhere in the city
- More hesitation around urban ag, orchards, and composting, but are still favored by significant majorities even in their own neighborhoods

# How strongly do you agree or disagree with the following statements?

	Strongly agree	Agree	Disagree	Strongly disagree	Don't know
Q3 Urban agriculture is an important source of fresh foods.	65%	30%	2%	0%	3%
Q4 I prefer to see a land based project on a vacant lot than see it unused.	66%	25%	6%	1%	2%
Q5 Land based projects bring maintenance and upkeep to my neighborhood.	54%	35%	6%	1%	5%
Q6 Land based projects are a good way to provide economic opportunities for residents of Detroit.	48%	39%	7%	0%	6%
Q7 My neighborhood will feel safer with more land based projects on vacant lots.	53%	28%	6%	2%	11%
Q8 Land based projects will create social benefits in my neighborhood.	59%	30%	5%	1%	5%
Q9 Land based projects will create a nuisance in my neighborhood.	7%	6%	27%	49%	10%
Q10 Land based projects will compete with other uses for land in my neighborhood and deter redevelopment.	6%	8%	32%	36%	19%

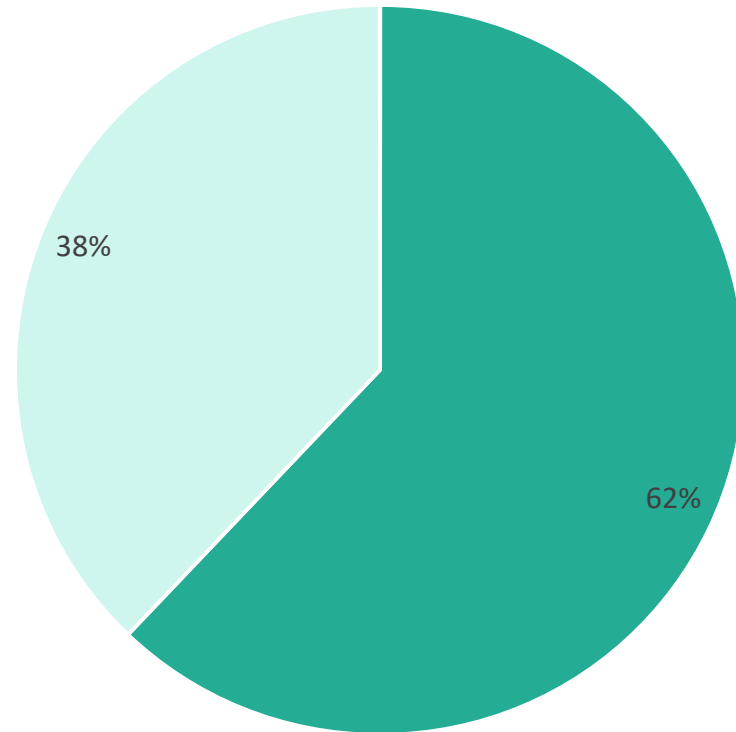
- Large majorities agree with all positive statements about LBPs
- Most are not worried about nuisances or preventing redevelopment, but we need to address concerns of the few that are

## **Please add any additional comments you have about how land based projects may be a positive or negative influence in your neighborhood.**

### **Themes:**

- Size of project (smaller is better - more adaptable to neighborhood, easier to replicate, less about "big" developers)
- Good leadership in general is important, neighbors judge potential benefits or issues based on who is involved
- Community-based leadership is important
- Good maintenance and upkeep is important
- Land based projects provide beautification and neighborhood benefits when done right

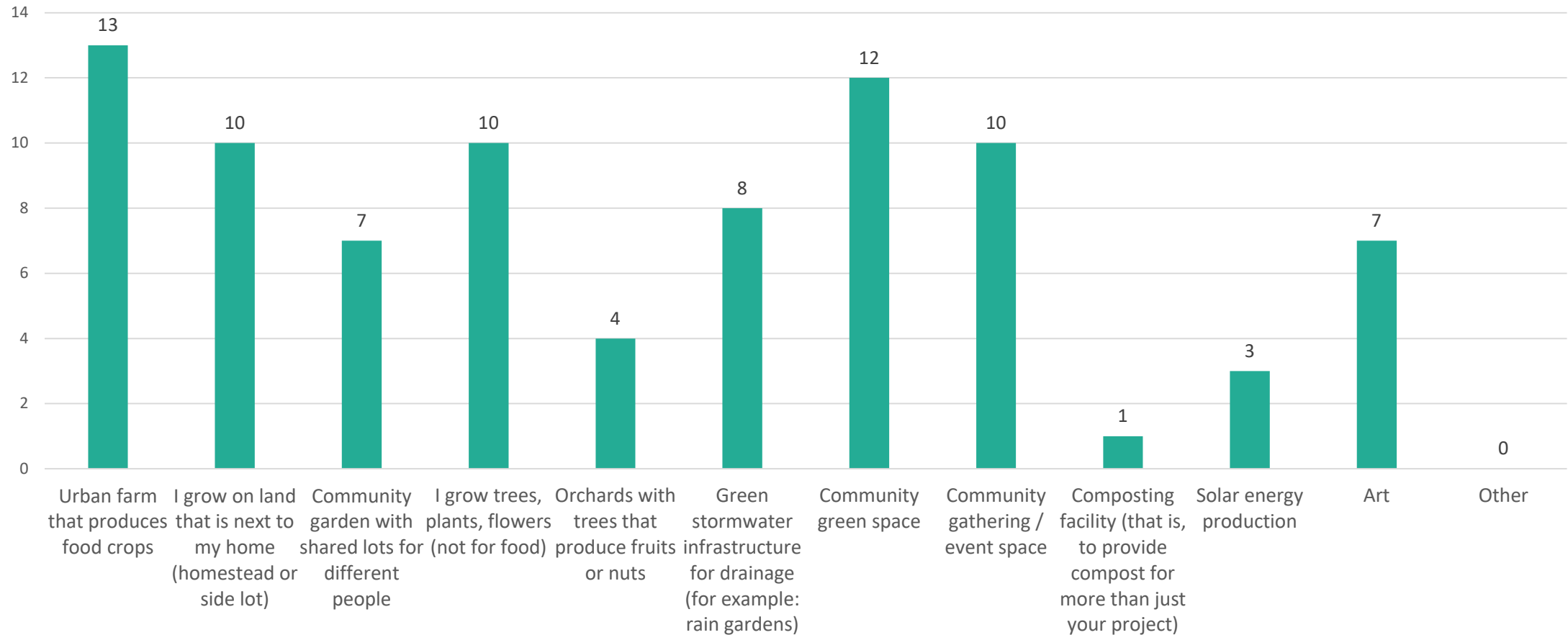
# Have you ever considered starting a land based project?



■ Yes ■ No

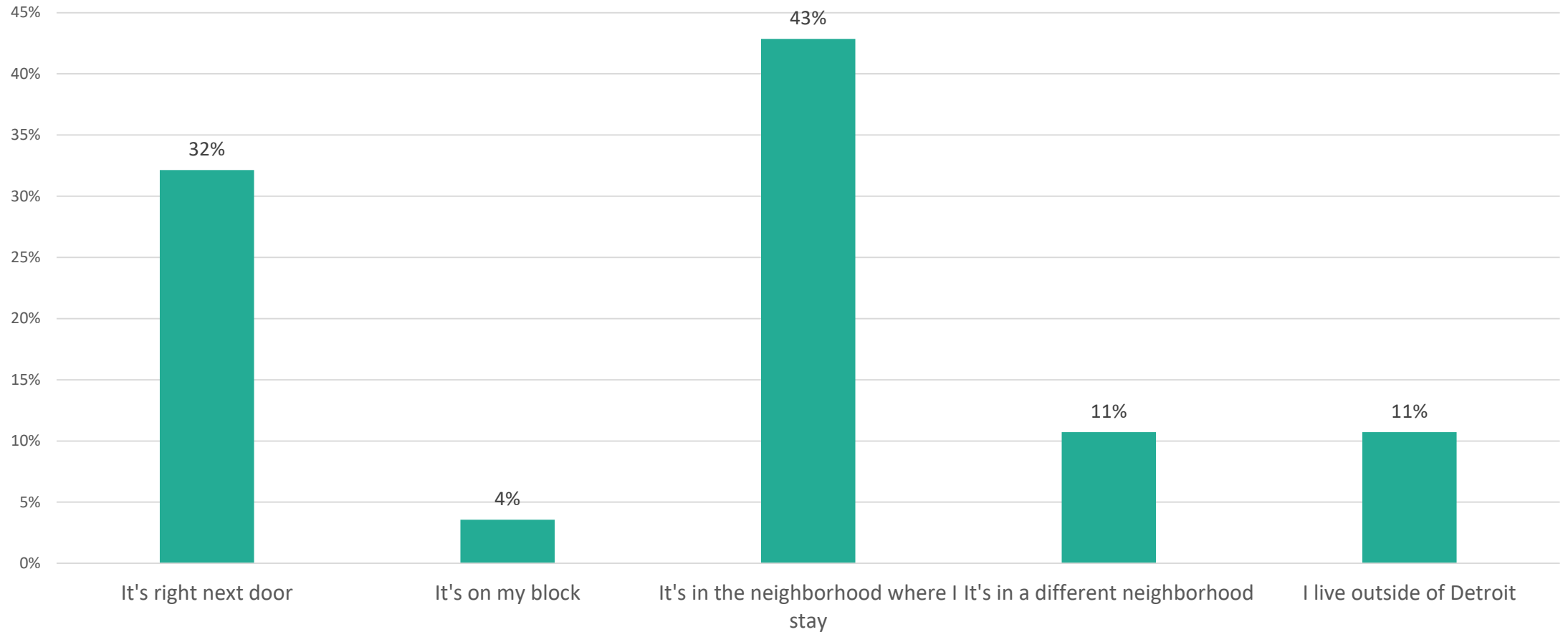
# Project Leaders

# What is your land based project?





# How close do you live to your land based project?

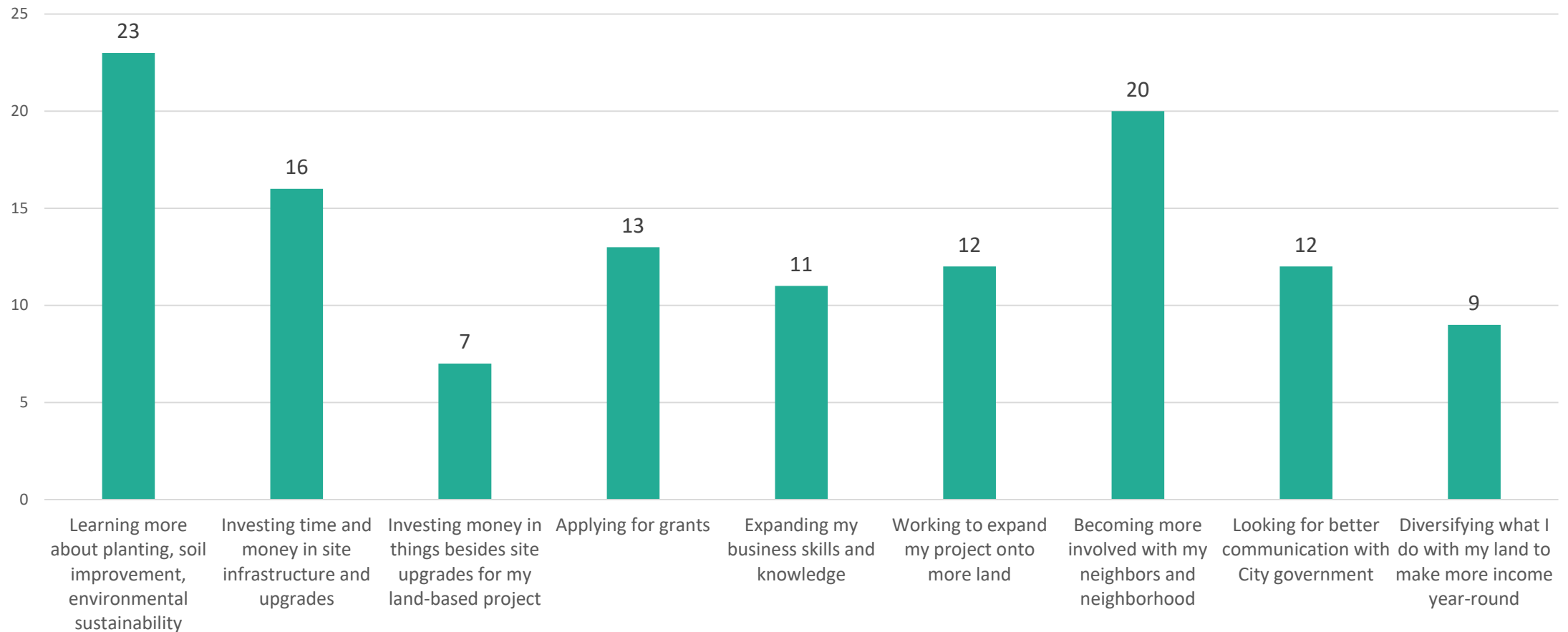


**Please tell us a little bit about your land based project, and how you feel it affects the community and the city of Detroit.**

**Themes on Community Impacts as of 3/28**

- Communal and intergenerational spaces such as a community garden and meeting spaces that enhance civic involvement among residents.
- Provide additional income and lowers personal food bills
- Volunteering and educational opportunities
- A source for healthy foods
- Sustainable farming and energy practices

# How are you working to further improve and build on the success of your land-based project? Check all that apply.

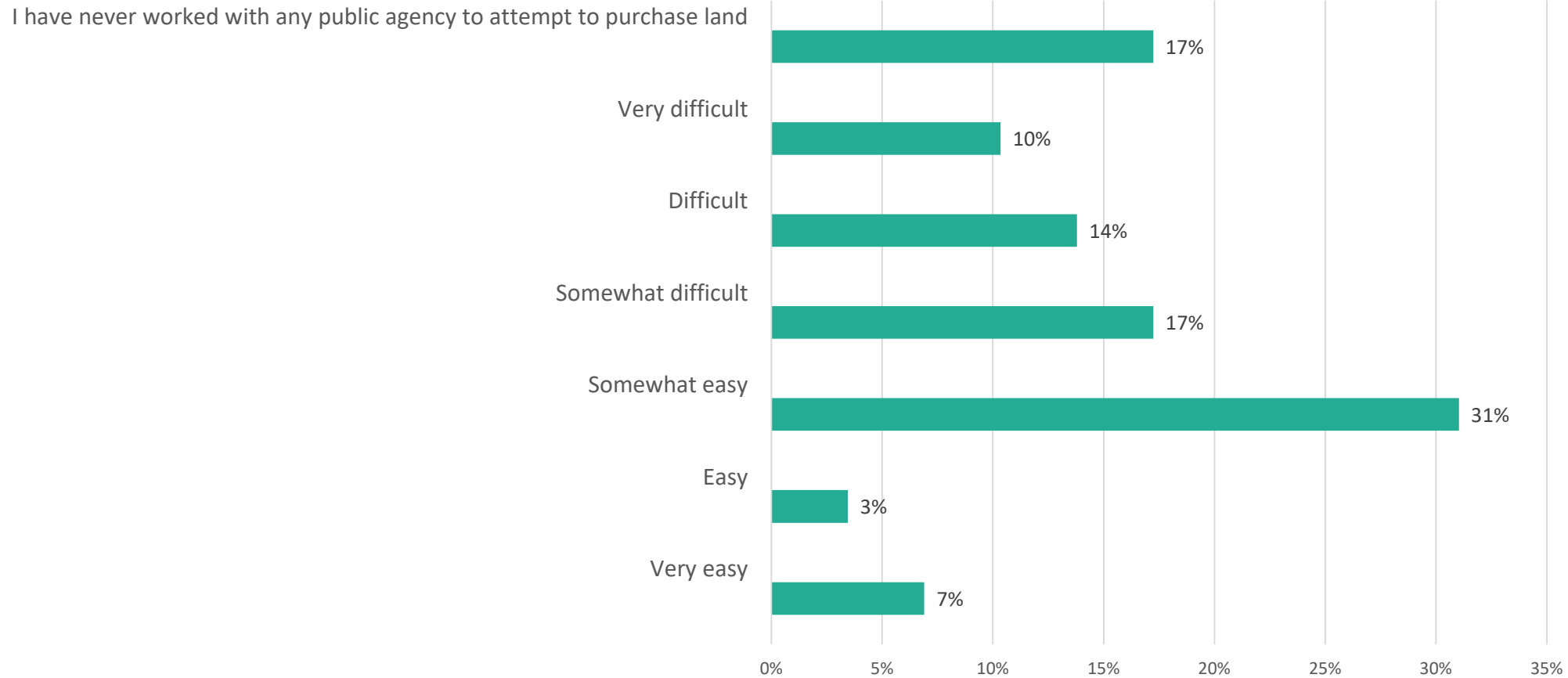


# What can the City help you and your land-based project with right now?

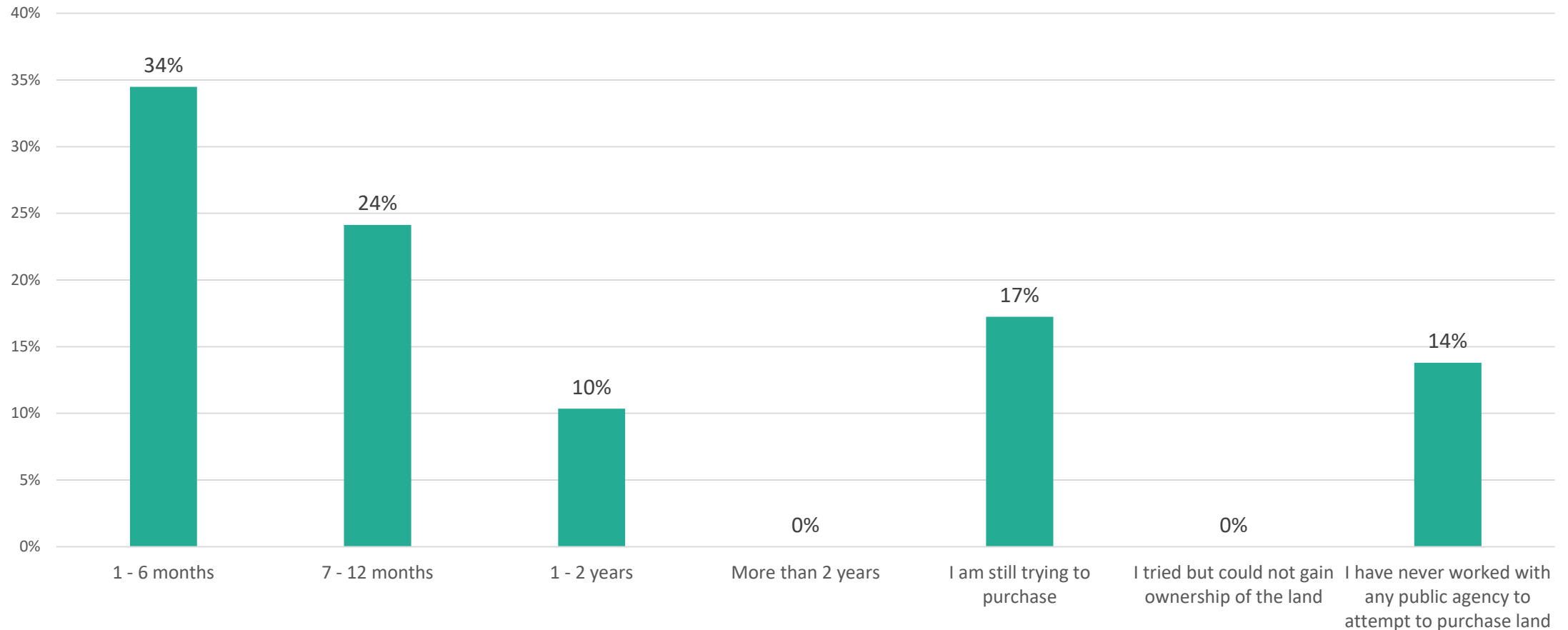
## Themes as of 3/28

- Enhanced clarity on the purchasing and permitting process
- A warning about regulations before a ticket is issued
- Remove sewage fee from water bill and make it more affordable to install water meters on vacant lots
- Greater neighbor notification
- Greater affordability of purchase and permit
- Workshops on site design and storm water management

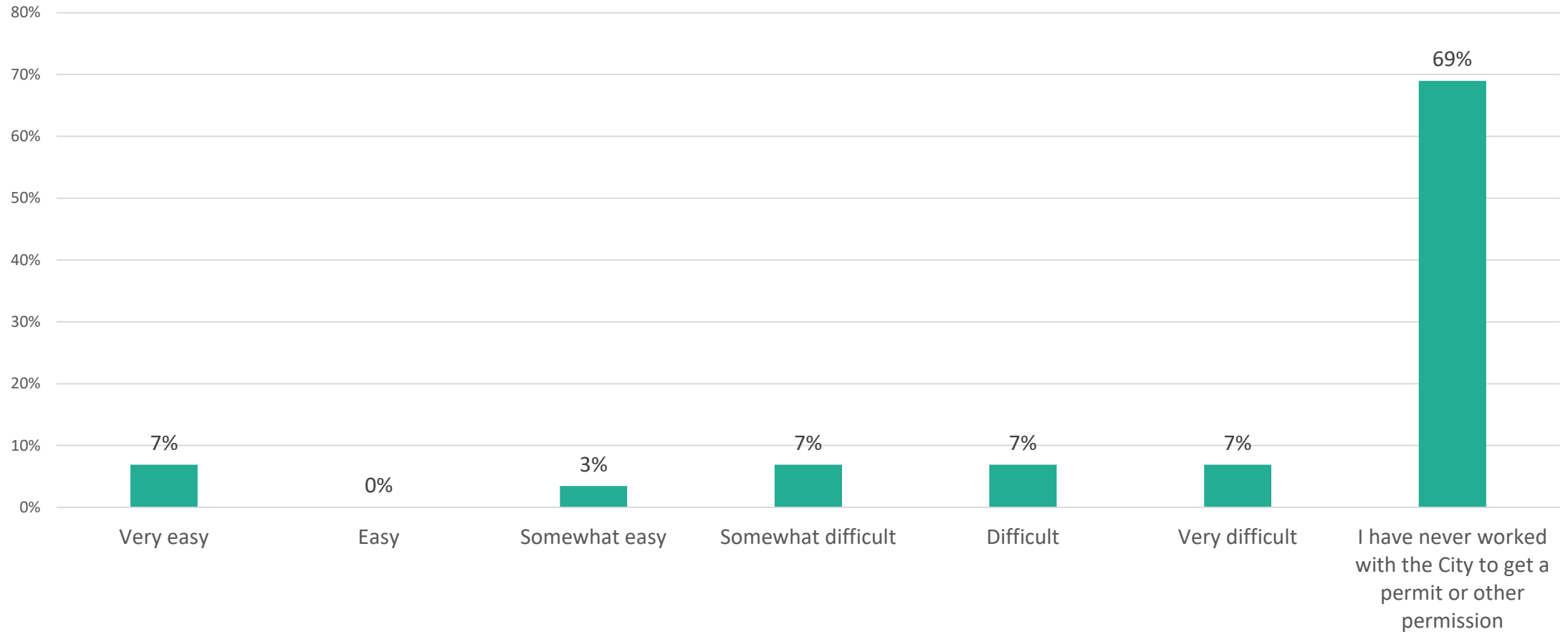
# If you have worked with the Detroit Land Bank Authority, the Building Authority, or the City of Detroit to purchase or attempt to purchase property for a land-based project, how would you describe the process of purchasing the property?



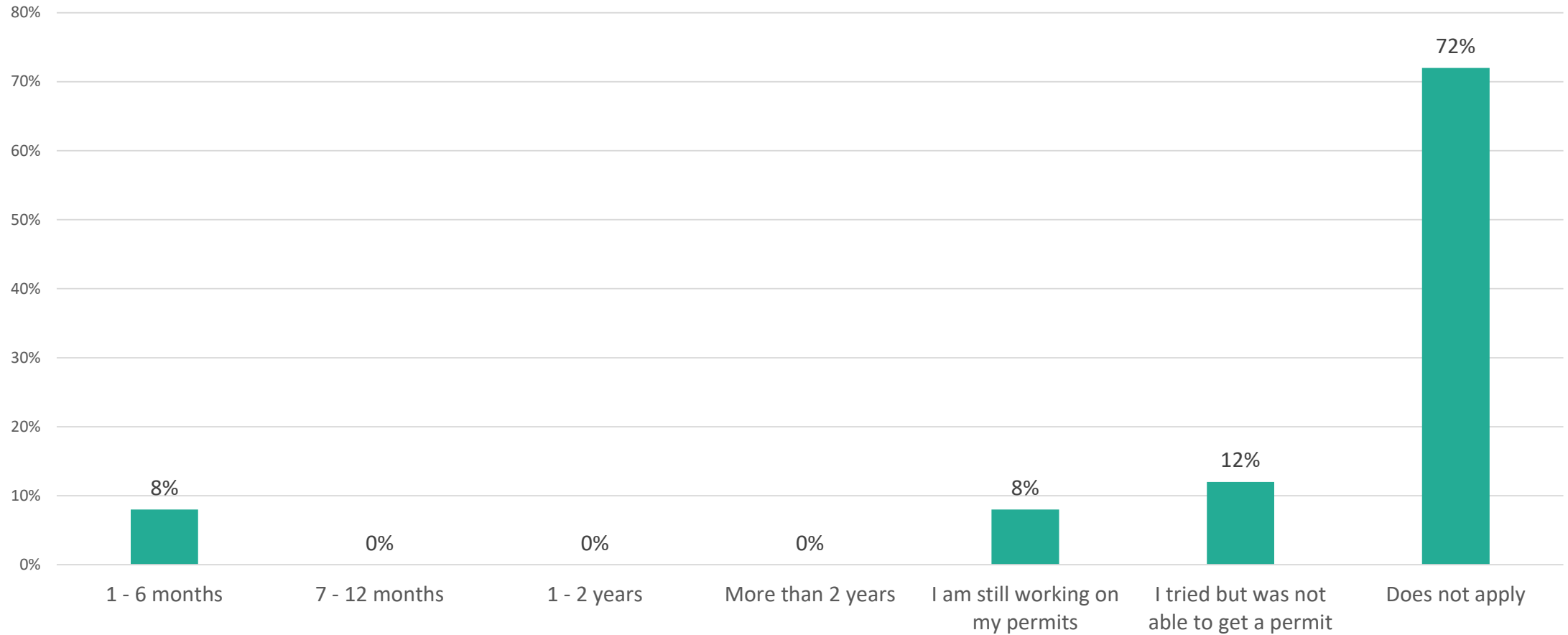
# If you have worked with one of the public agencies in the previous question to purchase property for a land-based project, how long did it take for you to gain ownership of the land?



# If you have worked with the City of Detroit to gain a permit, license, or other permission to use land for a land-based project, how would you describe the process?



## How long did it take for you to get the permit to use the land?





**Q10 Was there anything about the land acquisition and permitting process that stood out to you as being either very efficient and easy, or very slow and difficult? Please describe in your own words.**

- The process and requirements could be clearer
- No explanation for Denial of Change of Use
- Blight tickets without clear prior communication of regulations
- Eligibility of Community Partnership program could be clarified
- Varying and sometimes very slow response times of departments

## In your own words, what is the importance of permits for land-based projects in Detroit?

### Highlights

- “To secure permission to use for agricultural purposes”
- “To protect my farm”
- “make sure the intended use doesn't overly burden neighbors”
- “To keep the public safe, maintain safe spaces for neighborhood residents, and improve the quality of life around the city.”
- “Pulling permits to help identify specific development activities is useful to neighborhood stakeholders but we must also bear in mind that a number of residents/community groups have for years maintained vacant/blighted properties and land in their neighborhoods.”