



# Ypsilanti Township

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2040  
Master Plan

ADOPTED: March 3, 2020



## CHARTER TOWNSHIP OF YPSILANTI

### RESOLUTION 2020-01

#### ADOPTION OF UPDATED MASTER PLAN

**Whereas**, Ypsilanti Township has in the past adopted a Master Plan containing standards, objectives, priorities, recommendations for future growth and development within Ypsilanti Township; and

**Whereas**, the Master Plan has been periodically reviewed and updated to ensure that it reflects the current vision for growth and development within Ypsilanti Township; and


**WHEREAS**, the Charter Township of Ypsilanti Planning Commission with the assistance of the Township's planning consultants, Carlisle and Wortman, has revised the Township's Master Plan focusing on the long term (2040) human, environmental and economic health of the Township; and

**WHEREAS**, the Charter Township of Ypsilanti Planning Commission, on November 26, 2019, voted to recommend the Township Board, approve the 2040 Ypsilanti Township Master Plan; and

**Whereas**, the Charter Township of Ypsilanti Board has reviewed the proposed 2040 Ypsilanti Township Master Plan;

**Now therefore, be it resolved**, that the 2040 Ypsilanti Township Master Plan, the official copy of which is on file with the Ypsilanti Township Clerk, is hereby adopted. The adoption of the 2040 Ypsilanti Township Master Plan supersedes previous master plans adopted by the Township Board.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2020-01 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on March 3, 2020.

  
Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

# ACKNOWLEDGMENTS

## TOWNSHIP BOARD OF TRUSTEES

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with assistance from





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# 1: INTRODUCTION





**Ypsilanti Township is the most populous township in Washtenaw County and home to historic neighborhoods, a diverse economic base, agricultural lands, and quality recreational and open space area.** The region and township has recently persevered through a global recession which has resulted in demographic shifts, community desires, and land use challenges that require a new focus to guide investment, development, and growth. Recognizing these changes, the Township initiated a comprehensive process to update the Township Master Plan. In the fall of 2018, the Charter Township of Ypsilanti launched a community-based, master plan process called Ypsilanti Township 2040. Based on a shared community vision and analysis of current demographic and market data, this document is the resulting policy road map for land use, development, reinvestment, transportation and housing. Each chapter of the Master Plan has been written to be read on its own, as well as a part of the larger whole.

The Master Plan is organized as follows:

## **1: INTRODUCTION**

Chapter 1 describes the purpose of a Master Plan, the process used to develop the plan, and the location and history of Ypsilanti Township.

## **2: CATALYST PROJECTS**

Chapter 2 highlights the five catalyst projects needed to implement the Ypsilanti Township 2040 Master Plan: Comprehensive Rewrite of the Zoning Ordinance, a Healthy Neighborhood Program, the extension of Wiard Road to East Michigan Avenue, Open Space and Agriculture Preservation, and Social and Cultural Presence. For each project, descriptions, impact and details are included.

## **3: COMMUNITY PROFILE**

Chapter 3 describes Ypsilanti Township's land, people, housing, and transportation with the most up-to-date data available. The chapter shows the diversity of the Township in terms of people and land use, the impact of the recession on housing as well as transportation challenges.

## **4: VISION, MISSION AND GOALS**

Chapter 4 is the framework of the Master Plan. The vision is for Ypsilanti Township to be a thriving community of healthy and sustaining neighborhoods, lasting livelihoods and great places. The mission of the Township

is to proactively preserve and build great neighborhoods, jobs and community places, making Ypsilanti Township one of the healthiest communities in Michigan. Goals and objectives are organized by the building blocks of the community: neighborhoods, jobs and places.

## **5: NEIGHBORHOODS**

Chapter 5 describes the goals and strategies to preserve and create great neighborhoods. Goals range from increased safety to reinvestment in neighborhoods to more transportation options.

## **6: JOBS**

Chapter 6 details goals and strategies to support entrepreneurs and cutting-edge firms alike to create jobs with lasting livelihoods and build a 21st Century workforce. Tactics include small business support, job training and strategic development, including the continued redevelopment of the Willow Run Bomber site.

## **7: PLACES**

Chapter 7 lists the goals and strategies to create great places to work, play and live in Ypsilanti Township. Strategies include the development of the Township Core, open space and agriculture preservation, corridor reinvestment and arts and culture in daily life.

## **8: FUTURE LAND USE**

Chapter 8 lays out how the vision and goals of the Master Plan will become a reality in the form of new buildings and homes, reinvestment in neighborhoods and corridors and preservation of open space and agriculture. For each of the eight thematic future land use categories, the chapter describes the intent, land uses and design concepts and considerations.

## **9: IMPLEMENTATION**

Chapter 9 compiles the strategies for identified goals and breaks out actions by time frame. The introduction lists potential partners and funding sources. The chapter ends with a comprehensive implementation table.

## **10: SPECIAL AREA PLANS**

Chapter 10 contains special area plans developed during the Master Plan process: the former Willow Run Bomber Plant and surrounding area, the Township Core, and the Gault Village shopping center.

## **11: APPENDIX**

The appendix contains results from the 2018 survey, demographic information, reports from community engagement events, and neighborhood reports.

## WHAT IS A MASTER PLAN?

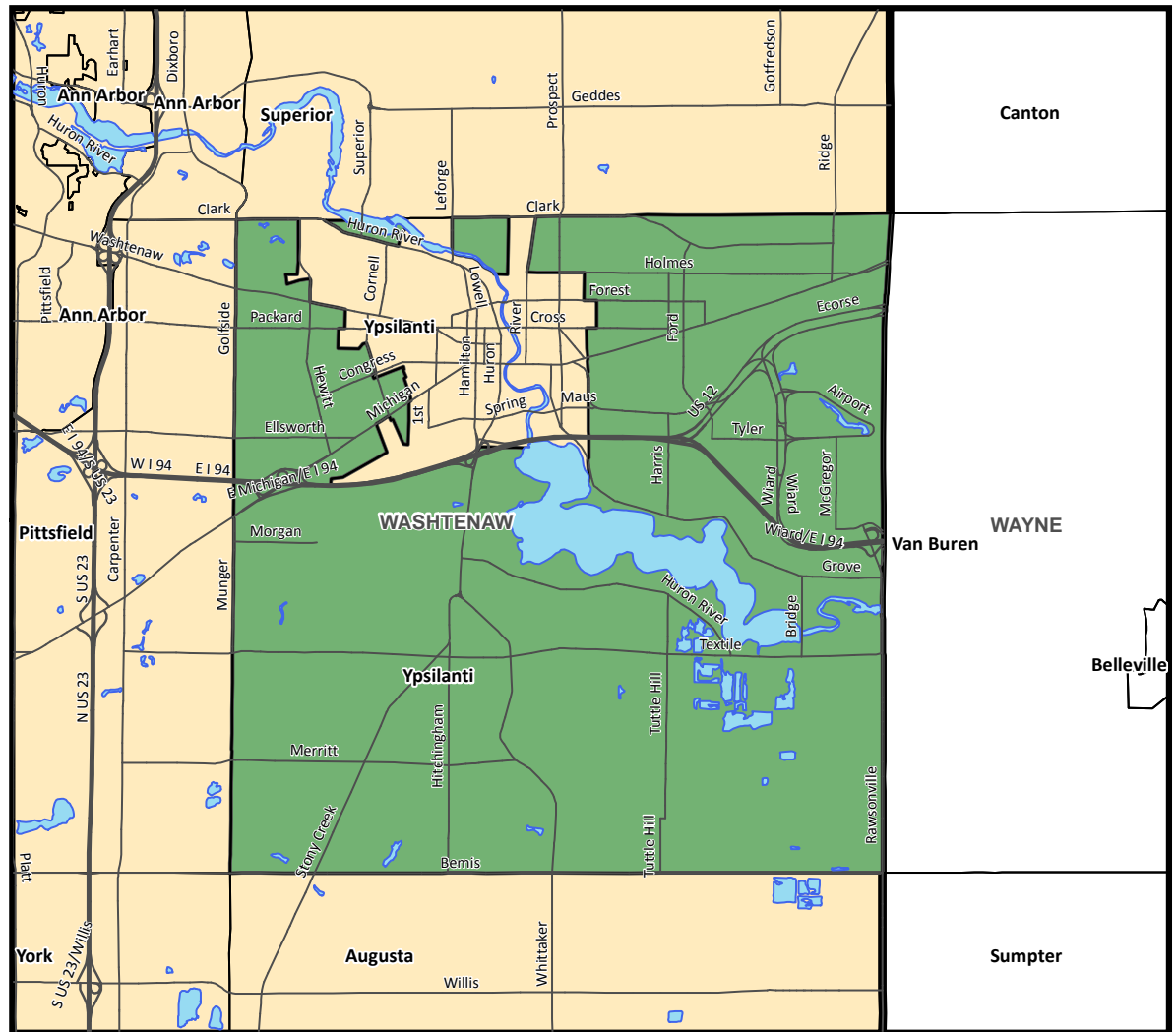
**The Master Plan is the Township's official statement of the goals and policies and a single, comprehensive view for the community's future.** In addition, the Master Plan serves many functions and is to be used in a variety of ways including, but not limited to, the following:

- The Master Plan is an aid in daily decision making. The goals and strategies in the Master Plan guide Township staff, the Planning Commission, and Township Board in their deliberations on zoning, economic development, transportation improvements, capital investment, and other matters relating to land use and development.
- The Master Plan coordinates public improvements and private development. For example, public investments such as road improvements should be located in areas identified in the Master Plan as having the greatest benefit to the Township and its residents.
- The Master Plan is an educational tool and gives citizens, property owners, developers, and adjacent communities a clear indication of the Township's direction for the future.
- The Master Plan provides the statutory foundation upon which zoning decisions are based. The Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended) requires that the zoning ordinance be based on a plan.



## LOCATION

Ypsilanti Charter Township is strategically located in eastern Washtenaw County. Almost thirty-two square miles in area, it is approximately 36 miles from downtown Detroit and 21 miles from Detroit Metro Airport. I-94 traverses the Township in an east-west direction with three interchanges at Michigan Avenue, Huron Street, and Rawsonville Road. US-23, I-94 and I-275 provide excellent north-south access and are a short drive from all portions of the Township. In close proximity to Ann Arbor, Ypsilanti Township is strategically located within the metropolitan Detroit region.



- Ypsilanti Township
- Washtenaw County

### **YPSILANTI TOWNSHIP REGIONAL LOCATION**

Ypsilanti Township, Washtenaw County

Carlisle/Wortman Associates  
March 13, 2018

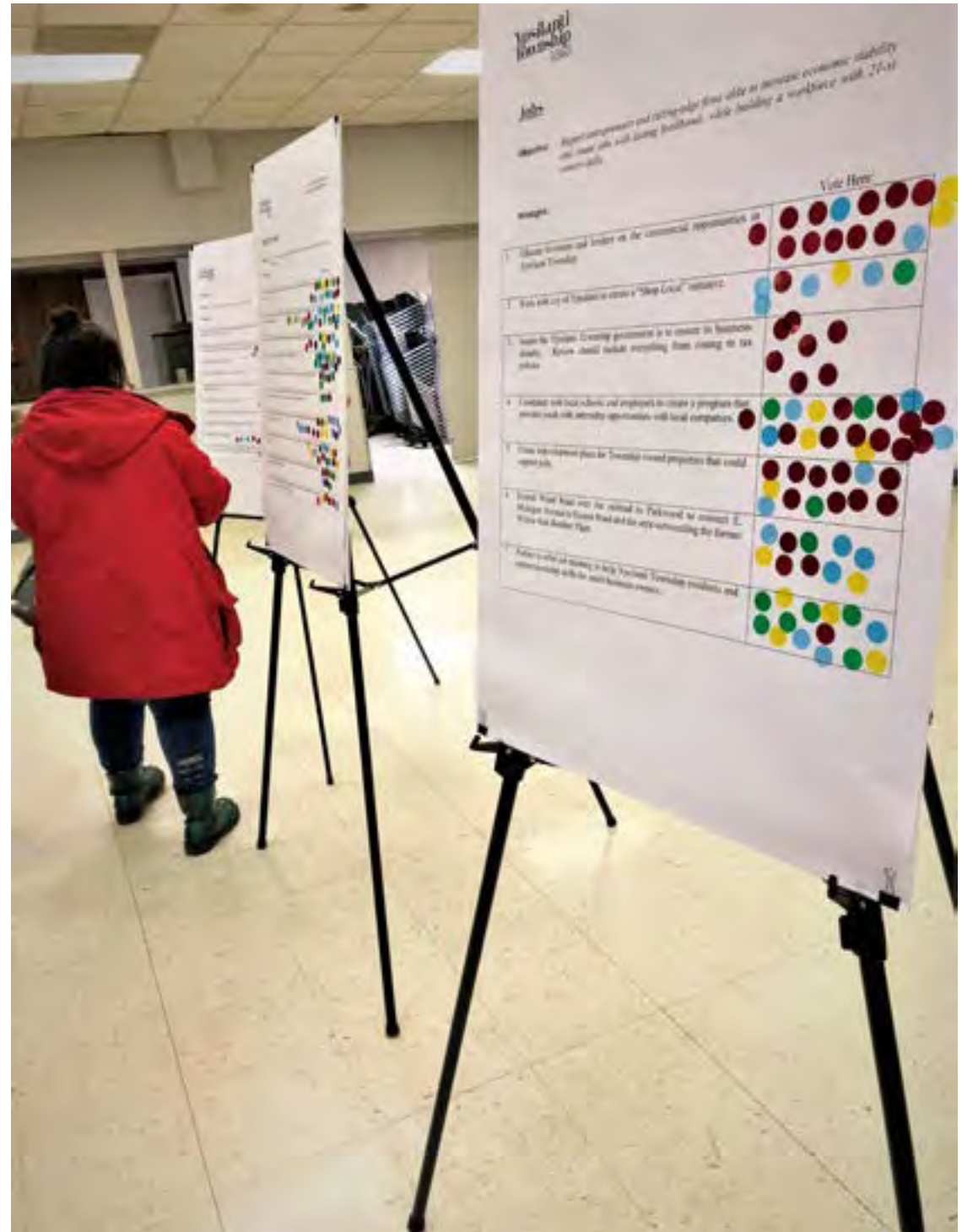


## PROCESS

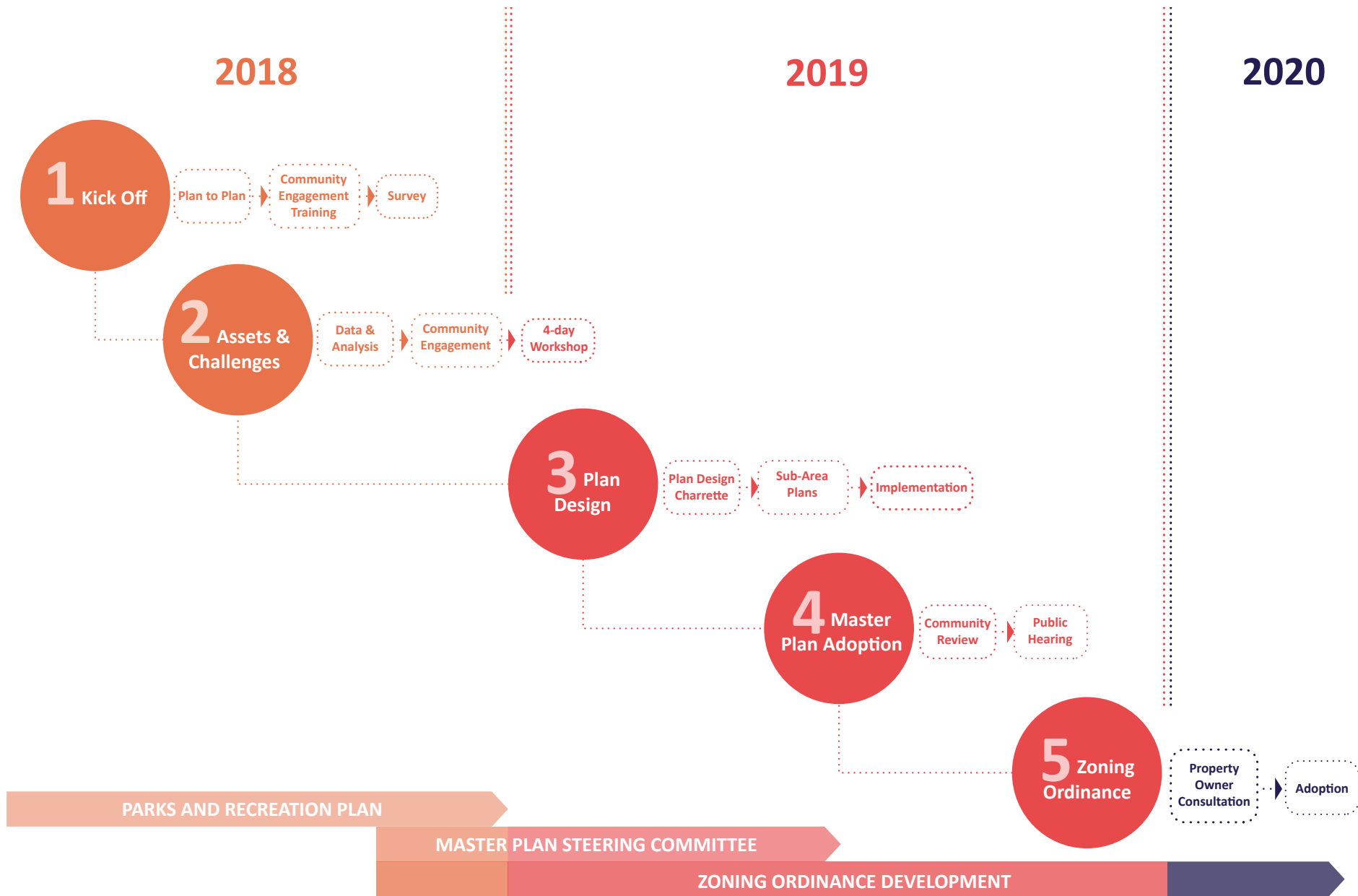
The master plan process was based on community engagement and current data. The process diagram on page 5 outlines the Master Plan process as part of the Ypsilanti Township 2040 effort.

The Master Plan process started in August 2018 and continued through the beginning of 2020. The process reached hundreds of Ypsilanti Township residents, workers and business owners through a project website, social media, a statistically valid survey, two multi-day workshops, community meetings, presentations to appointed and elected officials and attendance at dozens of neighborhood meetings.

Every part of the Master Plan's vision, mission, goals and strategies were influenced or directly attributed by community participants.







# COMMUNITY ENGAGEMENT



## STEERING COMMITTEE

In the fall of 2018, a steering committee of 10 residents representing the racial, economic and geographic diversity of Ypsilanti Township was established to guide the community engagement process and build consensus around the Master Plan. The Committee included neighborhood watch leaders, a retired professor from Eastern Michigan, owners of a recently established vineyard, a public middle school teacher, the Township Clerk, the Township Planning Commission chair, the chair of the Park Commission, an officer with the Washtenaw County Sheriff and a librarian with the Ypsilanti District Library.

The steering committee directed the Master Plan's vision, mission, goals special area plans, and strategies.



## COMMUNITY SURVEY

A statistically valid survey was conducted in September and October 2018 by Cobalt Community Research. Over 500 Township residents and business owners responded to the survey both online and through mail. The goals of the survey were to inform planning decisions during the master plan process, compare resident perceptions to the baseline of service levels measured in 2009, compare Township performance to Cobalt's state, regional and national benchmarks and to continue a baseline to help demonstrate future improvements in programs and services over time. Data was analyzed on census tract and neighborhood levels as well as by school district. The survey is referenced throughout the Master Plan and results are in the appendix.



## OCTOBER 2018 MASTER PLAN WORKSHOP

During the four-day workshop, nearly 200 unique visitors attended one or more of the community meetings, open studios, and tours to discuss the current state and future of Ypsilanti Township. In the open studio, participants shared what they liked, wanted to see improved or changed in their neighborhoods. Tours occurred at Gault Village Shopping Center, three local farms and the newly opened autonomous vehicle testing center, American Center for Mobility. Other events included a happy hour at a local Kombucha distillery, a resident panel sharing stories and memories of the Township and a closing celebration. A summary report is in the appendix. The community identified six themes during the workshop that formed the basis for the catalyst projects, special area plans and goals of the master plan.

*During the Master Planning process, over 1,000 unique community interactions happened.*



### NEIGHBORHOOD WATCH MEETINGS AND GROCERY STORE VISITS

The consultant team and Township staff visited two local grocery stores at peak shopping times to ask what people liked, wanted to improve or change and what was missing in Ypsilanti Township. After the October Master Plan Workshop, consultants visited 15 regular Neighborhood Watch meetings to share and confirm what had been shared about each group's neighborhood. Residents' opinions directly influenced what strategies were tested at the February 2019 Master Plan Workshop.



### FEBRUARY 2019 MASTER PLAN WORKSHOP

Throughout the three-day workshop, over 60 unique visitors attended one or more of the open studios and a pancake breakfast. During the open studio, visitors provided input on the viability of 44 strategies, grouped around issues of neighborhoods, jobs and places. From the data gathered at the open studio, the strategies were narrowed down to 27 items presented at the pancake breakfast. The breakfast attendees were asked to vote on three strategies which they believed should be the focus of the master plan. The strategies formed the actions in the implementation chapter of the Master Plan.



### COMMUNITY PRESENTATIONS

Over forty individuals attended the Master Plan reveal event was held at the Ypsilanti District Library Whittaker Road Branch in April 2019. The evening included a presentation by the consultant team, input and dialogue from attendees, attendee voting on the five catalyst projects, and concluded with an Open House with one-on-one interaction.

During the approval process, presentations on the Master Plan were given to the Steering Committee, Planning Commission and Township Board as well as at some Neighborhood Watch Meetings.

# COMMUNITY HISTORY



## EARLY BEGINNING

Ypsilanti Township's rich history began with the Great Sauk Trail which became Michigan Avenue/ US-12 Highway. The trail crossed the Huron River in the area that would become Ypsilanti Township. In 1809, a trading post was built for trade between French explorers and Native Americans.

Several Native American tribes, namely the Ottawa, Chippewa and Potawatomi, resided and formed alliances in the area. The first European settlers came to the area in 1823.



## YPSILANTI AREA ESTABLISHED

In the early 1800's, Ypsilanti Township and the City of Ypsilanti were established in 1827 and 1832, respectively. The area was named after the Greek patriot, General Demetrius Ypsilanti.

The Michigan Central Railway was laid from Detroit to Ypsilanti in 1838, bringing the lumber business. As forests were cut, the Township went from frontier to farmland. A one-room school opened its doors on Rawsonville Road in 1834. While the nearby cities of Ann Arbor and Ypsilanti became homes to universities, the Township remained a quiet rural community of farms and villages until the early 1900's.



## MANUFACTURING AND THE ARSENAL OF DEMOCRACY

In 1932, Henry Ford developed a dam to produce power for his automotive manufacturing plant in Ypsilanti, creating Ford Lake. Due to the lack of U.S. aircraft manufacturing facilities, Ford Motor Company acquired an unincorporated part of the township known as Willow Run Village in 1941. In 1943, the Willow Run Bomber Plant was completed and employed 42,000 people. During its first two years of operation, the facility ran 24-hours a day and produced over 8,800 aircraft. Willow Run Village was built to house and provide services to the thousands of workers coming from across the country, eventually home to more than 15,000 people. The stretch of Interstate-94 between Detroit and Willow Run was built to bring workers and supplies to the bomber plant.

The factory, interstate and Village fundamentally changed the diversity of the Township's population and shifted its economy from agriculture to manufacturing.



## **POST-WORLD WAR II EMPLOYMENT SHIFT**

After the war, the bomber plant began manufacturing Kaiser-Frazer automobiles, then produced transmissions and other powertrain components for General Motors. The auto industry provided employment for Ypsilanti Township residents well into the 1980's.

By 2000, only 36% of Ypsilanti Township's population was employed in the manufacturing industry. Recognizing this shift, the Township began to prioritize new forms of industrial development in the 1990's, including research and technology.



## **HOUSING BOOM**

Another significant trend in the 1970's and into the early 1990's was the popularization of single-family-residential homes in planned subdivisions. Single family homes in the township increased by 11% from 1970 to 1992. Much of the new single-family home construction occurred south of Textile Road.

With the housing boom, came spinoff developments to serve the growing population. These developments included roller rinks, bowling alleys, drive-in theaters, and baseball fields hand-built by resident enthusiasts. The 1970's saw the construction of the Township Civic Center.



## **RECESSION AND HOPE FOR THE FUTURE**

The foreclosure crisis during the Great Recession posed serious challenges for Ypsilanti Township. In a revitalization strategy, the Township worked with Habitat for Humanity of Huron Valley in the West Willow, Gault Village, Sugarbrook and Holmes Road neighborhoods.

The closing of the General Motors plant in 2010 marked the end of automobile manufacturing at Willow Run. However, legacy of innovation at the plant continues with the operation of the American Center for Mobility (ACM), a testing and product development facility for automated vehicles and other mobility technologies. The 335-acre property opened in 2017.

Although its manufacturing legacy has remained, Ypsilanti Township has become known for historic neighborhoods, outdoor recreation and rural landscape.



## 2: CATALYST PROJECTS





## INTRODUCTION

Catalyst projects are public or private projects that will stimulate redevelopment of under utilized properties, create jobs, and stabilize neighborhoods. Each project has associated implementation steps and private investments. The measures of return on investment includes creation of jobs, increase in home ownership, crime reduction, increase in land value, improved transportation and access, and new housing units. These projects were selected to demonstrate a strong commitment from the Township to make positive, substantial changes for the community.

The catalyst projects described in this chapter are actions Ypsilanti Township should take in the next five years. Each of the following projects are vital to supporting the mission, vision and goals of the Master Plan:

- Comprehensive Rewrite of the Zoning Ordinance
- Healthy Neighborhood Program
- Extension of Wiard Road to East Michigan Avenue
- Open Space and Agriculture Preservation
- Social and Cultural Presence

A description, the impacts and details of each project are further described in this chapter.



## COMPREHENSIVE REWRITE TO ZONING ORDINANCE

A comprehensive update to the Zoning Ordinance is needed to implement numerous strategies in the Master Plan.

### IMPACT

An updated ordinance will establish the necessary regulations to revitalize corridors, preserve open space and agricultural areas, redevelop key sites including Gault Village and the Township Core (see Special Area Plans in Chapter 10), and promote economic development and job creation.

### DETAILS

Time Frame: Within one year of Master Plan adoption

Partners: Staff, Consultants

Funding: General Fund



## HEALTHY NEIGHBORHOOD PROGRAM

The Township will continue to focus resources and build on partnerships to implement a comprehensive healthy neighborhood program.

### IMPACT

A healthy neighborhood program will strengthen neighborhoods in the following ways: increasing home ownership; addressing neighborhood safety; prioritizing investment in infrastructure; providing healthy food access; enhancing indoor and outdoor recreation and exercise opportunities; and creating easy access to all forms of transportation and educational opportunities for both youth and adults.

### DETAILS

Time Frame: Program launch within two years of Master Plan adoption

Partners: County, Non-profit Organizations, Neighborhood Watch Associations, Community Partners

Funding: General Fund, Grants, Washtenaw County





## EXTENSION OF WIARD ROAD TO EAST MICHIGAN AVENUE

A road connection via Wiard Road directly connecting US-12 with E. Michigan Avenue is needed to unlock economic development potential on East Michigan Avenue and to link neighborhoods to daily needs.

The physical division of Michigan Avenue due to the railroad from Ecorse Road, Wiard Road, US-12, and I-94 creates neighborhood isolation and economic development limitations for the township.

### IMPACT

A north/south road connection directly connecting Wiard Road with Michigan Avenue would unlock significant development potential for E. Michigan Avenue, particularly for spinoff businesses wanting to locate close to the American Center for Mobility (ACM).

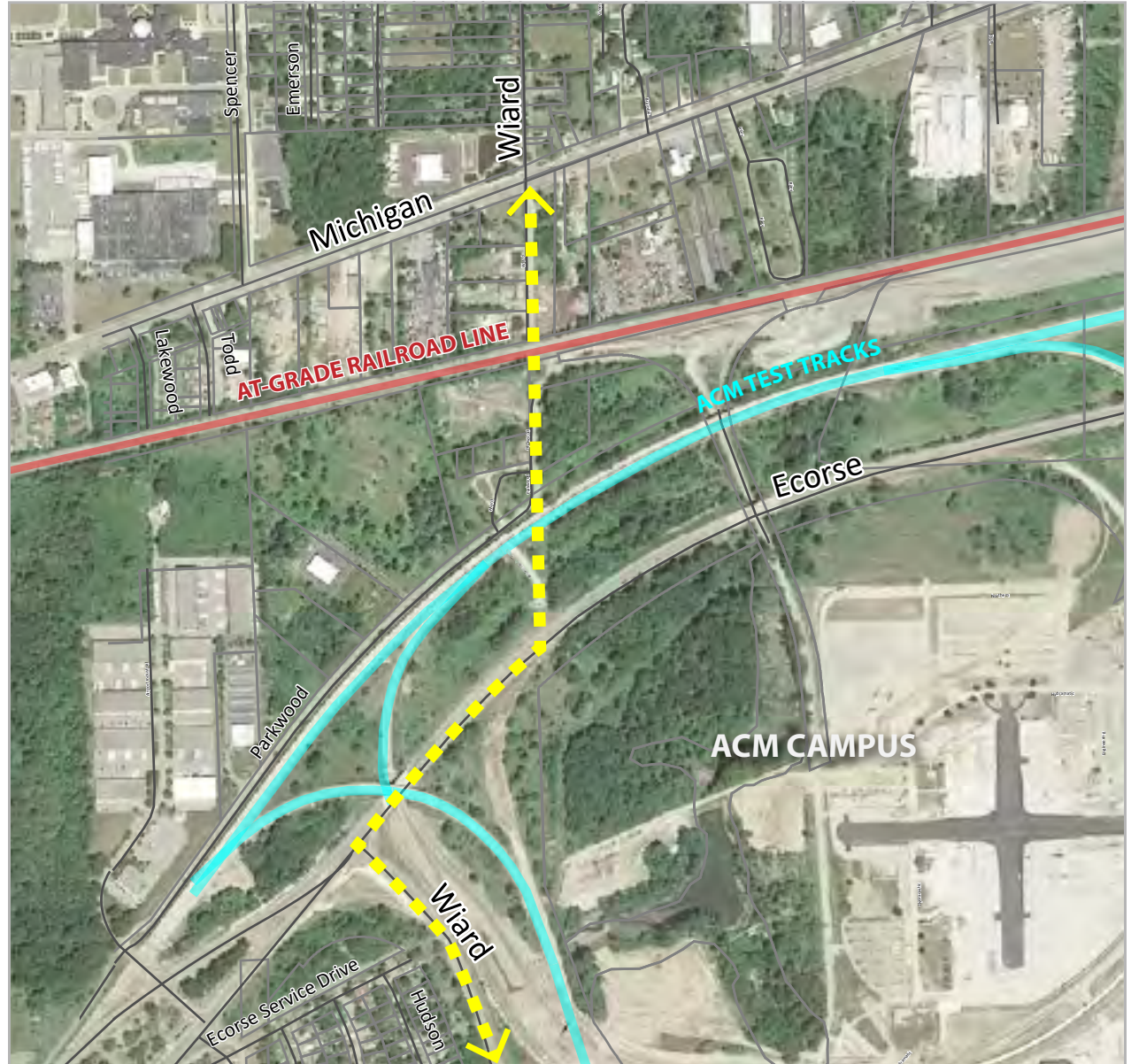
In addition, it provides a physical connection and eliminates isolation of both West Willow and the E. Michigan Avenue neighborhoods.

### DETAILS

Time Frame: Initiation should start within months of Master Plan adoption. Construction within 10 years.

Partners: State of Michigan, Washtenaw County, ACM, Yankee Air Museum, major employers, SPARK

Funding: Federal, State, Washtenaw County, and Local



## OPEN SPACE AND AGRICULTURE PRESERVATION

The Township will establish policies, regulations, and programs to conserve natural resources, and preserve open space and agricultural farm lands.

The southern end of the township has wetlands, woodlands, prairies and productive agricultural lands. In order to mitigate development pressures on these lands, the Township is committed to do the following: conduct a study of road and infrastructure capacity to determine density, partner with a land conservancy and other groups to offer financial incentives to preserve land and concentrate economic development resources on growing local food businesses, including farms; and assist in developing agritourism opportunities.

### IMPACT

Establishing policies, regulations, and programs will preserve open space, preserve and strengthen agriculture and specialized farm land, reduce development sprawl, protect valuable natural resources, and reduce infrastructure costs.

### DETAILS

Time Frame: Initiation should start within months of Master Plan adoption. Implementation within 5 years.

Partners: State of Michigan, Washtenaw County, Non-profit organizations

Funding: Grants, Federal, State, Washtenaw County (including Natural Areas Preservation Program), General Fund





## SOCIAL AND CULTURAL PRESENCE

The Township will proactively invest staff time and resources to increase its social and cultural presence in the community and the region. This effort will include developing and implementing a Township marketing program, continued investment in social media, creation of a public arts program, sponsorship of cultural events, and the creation, improvement and programming of public spaces.

### IMPACT

Proactively promoting the Township's social and cultural presence will create placemaking opportunities, improve residents' quality of life, provide increasing economic development opportunities, and positively lift the township's profile.

### DETAILS

Time Frame: Within one year of adoption

Partners: Non-profit Organizations, Neighborhood Watch Associations

Funding: Grants, Washtenaw County, General Fund







# 3: COMMUNITY PROFILE



## INTRODUCTION

Ypsilanti Township has a rich mix of unique neighborhoods and land patterns, including urban, suburban and rural. The township is also one of the most diverse municipalities in Washtenaw County in terms of race, education levels and income. Due to its unique character, the analysis in this chapter is routinely broken down by the neighborhood groups shown on the map on page 21.

The Community Profile is shown in sections on existing land use, demographics, housing, transportation, diversity and geography. Sources used include:

- The U.S. Census
- The Southeastern Michigan Council of Governments (SEMCOG)
- Ypsilanti Township records
- A statistically significant survey of Township residents and businesses in the fall of 2018

Additional information from these sources as well as neighborhood-specific demographic profiles can be found in the appendix.

### **The data has several implications for the Master Plan:**

- Due to its diversity in population and land use, one-size fits all solutions for the township are not feasible.
- In the past twenty years, the amount of agricultural land has significantly decreased while new housing has increased. Without a policy change, this pattern will continue.
- Ypsilanti Township has and will continue to have one of the largest populations in Washtenaw County.
- When demographic data is examined at a census tract level, areas of the Township are very different from one another with shifts in demographic and economic conditions.
- The housing foreclosure crisis in the Great Recession affected every neighborhood in the Township and has shifted the ratio of owner-occupied to rental housing.
- Non-motorized transportation (sidewalks, bike paths and routes) and bus systems do not yet provide access for all Township residents to daily needs, recreation and job centers.
- The majority of Township residents in the workforce commute to jobs outside the Township's borders, including over 8,000 people going to work in Ann Arbor daily.

## NEIGHBORHOOD AREAS

The neighborhood areas are a best attempt to marry data linked to U.S. Census Tracts and commonly used neighborhood names. Since the geography is based on census tracts, neighborhoods that have different identities and characters were often grouped together. So, while some areas, like West Willow, are widely known, others areas, like those in the South District, do not have the same level of name recognition or identity.

### **Aspen Chase / Chestnut Lake**

*Northwest corner of township*

Multiple family residential including rental housing for Eastern Michigan students, office, recreation/ open space, and commercial. Includes the north side of Washtenaw Avenue.

### **Huron Heights**

*North portion of township*

Predominantly a multiple family residential area, often student housing, with a large concentration of open space. A small pocket of single-family residential is adjacent to the Huron River.

### **Lay Gardens / Holmes Road**

*Northwest corner of township*

Historically single-family residential neighborhoods (Appleridge, Bud/Blossom, Holmes Road and Lay Gardens) with multiple family residential (Huron Meadows, Clark Towers), institutional, office, recreation/ open space, and commercial uses. Includes East Michigan Avenue.

### **Hewitt Road / Westlawn / Stevens Park**

*West central portion of township*

The northern part is predominantly historic single-family residential neighborhoods (Hewitt Road, Stevens Park). The southern section includes a variety of uses including multiple family, office, institutional, and commercial.

### **Oaklawn / Hawthorne**

*North central portion of township*

Predominantly historic single-family residential neighborhoods (Oaklawn/Hawthorne, Thurston) with a mix of commercial and office uses on Ecorse Road.

### **West Willow**

*East central portion of township*

A historic, predominantly single-family neighborhood built as worker housing in the 1960's.

### **Willow Run**

*East portion of township*

Predominantly light industrial area, which includes Willow Run Airport, the American Center for Mobility, and Yankee Air Museum.

### **Sugarbrook**

*East central portion of township*

Neighborhoods, including Sugarbrook, Wingate Condominiums, and Rawsonville, consisting of predominantly single-family residential built post World War II.

### **Gault Village**

*Central portion of township*

A historic neighborhood consisting of predominantly single-family houses. Includes Gault Village Shopping Center.

### **Lakeview**

*Central portion of township, just north of Ford Lake*

Predominantly multiple-family residential area (Cliffs on the Bay and Lakeshore Apartments), oriented around Ford Lake.

### **South District / Schooner Cove**

*Central portion of township, just south of Ford Lake*

Includes a mix of single-family (Ford Lake Heights) and multiple-family (Schooner Cove) on Ford Lake.

### **South District / Pineview Area / Sherman Oaks**

*Southwest corner of township*

Predominately active agriculture and rural single-family residential, with pockets of new single-family residential subdivisions.

### **South District / Partridge Creek Area**

*Southern portion of township*

Mix of active agriculture and rural single-family residential with new single-family residential subdivisions (Greene Farm, Partridge Creek).

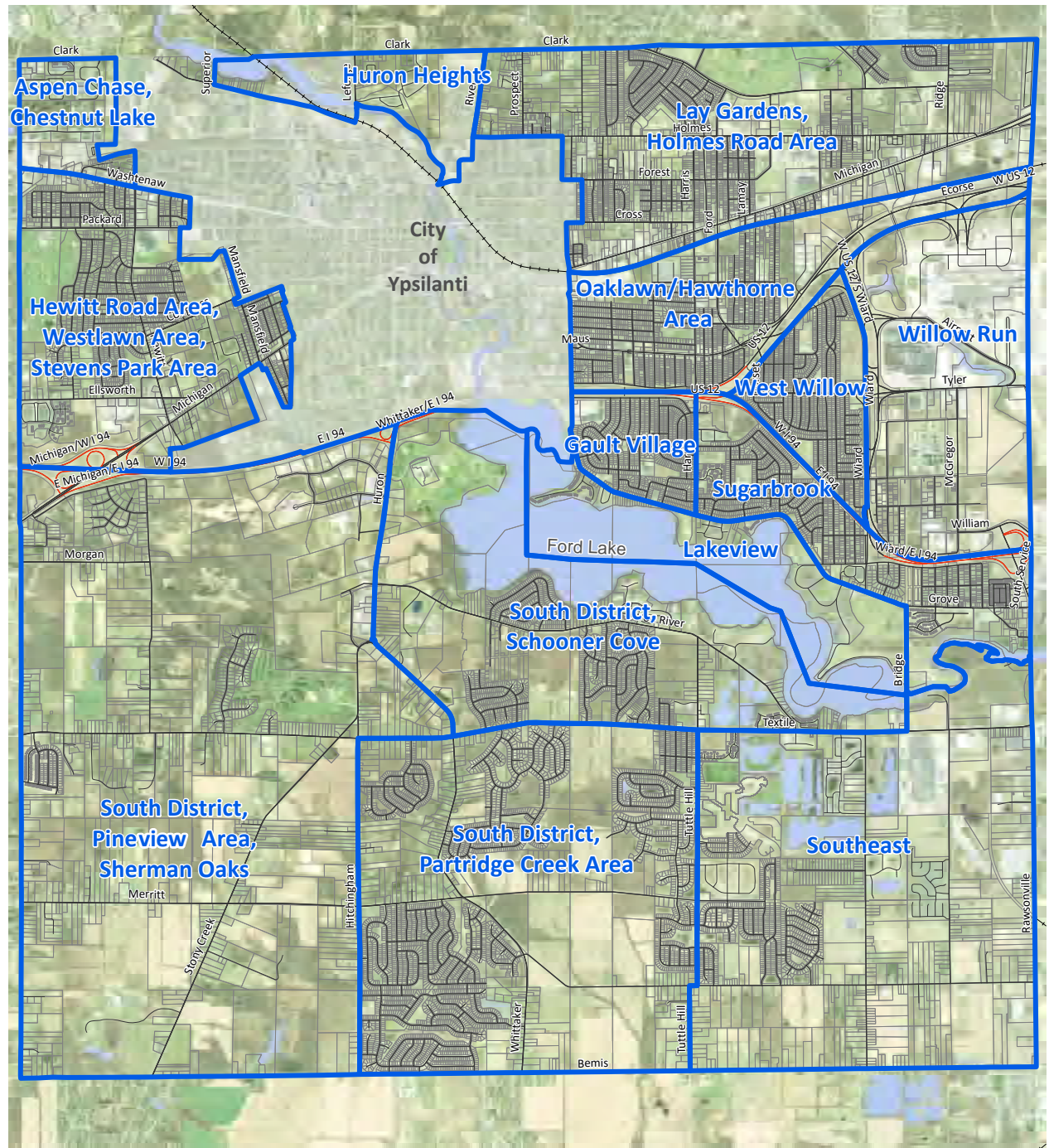
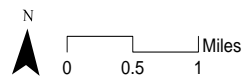
### **Southeast**

*Southeast corner of township*

Predominately active agriculture and rural single-family residential area. However, includes scattered pockets of new single-family residential subdivisions, and industrial uses along Rawsonville Road.



# NEIGHBORHOOD AREAS MAP



## EXISTING LAND USE

Ypsilanti Township's largest land use is single-family residential, almost double the acreage now than in 1990. Transportation and utility are next largest land use, including the portion of Willow Run Airport in Ypsilanti Township. Water makes up 6.5% of land cover. Ford Lake, a 975-acre man-made lake created by damming the Huron River, represents almost 75% of this area. Hewen's Creek, Paint Creek, and Willow Run, significant streams and drains in the Huron River Watershed, run through the Township. Wetland areas and floodplains border these streams, with the largest wetlands located in the southwest quadrant of the Township.

Land use patterns have shifted significantly since 1990, when agriculture was the largest land use in the Township. Between 1990 and 2018, Township agricultural area fell from 5,333 to 2,068 acres, a 61 percent drop while single-family residential areas increased by 94 percent. The southern portion of the township saw the biggest shift in land use from agriculture to single-family residential.

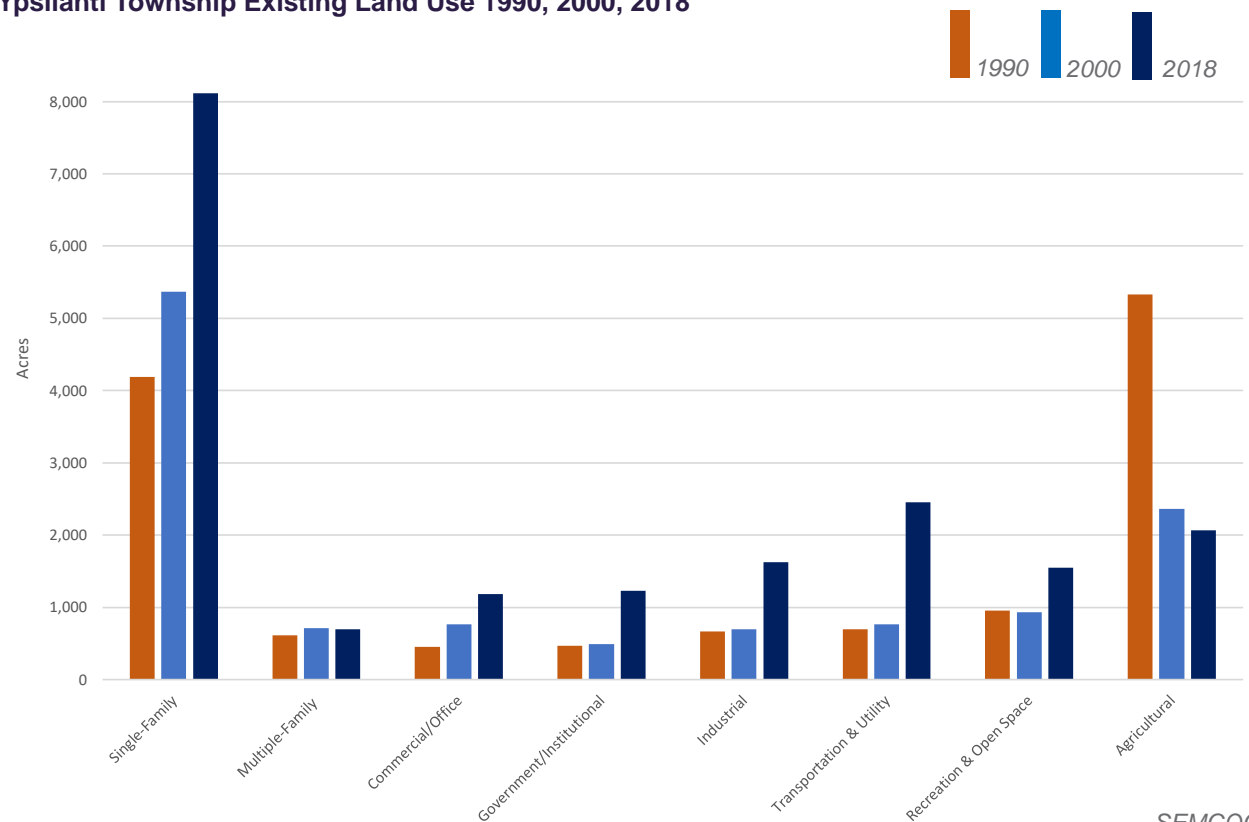
In that same period, the remaining land use categories grew but not at the same pace as single-family. Without changes to land use policy, the continued growth of single-family residential will displace open spaces, woods, wetlands and farms as well as stretch the capacity of the existing road and storm water systems.

### Ypsilanti Township Existing Land Use 2018

Land Use	Acres	Percent
Single-family residential	8,116.50	39.90%
Transportation, Communication, and Utility	2,451.60	12.00%
Agricultural	2,068.60	10.20%
Industrial	1,626.20	8.00%
Park, recreation, and open space	1,551.20	7.60%
Water	1,314.40	6.50%
Governmental/Institutional	1,227.10	6.00%
Commercial	1,183.60	5.80%
Multiple-family residential	699.60	3.40%
Airport	116.80	0.60%

SEMCOG

### Ypsilanti Township Existing Land Use 1990, 2000, 2018

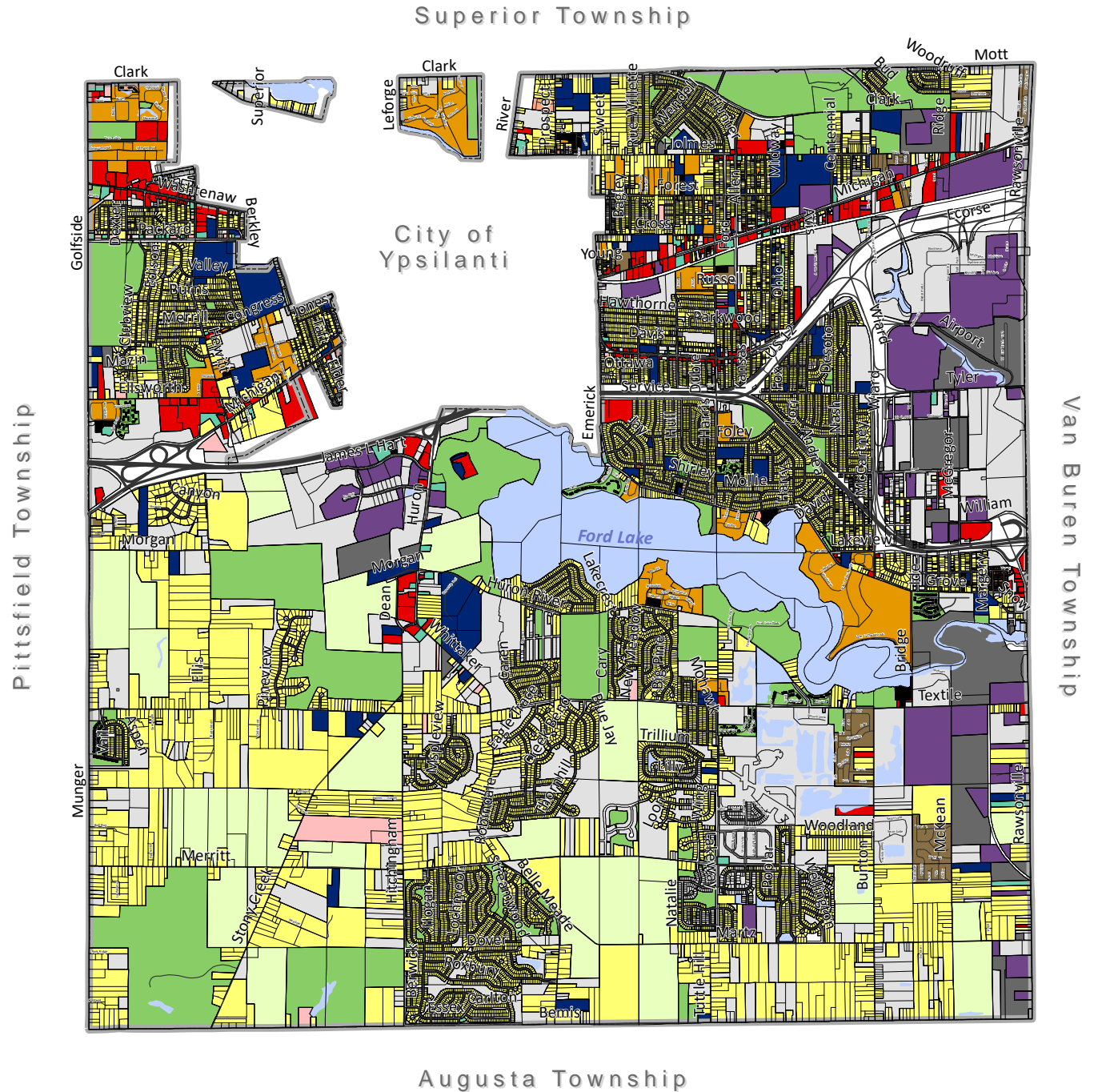
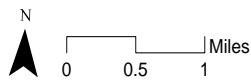


SEMCOG



# EXISTING LAND USE MAP

- Park, Recreation, and Open Space
- Agricultural
- Single-Family Housing
- Attached Condo Housing
- Multiple-Family Housing
- Mobile Home Park
- Institutional
- Transportation, Communication, Utility
- Office
- Medical
- Commercial
- Industrial
- Parking
- Vacant
- Water



## DEMOGRAPHICS

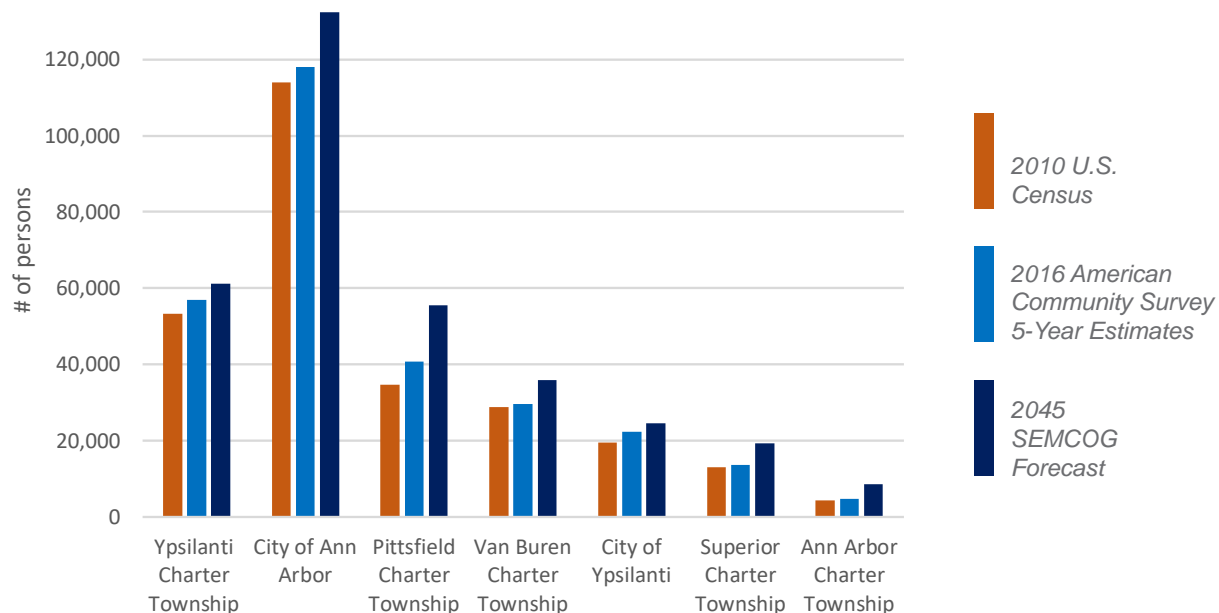
Ypsilanti Township has the second largest population in Washtenaw County and is projected to continue to outpace its neighbors, except for the City of Ann Arbor, in the next decades. By 2045, the number of jobs in the Township is expected to increase, just over 3,000 new jobs, but not to same extent as the population with almost 6,000 new residents, according to SEMCOG.

The estimated median household income in Ypsilanti Township in 2016 was \$46,399. However, there is a gap of over \$64,000 between the census tracts with the highest (Creekside) and lowest (Huron Heights) median household incomes in the Township. Huron Heights income data reflects the concentration of Eastern Michigan student housing in that area while Creekside's household income is closer to that of City of Ann Arbor than the Township overall. When making decisions based on income, a finer grain analysis is needed due to the diversity of income levels in the Township.

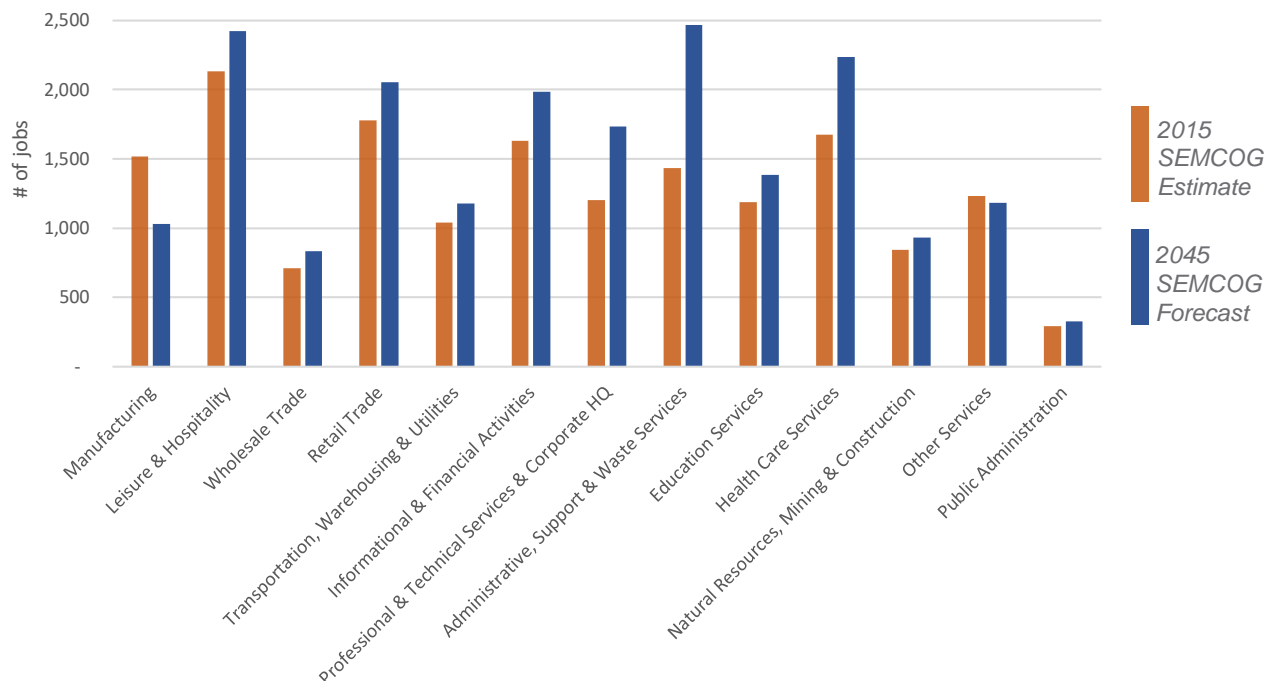
Ypsilanti Township's largest age group is and expected to remain between the ages of 25 to 54. However, the number of senior citizens is expected to double in the next twenty-five years, creating the need for different services and housing.

Over sixty percent of the adult population (ages 25-65), have some college, an associates or bachelor's degree. The Township will likely need to invest resources and create partnerships to assure that those residents with less education can have the opportunity to access jobs with lasting livelihoods.

**2010, 2016 & 2045 Population: Ypsilanti Township and Surrounding Communities**



**Jobs by Industry Sector: Ypsilanti Township**



**33.9 years** was the median age of Ypsilanti Township residents with over **48% between 15 and 44 years old.**

2016 American Community Survey 5-Year Estimates

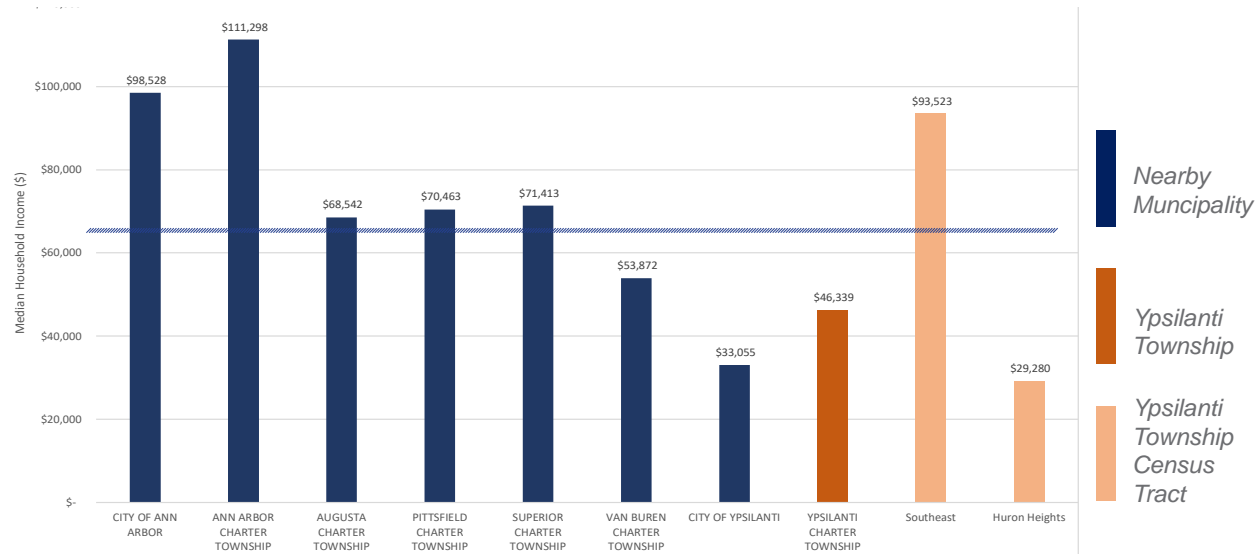
**Almost one-third** of adults ages 24-65 in Ypsilanti Township in 2016 had a **Bachelor's degree of higher.**

2016 American Community Survey 5-Year Estimates

**Over 3,000 new jobs** and **almost 6,000 new residents** are forecasted for Ypsilanti Township between **2015 and 2045.**

2045 SEMCOG Forecast

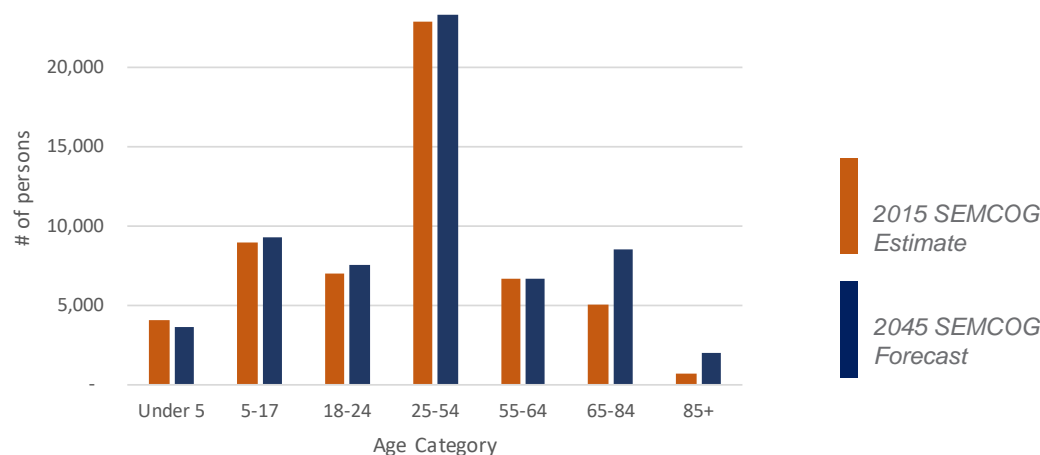
### 2016 Median Household Income: Ypsilanti Township and Nearby Municipalities



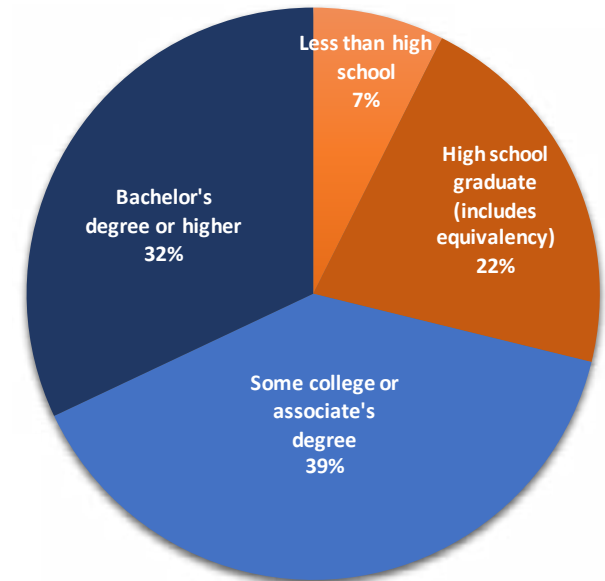
Washtenaw County 2016 Median Income: \$62,484

2012-2016 American Community Survey 5-Year Estimates

### 2015 & 2045 Estimate Population by Age Category: Ypsilanti Township



### 2016 Educational Attainment, Ages 24-65 years: Ypsilanti Township



2012-2016 American Community Survey 5-Year Estimates



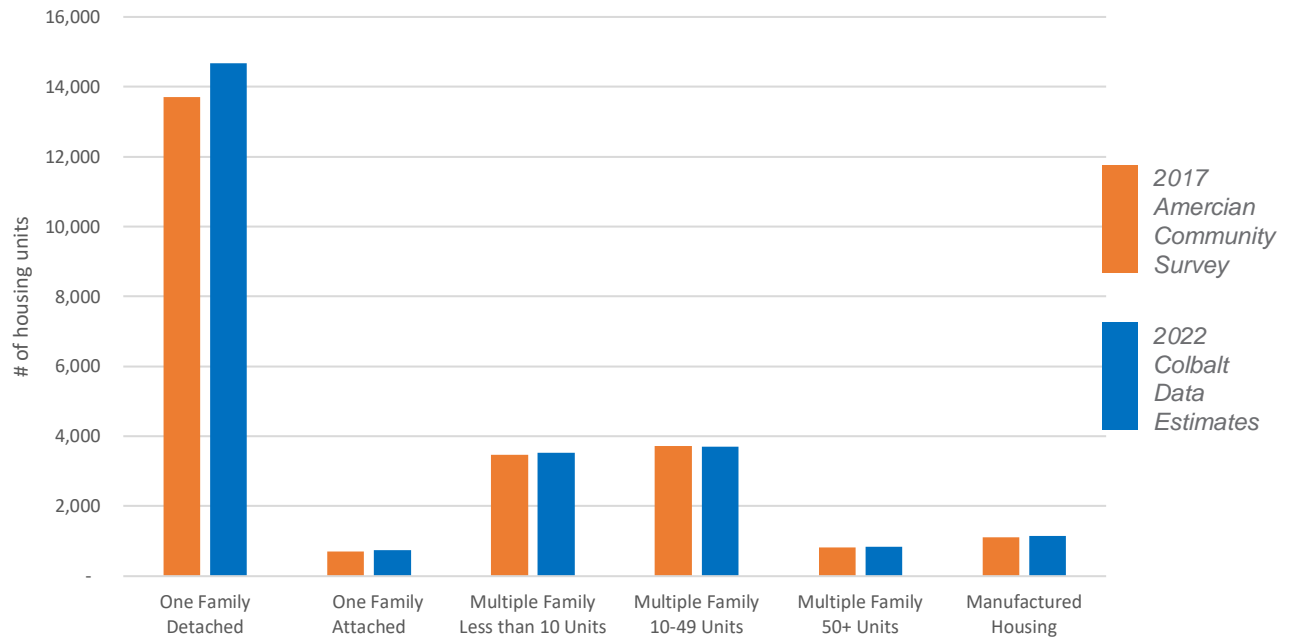
## HOUSING

Ypsilanti Township's housing stock is primarily single-family homes. The 2018 Master Plan survey indicated a desire by township residents for more types of housing, including smaller single-family and senior housing. Without policy changes, the current housing type composition is expected to continue.

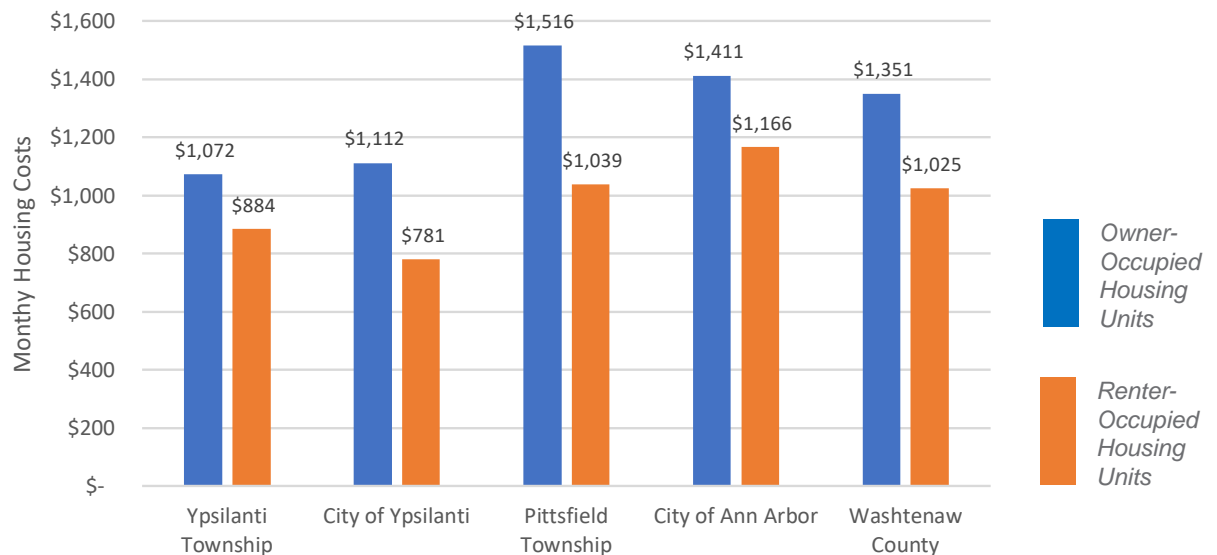
The [Washtenaw County 2015 Housing Affordability and Economic Equity Report](#) recognized that the housing market in Ypsilanti Township was at a tipping point with an unequal share of subsidized, affordable housing. The report set a goal of to grow demand for 4,178 college educated households by 2035 in Ypsilanti Township and the City of Ypsilanti. According to 2017 data, Ypsilanti Township still has lower monthly housing costs than other Washtenaw County communities. The investment and programming recommended by the report to stabilize the Township's housing is still needed.

During the Great Recession, every neighborhood in the township experienced foreclosures and new housing construction faltered. While both trends have reversed, the percentages of renters versus home owners fundamentally shifted between 2010 and 2017 by 1,399 units (36.5% to 41.4%). During that same time, only 38 housing starts for multiple-family housing units were filed, indicating the shift from owner to renter-occupied dwellings mostly occurred in single-family neighborhoods. Continued investment and programs, like Township's partnership with Habitat for Humanity, will need to continue to stabilize neighborhoods.

**2017 & 2022 Housing Types: Ypsilanti Township**



**2017 Median Monthly Housing Costs: Ypsilanti Township & Other Communities**



2010 U.S. Census & 2012-2017 American Community Survey 5-Year Estimates

**Goal: 4,178 new college educated households in Ypsilanti Township & City of Ypsilanti by 2035.**

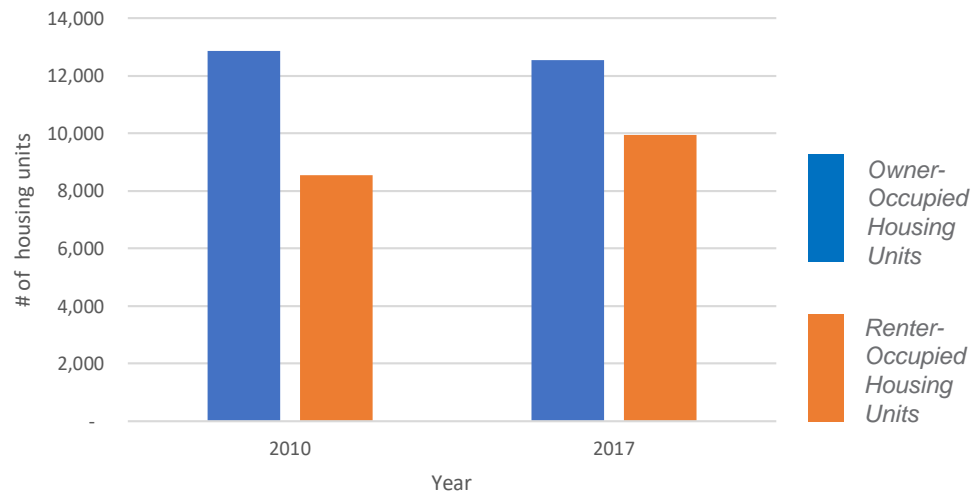
**58.3% of housing units in Ypsilanti Township in 2017 were single-family detached houses.**

**33% of 2018 Ypsilanti Township survey participants wanted more options for housing.**

Washtenaw County 2015 Housing Affordability and Economic Equity Report

2017 American Community Survey 5-Year Estimates

2010 & 2017 Housing Occupancy: Ypsilanti Township



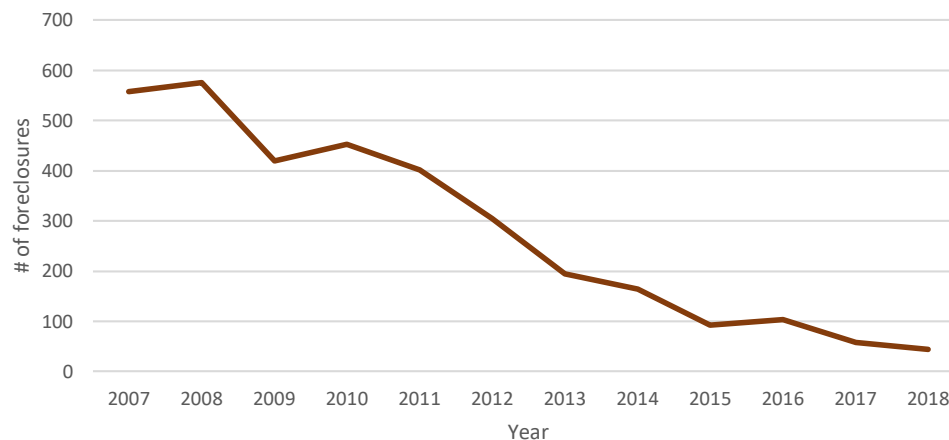
2010 U.S. Census & 2012-2017 American Community Survey 5-Year Estimates

**46% of 2018 Ypsilanti Township survey participants wanted single-family less than 2,000 square feet.**

**44% of 2018 Ypsilanti Township survey participants wanted independent senior housing.**

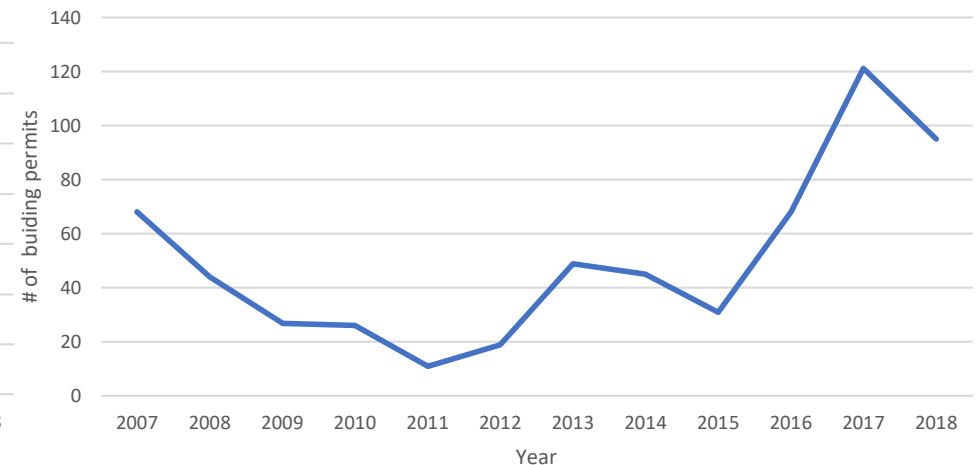
2018 Township Master Plan Survey

2007-2018 Single Family House Foreclosures: Ypsilanti Township



Ypsilanti Township Assessor

2007-2018 New Housing Units: Ypsilanti Township



SEMCOG Development

## Ypsilanti Township Transit and Non-Motorized Service

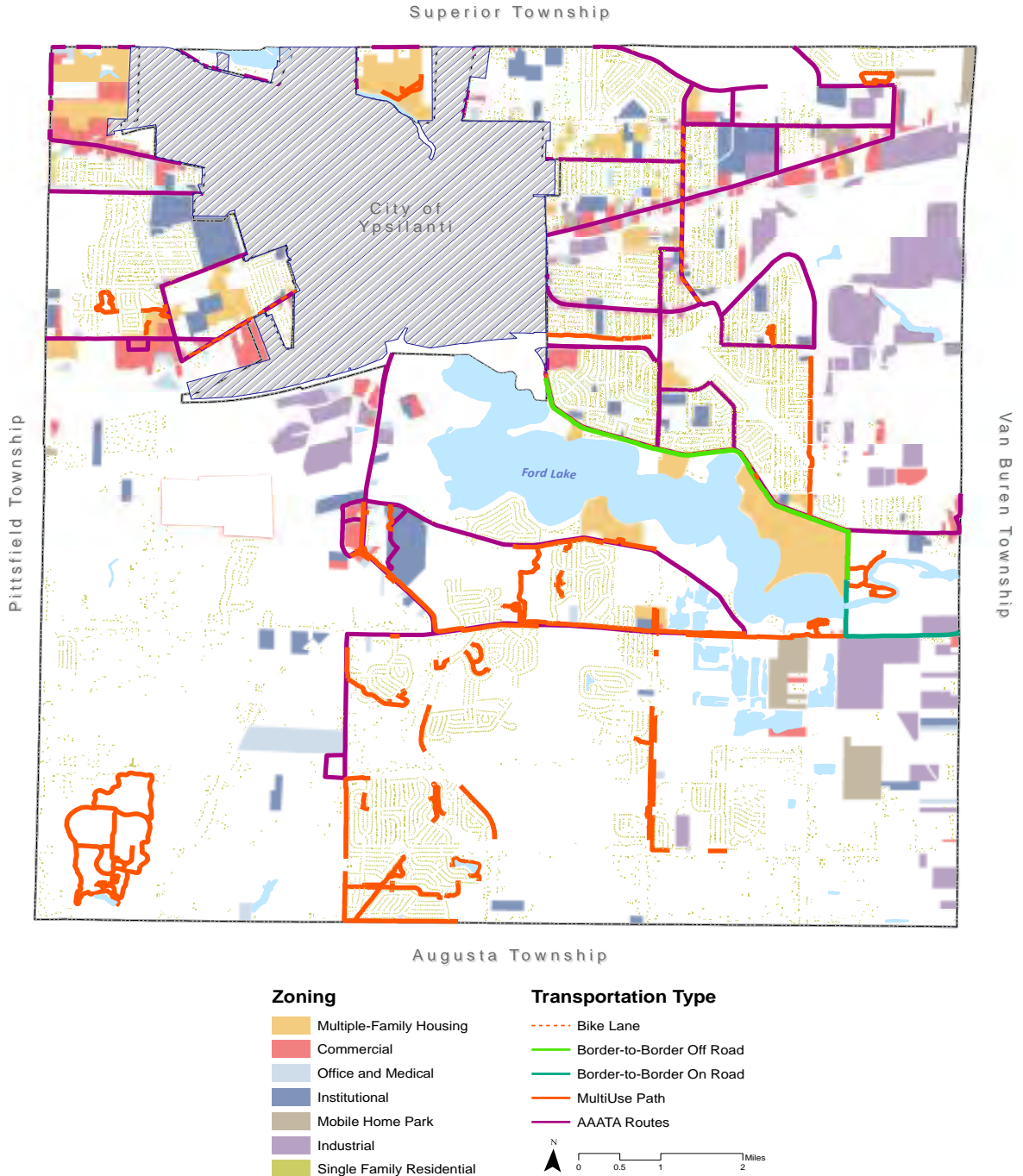
### TRANSPORTATION

Ypsilanti Township has a well-functioning street network and is easily accessible by car. However, as the map on this page shows, not all of the residential, commercial or office areas nor the job centers and institutions (schools, places of worship, public offices) are evenly accessible by bus or bicycle trails, paths or lanes. Many of the neighborhoods and job centers south of Interstate 94 are not reached by bus or connected to a non-motorized network.

Eighty-seven percent of the 23,000 Ypsilanti Township residents, ages 16 or older, in the workforce leave the Township to go to work. Over 8,000 people, accounting for 34 percent of the resident workforce, commute to Ann Arbor. Only a little over 3,000 people live and work in the Township. By 2017 estimates, over 90 percent of Ypsilanti Township working residents commute by a vehicle and less than three percent used public transportation. In the community events during the Master Plan process, many residents said they would use public transit or bicycle to work if safe, reliable options were available.

Meanwhile, nearly 7,900 people come to Ypsilanti Township from other communities to work. Those workers come from a variety of communities in Southeastern Michigan.

For residents and workers alike, connections to the regional highway system should be maintained, but improved non-motorized and mass transit systems will help both workers and residents access jobs, recreation and daily needs.





**3,156** people, ages 16 or over, **live and work in Ypsilanti Township.**

U.S. Census Bureau 2009-2013 CTPP/ACS  
Commuting Data

**8,038** Ypsilanti Township residents in the workforce, ages 16 or over, **commute to Ann Arbor.**

U.S. Census Bureau 2009-2013 CTPP/ACS  
Commuting Data

### Transportation Satisfaction Scores

**5.6 of 10** for road maintenance

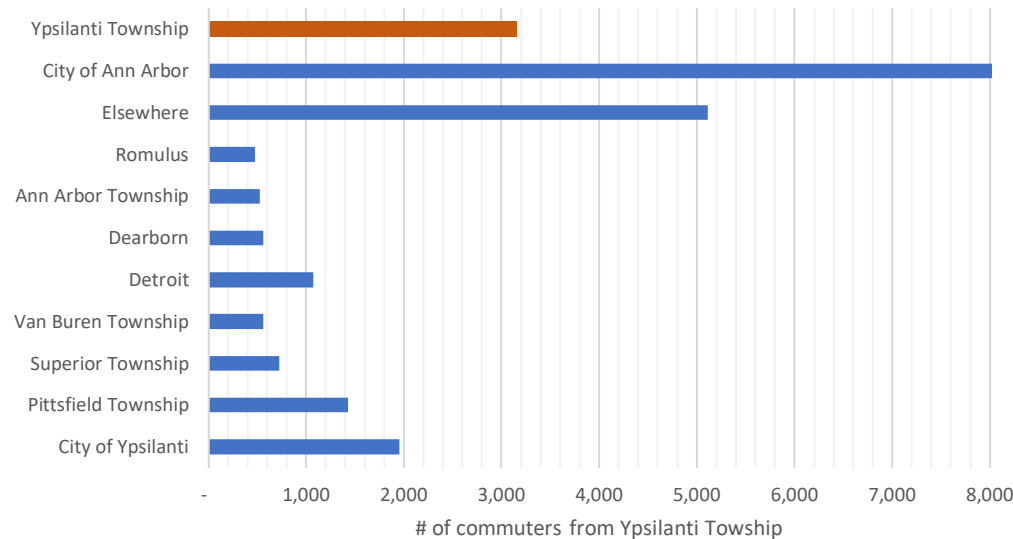
**5.8 of 10** for amount of traffic congestion

**6.2 of 10** for public transit options

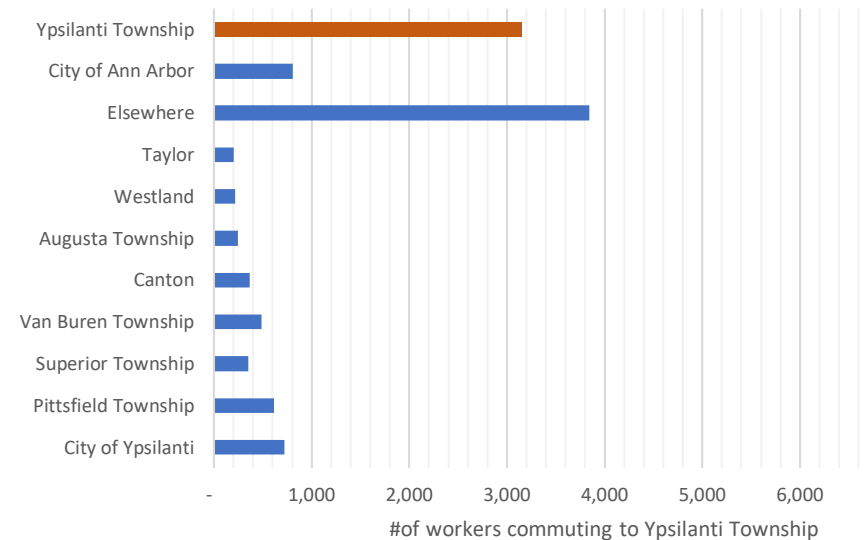
**5.5 of 10** for accommodation for bicycle and foot traffic

2018 Township Master Plan Survey

### Commute Patterns: Ypsilanti Township Residents



### Commute Patterns: Ypsilanti Township Workers



U.S. Census Bureau 2009-2013 CTPP/ACS Commuting Data and Commuting Patterns in Southeast Michigan

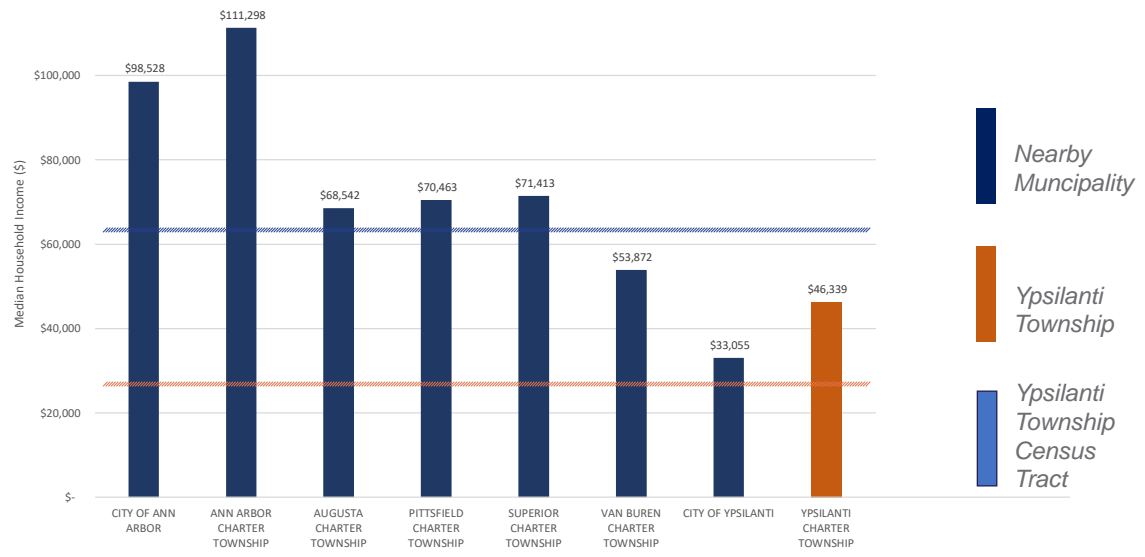
## DIVERSITY & GEOGRAPHY

When compared at the municipal-wide level, the diversity of income groups within Ypsilanti Township becomes lost. Three of the census tracts within the township had a greater median income than the county overall. However, many residents live in poverty or struggle to make enough money to meet the basic cost of living.

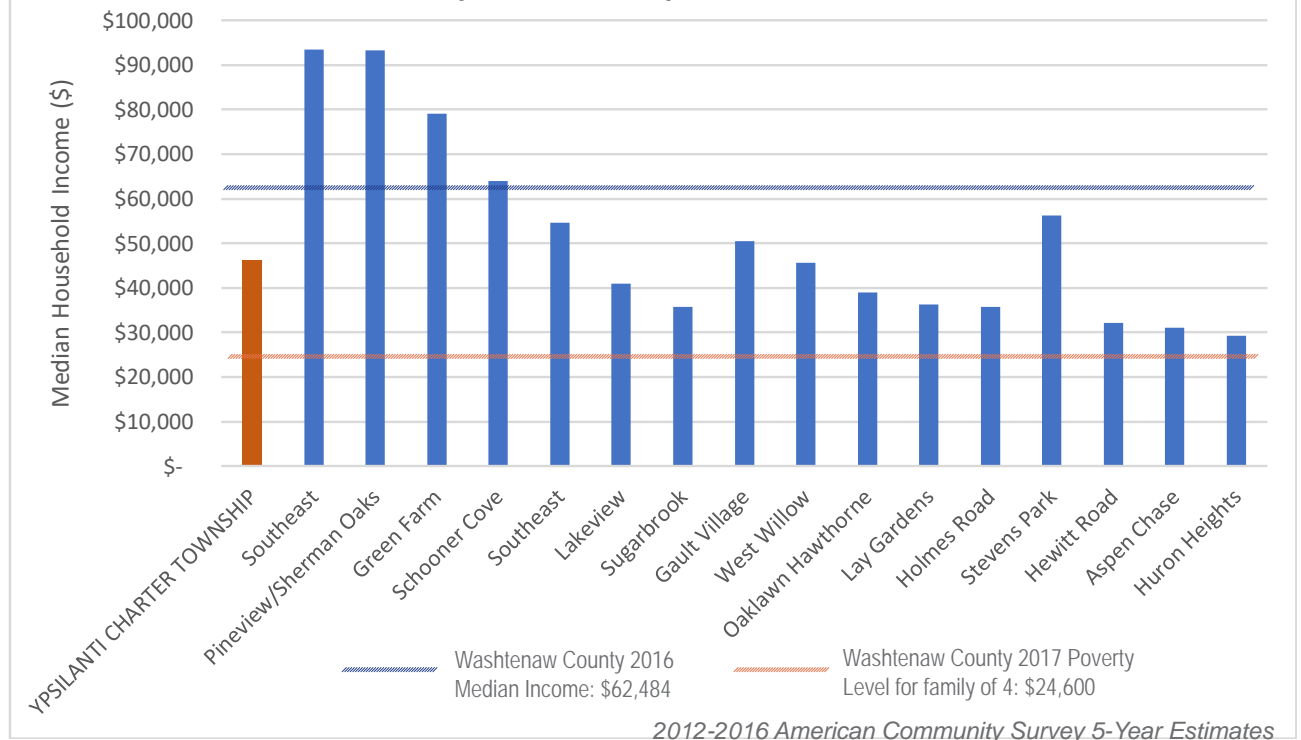
The township is more racially diverse than its neighboring municipalities. Especially when examining by census tracts, differences in race and geography emerge. The patterns are often the legacy of discriminatory housing practices legal before the passage of the Fair Housing Act in 1968.

When creating policy for great neighborhoods, jobs and places, decision-makers should account for the difference between neighborhoods indicated by these statistics. Also, municipal scale numbers should always be used in concert with neighborhood or census tract level data to capture the full diversity of situations and opportunities in Ypsilanti Township.

**2016 Median Household Income: Ypsilanti Township and Nearby Municipalities**



**2016 Median Household Income - Ypsilanti Township Census Tracts**



2012-2016 American Community Survey 5-Year Estimates

The greatest difference in median household income between Township Census Tracts is over \$64,000.

2012-2016 American Community Survey 5-Year Estimates

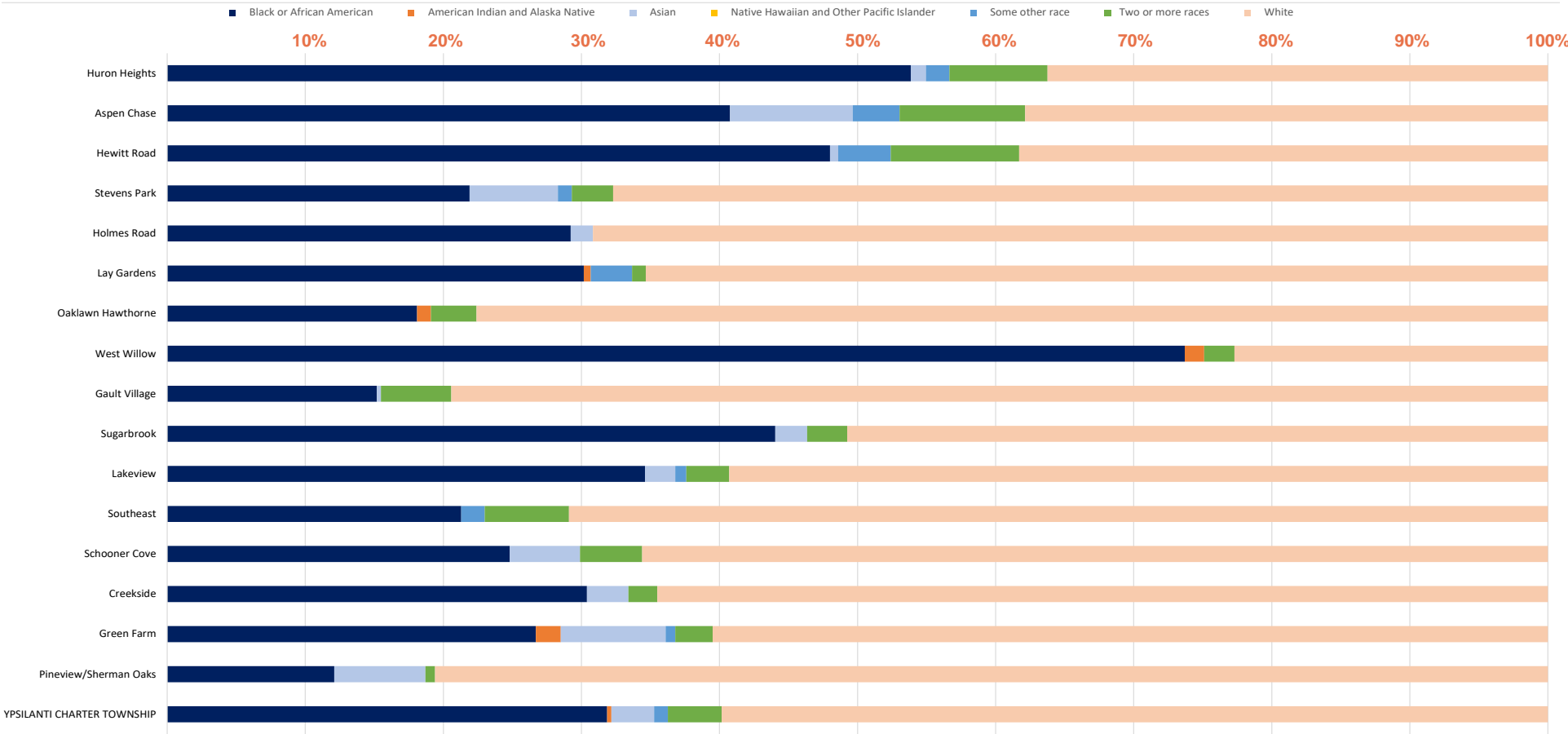
Three of the Township Census Tracts have a greater median household income than Washtenaw County.

2012-2016 American Community Survey 5-Year Estimates

Four of the Township Census Tracts are majority minority.

2012-2016 American Community Survey 5-Year Estimates

2016 Percentage of Population by Race - Ypsilanti Township Census Tracts



2012-2016 American Community Survey 5-Year Estimates



## 4: VISION, MISSION AND GOALS





## INTRODUCTION

The vision, mission, goals and strategies were crafted as part of the community-based process for Ypsilanti Township 2040. Goals and strategies are organized by the major themes of neighborhoods, jobs and places.

### VISION

**Ypsilanti Township is a thriving community of healthy and sustaining neighborhoods, lasting livelihoods, and great places.**

### MISSION

**To proactively preserve and build great neighborhoods, jobs and community places, making Ypsilanti Township one of the healthiest communities in Michigan.**

### GOALS

Goals are aspirational statements that must be realized to achieve the community's vision. The identified goals organize strategies and actions. Goals are a guide for land use and budget decisions by Township officials as well as areas where the Township may seek partnerships and/or funding. Goals are explored in more depth in Chapter 5 – Neighborhoods, Chapter 6 – Jobs and Chapter 7 - Places.



## NEIGHBORHOODS

Preserve and create great neighborhoods, which meet the daily needs of all residents.

**GOAL 1** Reinvest in Neighborhoods

**GOAL 2** Make Neighborhoods Beautiful

**GOAL 3** Increase Health and Safety within the Community

**GOAL 4** Provide Efficient and Multiple Transportation Options for all Residents

**GOAL 5** Foster Housing Stability and Promote Reinvestment in Traditional Neighborhoods

## JOBS

Support entrepreneurs and cutting-edge firms alike to create jobs with lasting livelihoods, and build a workforce with 21st century skills.

**GOAL 1** Create Small Businesses to Improve Community Wealth and Self-Sufficiency

**GOAL 2** Encourage Proactive Strategic Development in Township

**GOAL 3** Train and Develop Local Workers and Entrepreneurs

**GOAL 4** Facilitate Redevelopment of Township-Owned Vacant or Under-utilized Land

**GOAL 5** Continue Redevelopment of the Willow Run Bomber Plant as a Tourist and Technology Magnet

## PLACES

Create great places to work, play and live.

**GOAL 1** Capitalize on the Township Core (Huron and Whittaker Roads) as the Regional Draw of the Township

**GOAL 2** Preserve the Agriculture and Open Space in the southern part of the Township

**GOAL 3** Revitalize Corridors as Vibrant, Successful Business Districts that can Serve the Daily Needs of Adjacent Residents

**GOAL 4** Bring Arts and Culture into Daily Life





# 5: NEIGHBORHOODS





## INTRODUCTION

Ypsilanti Township is served and will continue to be served by great neighborhoods, which meet the daily needs of all residents. In order to continue to build neighborhood strength, the five goals listed in this chapter should be pursued.

These goals are components of the **Healthy Neighborhood Program catalyst project**.





## **GOAL 1: REINVEST IN NEIGHBORHOODS**

### **Why**

- Over half of the housing units in Ypsilanti Township, in 2017, were over forty years old.
- Residents' homes are often their largest financial investment, which is impacted by the quality of surrounding properties.
- In the 2018 survey, one-third of respondents said more housing options in general were needed.

### **How**

- Maintain and improve all neighborhood underground infrastructure (sewer, water and drains).
- Improve and maintain street lights in neighborhoods.
- Encourage and assist home ownership programs, ranging from Habitat to Humanity to loan programs with local banks.
- Diversify housing options.

## **GOAL 2: MAKE NEIGHBORHOODS BEAUTIFUL**

### **Why**

- Small beautification efforts such as gateways and signage, landscaping, and public art can greatly improve neighborhood pride.
- Aesthetic improvements to neighborhoods improve property values and reduce crime.
- In the 2018 Township Master Plan survey, enforcement of appearance/safety codes for residential properties scored 6.3/10. That score ranged between 5.3 and 5.8 in neighborhoods in the northeast portion of the Township.

### **How**

- Facilitate and fund neighborhood beautification project such as gateways and signage, landscaping, and public art.
- Sponsor a clean-up day for each neighborhood where free trash and bulk pick up are provided.
- Repurpose vacant lots as parks, community gardens, urban farms or rain gardens.
- Work with neighborhoods to positively enforce property maintenance code requirements.

## **GOAL 3: INCREASE HEALTH AND SAFETY WITHIN THE COMMUNITY**

### **Why**

- Neighborhood stability is impacted by safety.
- Safety influences physical and mental health of residents.
- In the 2018 Township Master Plan survey, the satisfaction score of whether it was safe to walk at night was 4.2/10.
- In the same survey, the satisfaction score for "Ypsilanti Township as a safe place to live" was 6.6/10. However, the score ranged from 4.9 to 5.8 in northeast neighborhoods.

### **How**

- Ensure all neighborhood streets have sidewalks on both sides of the street on all blocks.
- Improve and maintain street lights in neighborhoods.
- Repurpose vacant lots as parks, community gardens, urban farms or rain gardens.
- Improve public safety within neighborhoods.

## **GOAL 4: PROVIDE EFFICIENT AND MULTIPLE TRANSPORTATION OPTIONS FOR ALL RESIDENTS**

### **Why**

- Many township residents rely on public transportation to get to places of employment, shopping destinations, and for general mobility.
- Increased public transportation options provides better access to jobs and shopping within the township that supports economic development efforts.
- Multiple transportation options can help reduce traffic congestion, facility costs, road risk, environmental impacts and consumer costs.
- Reductions in drive time, traffic, and overall congestion improve quality of life.
- Walking, biking and public transit increase physical activity and health.
- In the 2018 Township Master Plan survey, satisfaction scores with public transit options and accommodations for bicycle and foot traffic were 6.2 and 5.5, respectively.

### **How**

- Invest in Complete Streets, with equal accommodations for vehicles, transit riders, bicycles and pedestrians as outlined in the Ypsilanti Township Non-Motorized Transportation Plan.
- Invest in strategic traffic improvements including road maintenance, traffic congestion improvements, and new road connections.
- Create bike paths or routes to link neighborhoods to each other, shopping areas and employment areas.
- Ensure bus routes link neighborhoods to shopping areas and employment areas.

## **GOAL 5: FOSTER HOUSING STABILITY AND PROMOTE REINVESTMENT IN TRADITIONAL NEIGHBORHOODS**

### **Why**

- Increased vacancy, absentee landlords, and inconsistent property maintenance has affected many traditional neighborhoods.
- Conditions of housing affect the physical, mental and emotional health of residents and the community.
- In the 2018 Township Master Plan survey, satisfaction with the stability of property values was 6.5/10, but as low as 5.1 in some neighborhoods.

### **How**

- Encourage and assist in home ownership.
- Enable and incentivize home improvements.
- Repurpose vacant lots as parks, community gardens, public art, urban farms or rain gardens.
- Ensure new neighborhoods are prepared for future maintenance costs.

## 6: JOBS





## INTRODUCTION

Ypsilanti Township will support entrepreneurs and cutting-edge firms alike to create jobs with lasting livelihoods and build a 21st century workforce. The five goals detailed in this chapter, including rationales and action steps, are necessary to creating lasting livelihoods for Ypsilanti Township residents and workers.

Lasting livelihoods are professions and local economies where people can increase their upward mobility, weather shocks and crises and can do even better in the future.

In “Goal 5-Continue Redevelopment of the Willow Run Bomber Plant as a Tourist and Technology Magnet”, the catalyst project of **The Extension of Wiard Road to East Michigan Avenue** is listed.



## **GOAL 1: CREATE SMALL BUSINESSES TO IMPROVE COMMUNITY WEALTH AND SELF-SUFFICIENCY**

### **Why**

- Small businesses inject jobs and revenue back into local communities while helping to spark innovation, and providing opportunities for women and minorities.
- Entrepreneurship fuels job creation.
- Independent businesses generate more tax revenue at lower public cost.
- Local businesses foster community cohesion and well-being.
- 96% of Township businesses are small businesses (fewer than 50 employees).

### **How**

- Support existing small businesses.
- Facilitate entrepreneurship and small new business growth.

## **GOAL 2: ENCOURAGE PROACTIVE STRATEGIC DEVELOPMENT IN TOWNSHIP**

### **Why**

- Strategic development is necessary to increase the local tax base, provide jobs, and increase economic vitality.
- Some land uses in certain locations cost more than others to provide infrastructure and public services.
- Unlimited development can lead to unnecessary sprawl, adverse tax impacts, higher infrastructure costs, environmental degradation, and loss of community character.
- In the 2018 Township Master Plan survey, only 22% of respondents wanted regional commercial stores, while 51% wanted neighborhood commercial.

### **How**

- Use zoning as a tool to implement and require strategic development.
- Become “Redevelopment Ready”, a certification program based on best practices for redevelopment administered by the Michigan Economic Development Corporation.
- Create redevelopment plans for Township owned properties.

## **GOAL 3: TRAIN AND DEVELOP LOCAL WORKERS AND ENTREPRENEURS**

### **Why**

- Local workforce development programs will attract both new residents to support residential and economic activity.
- Local workforce development programs will attract smaller businesses, startups, and entrepreneurs, which increase overall economic activity.
- A highly skilled workforce supports existing businesses and attracts new employers.
- Over 20% of businesses in Ypsilanti Township are manufacturing.
- In the 2018 Township Master Plan survey, when asked which three things they would like to see changed in Ypsilanti Township, 42% said access to employment opportunities.

### **How**

- Work with local employers to determine desired skills and training.
- Establish a financial program to assist in advanced job training.
- Partner to offer job training to help Ypsilanti Township residents and entrepreneurship skills for small business owners.

## **GOAL 4: FACILITATE REDEVELOPMENT OF TOWNSHIP-OWNED VACANT OR UNDER-UTILIZED LAND**

### **Why**

- Ypsilanti Township owns a significant number of vacant parcels.
- Selling township parcels will:
  - Provide seed money for specific programs;
  - Spur redevelopment; and
  - Put properties back on the tax roll.

### **How**

- Create redevelopment plans for township-owned properties.
- Prepare appropriate township-owned parcels for redevelopment.

## **GOAL 5: CONTINUE REDEVELOPMENT OF THE WILLOW RUN BOMBER PLANT AS A TOURIST AND TECHNOLOGY MAGNET**

### **Why**

- The Willow Run Bomber Plant has been the economic heart of Ypsilanti Township since it opened in 1941.
- The opening of the American Center for Mobility (ACM), an autonomous vehicle testing track, has repurposed the underutilized factory but also opened doors for spin-off development with job opportunities.
- The future home of the Yankee Air Museum and Conference Center will attract thousands of visitors to Willow Run annually.

### **How**

- Extend Wiard Road over the railroad to Parkwood to connect E. Michigan Avenue to Ecorse Road and the area surrounding the former Willow Run Bomber Plant.
- Implement the Willow Run special area plan.



# 7: PLACES



## INTRODUCTION

Ypsilanti Township will create great places to work, play and live. For each of the four goals dealing with places, this chapter delves deeper into the reasons why and ways to create great places. The **Catalyst Projects** of the **Comprehensive Zoning Ordinance Rewrite**, **Open Space and Agriculture Preservation** and **Social and Cultural Presence** are key components of the goals and strategies in this chapter.





## **GOAL 1: CAPITALIZE ON THE TOWNSHIP CORE AS THE REGIONAL DRAW OF THE TOWNSHIP**

### **Why**

- The core's central location within the township and proximity to major transportation routes best serves all township residents.
- Ample acreage for development exists within the urbanized core of the township.
- This area is already served by infrastructure and public transportation.
- The township owns a significant amount of undeveloped land within the Township Core area. Development of this land could spur private redevelopment.

### **How**

- Adopt zoning standards based on the Township Core Special Area Plan.
- Develop township owned parcels to kick-start Township Core development.
- Proactively recruit desired businesses including regional commercial, restaurants, medical services, and entertainment.

## **GOAL 2: PRESERVE THE SOUTHERN PORTION OF THE TOWNSHIP AS THE AGRICULTURAL AND OPEN SPACE CORE OF THE TOWNSHIP**

### **Why**

- Agriculture has a long valued history in the township.
- Farmland is a finite natural resource.
- Agriculture and open space are community valued assets.
- Just over 2,000 acres remain in agricultural production in Ypsilanti Township.
- Without a shift in land use policy, agriculture and open space land are in jeopardy due to past development patterns.

### **How**

- Encourage development in areas already served with water and sewer utilities.
- Preserve farmland in the southern part of the township via partnerships and County, State and federal funding.
- Support the agricultural economy.

## **GOAL 3: REVITALIZE CORRIDORS AS VIBRANT, SUCCESSFUL BUSINESS DISTRICTS THAT CAN SERVE THE DAILY NEEDS OF ADJACENT NEIGHBORHOODS**

### **Why**

- Successful commercial corridors can provide employment and a range of goods and services that support local residents, adjacent neighborhoods, and the entire township.
- Currently, the corridors do not include the diversity of uses to serve the daily needs of residents. In the 2018 Township Master Plan survey, the satisfaction score for sufficient choices for most shopping needs was 6.2/10.
- In the Township's highly visible commercial corridors, the lack of investment creates a negative perception of the community and dampens the community's vitality. In the 2018 Township Master Plan survey, the satisfaction score for enforcing appearance codes for business properties was 6.3/10.

### **How**

- Promote mixed-use, walkable, development patterns including residential, commercial, and institutional uses.
- Focus on property improvements and beautification efforts along corridors.
- Create public places such as parks and plazas along corridors.



## **GOAL 4: BRING ARTS AND CULTURE INTO DAILY LIFE**

### **Why**

- Public art distinguishes great places.
- Cultural events foster a sense of community and attract visitors.
- In the 2018 Township Master Plan survey, responses indicated a dissatisfaction with arts and culture. The satisfaction score for the range of cultural offerings was 5.7/10; and 5.4/10 for a strong and vibrant arts community.

### **How**

- Establish a public arts program.
- Sponsor cultural events such as concerts, festivals, storytelling events, etc.

## 8: FUTURE LAND USE PLAN



## INTRODUCTION

The future land use map reflects future land patterns at an area-wide scale. The map uses color-coded “place types” to express public policy on future land patterns - it is not a zoning map. It is built around the concept of place types – characteristic development patterns that recognize the context of each area but also provide guidance on desired improvements. Place types identify desired uses, design concepts and considerations to guide the relationships and physical improvements needed to create the types of places that are part of Ypsilanti Township’s long-range vision.

Areas within Ypsilanti Township have been divided into seven place types. Place types have been assigned to areas based upon the context of existing build form, physical conditions, environmental conditions, land uses, development patterns, and community input, goals, and strategies.

The intent of the future land use map is not to predetermine land uses or zoning on a specific parcel or at specific locations. Rather, individual properties or projects can be considered within the context of the location and surrounding properties, and not by a strict set of land use categories.

What is the purpose of the future land use map?

- A place-based development strategy tailored to Ypsilanti Township’s unique strengths, challenges, and opportunities.
- A call for investing in neighborhoods by integrating land use, urban design, transportation, and environmental elements.
- A charge to focus on placemaking to create places residents want to live, work, shop, and play.
- A guide to strengthening the township’s economic vitality through smart development to attract talent, create value, and increase productivity.
- A commitment that by 2040, Ypsilanti Township will be healthier, wealthier, and more beautiful than it is today.





# FUTURE LAND USE MAP

Ypsilanti Township, Washtenaw County

## NEIGHBORHOOD PRESERVATION:

Neighborhood Preservation areas are established residential neighborhoods primarily north of Ford Lake and I-94. The intent is to preserve and strengthen the neighborhoods through investment, rehabilitation and infill.

## INNOVATION & EMPLOYMENT DISTRICT:

The Innovation and Employment District is intended to be the major employment area of the township. The area is targeted for companies at the cutting edge of innovation with a combination of technology, office, craft manufacturing or light industrial uses.

## OPEN SPACE, NEIGHBORHOOD PRESERVATION, & CLUSTER DEVELOPMENT:

Open Space, Neighborhood Preservation, and Cluster Neighborhood areas are in the southern part of the township. These areas can accommodate smaller scale specialized agricultural uses and low density/cluster single-family residential while preserving open spaces, natural features and existing neighborhoods.

## AGRICULTURAL PRESERVATION:

Agriculture Preservation is clustered in the south-central portion of the township, where farming operations are active. The category conserves agricultural lands for small, medium and larger farms, and provides stability for the agricultural economy while creating a sense of place.

## NEIGHBORHOOD TRANSITION DISTRICTS:

Neighborhood transition districts are multiple family housing, commercial and office uses, but can include single-family homes and institutional/civic uses and spaces. Uses shall be compatible with the existing areas and respect adjacent neighborhoods. The district is intended to serve as a sensible transition from Neighborhood Preservation Areas to more intense uses.

## TOWNSHIP CORE:

The Township Core is intended to be the central core of the township. It includes the governmental center of the township with the Civic Center, County Courthouse, and the district library. Huron Street and the immediately surrounding area is meant to host a mix of uses from multiple-family residential to commercial to light industrial.

## MIXED USE CORRIDORS:

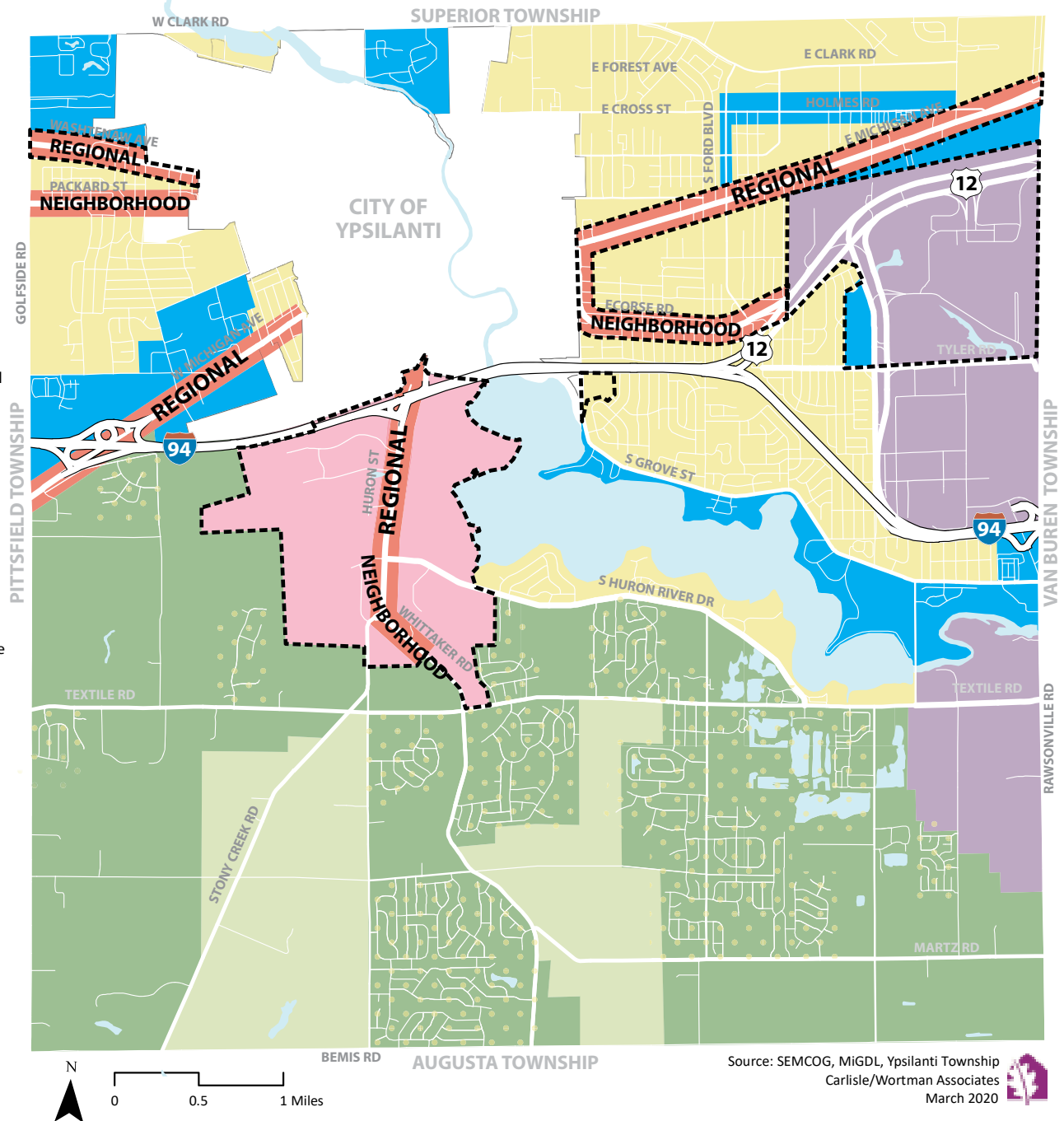
Mixed Use Corridors are developed transportation arteries, with a mixture of residential, commercial, office and employment uses. The intent is to improve the function, investment value and aesthetics of corridor. There are two types of Mixed Use Corridors: Neighborhood and Regional.

## SPECIAL AREA PLANS:

These areas have special area plans either in this document or recently adopted by Ypsilanti Township.

## EXISTING NEIGHBORHOODS:

The intent is to preserve and strengthen these neighborhoods through investment, maintenance and preservation of surrounding open space.



Source: SEMCOG, MiGDL, Ypsilanti Township  
Carlisle/Wortman Associates  
March 2020

## ZONING PLAN TABLE

The Zoning Plan Table shows what zoning districts in the Ypsilanti Township Zoning Ordinance, in effect at the time of this plan's adoption, relate to the future land categories described in this chapter. A Comprehensive Rewrite to the Zoning Ordinance is a catalyst project, expected to be completed within one year of the adoption of this plan. The revised zoning ordinance is expected to revise, replace and streamline the zoning districts in Ypsilanti Township.

Future Land Use	Zoning Equivalent
Agricultural Preservation	R-1
Open Space, Neighborhood Preservation & Cluster Development	R-1, R-2, R-3
Neighborhood Preservation	R-4, R-5, RM-2
Neighborhood Transition	R-4, R-5, RM-2, RM-3, RM-4, B-1, OS-1
Mixed Use Corridors - Neighborhood	RM-2, RM-3, RM-4, B-1, OS-1, B-2, ERFB
Mixed Use Corridors - Regional	RM-4, B-2, B-3, IRO
Township Core	TC-1, TC-2, TC-3, B-1, B-2, B-3, OS-1, IRO, I-1
Innovation and Employment	OS-1, IRO, I-1, I-2, I-3, I-C

# AGRICULTURAL PRESERVATION

The Agriculture Preservation area is intended to preserve agricultural lands and prime agricultural soils for farming and provide stability to the farming economy. Any future development shall promote agricultural activity or be uses complementary to the agricultural character.

## LAND USE:

- Production farms and nurseries.
- Detached residential buildings on large lots that are inhabited by the individuals that own and operate agriculture uses.
- Accessory retail uses in conjunction with an agricultural operation. Examples of accessory retail uses may include farmers' markets, roadside stands, nurseries and greenhouses, wineries with sales and tasting rooms, and other similar uses.
- Energy production uses such as wind farming and small-scale biofuel production.
- Open space and natural areas that preserve the natural landscape and help mitigate the effects of agricultural uses and development including soil erosion and stormwater runoff.
- Single-family cluster residential that preserves open space and natural features.
- Public and institutional facilities such as schools, places of worship, police stations, community centers, that support the surrounding residential properties.

## DESIGN CONCEPTS AND CONSIDERATIONS:

- Farming operations between 10-30 + acres are desired.
- New development shall reduce conflicts between farm and non-farm uses.
- Buildings should be agricultural or residential in character.
- Nonmotorized connections should be provided as necessary to connect the township's agricultural land, and open and green spaces to other residential and recreational areas in the township.
- Future development of single-family cluster density should be no more than 0.5 units per acre.
- Ensure new development can be served by infrastructure including roads, water, and sewer.
- New development shall respect existing open space and natural areas.



# OPEN SPACE, NEIGHBORHOOD PRESERVATION & CLUSTER DEVELOPMENT

The Open Space, Neighborhood Preservation & Cluster Development area surrounds the agriculture preservation area and is intended to accommodate smaller scale agricultural and specialized agricultural uses, open space and natural feature preservation, and low density/cluster single-family residential.

## LAND USE:

- Production farms and nurseries.
- Specialized agricultural production.
- Detached residential buildings on large lots that are inhabited by the individuals that own and operate agriculture uses.
- Accessory retail uses in conjunction with an agricultural operation. Examples of accessory retail uses may include farmers' markets, roadside stands, nurseries and greenhouses, wineries with sales and tasting rooms, and other similar uses.
- Open space and natural areas that preserve the natural landscape and help mitigate the effects of agricultural uses and development including soil erosion and stormwater runoff.
- Single-family cluster residential that preserves open space and natural resources.
- Public and institutional facilities such as schools, places of worship, police stations, community centers, that support the surrounding residential properties.

## DESIGN CONCEPTS AND CONSIDERATIONS:

- Farming operations between 10-30 + acres, specialized farming, and areas of open space and natural resources preservation are desired.
- New development shall reduce conflicts between farm and non-farm uses.
- Buildings should be agricultural or residential in character.
- Nonmotorized connections should be provided as necessary to connect the Township's agricultural land, and open and green spaces to other residential and recreational areas in the Township.
- Future development of single-family cluster density should be no more than 1.5 units per acre.
- Ensure new development can be served by infrastructure including roads, water, and sewer.
- New development shall respect existing open space and natural areas.

# NEIGHBORHOOD PRESERVATION

Neighborhood Preservation areas are older neighborhoods within the township's urbanized footprint, largely concentrated on the north side of the township. The Neighborhood Preservation area features older housing stock on grid block patterns. They provide housing options in a more urban setting, on typically smaller lots. These areas are intended to be served by and provide convenient access to commercial areas, parks and open space, community facilities and other destinations. Connections to the Mixed-Use Corridors is important to access daily services and meet daily needs. The Plan contemplates continued preservation and improvement, with quality rehabilitation and infill new construction that is sensitive to the character of existing residences. Reinvestment, upkeep, maintenance and pride in ownership are vital to the stability of these neighborhoods.

## LAND USE:

- Single-Family residential developed in a traditional neighborhood pattern.
- Public and institutional facilities such as schools, places of worship, police stations, community centers, that support the surrounding residential properties.
- Public parks and open space.
- Attached residential and multiple-family residential along neighborhood edges and adjacent to Neighborhood Transition Districts and Mixed-Use Corridors.

## DESIGN CONCEPTS AND CONSIDERATIONS:

- Maintain traditional neighborhood development pattern.
- Additions, significant renovations, and new construction should consider the existing scale, architectural style, and character of the surrounding area.
- Each individual neighborhood has a unique character that must be respected and preserved.
- Walkability and non-motorized connections are essential to maintain neighborhood character and access to daily needs and services.
- Ensure appropriate transition of intensity of uses and scale to adjacent single-family neighborhoods.
- Peripheral attached residential and multiple-family residential along neighborhood edges and adjacent to Neighborhood Transition Districts and Mixed-Use Corridors should be at a scale and density consistent with the surrounding area.
- Non-residential buildings in neighborhoods can be adaptively re-used when the use and design are assets to the surrounding neighborhood.

# NEIGHBORHOOD TRANSITION DISTRICTS

Neighborhood Transition Districts are residential, office and/or commercial uses, but can include institutional/civic uses and spaces. Possible housing types range from single-family homes to detached and attached condominiums to multiple-family buildings, when compatible with adjacent neighborhoods. Often, there is no set land use pattern and the diversity of uses serves as a transition from between Neighborhood Preservation and Mixed-Use Corridor or Innovation and Employment districts. The mixture, design and intensity of uses is intended to support and protect the pattern, scale and character of adjacent neighborhoods.

## LAND USE:

- Single-Family Residential developed in a traditional neighborhood pattern.
- Convenience retail and service businesses.
- General and medical office.
- Public and institutional facilities such as schools, places of worship, police stations, and community centers, which support the surrounding residential properties.
- Public parks and open space.
- Attached residential and multiple-family residential along neighborhood edges and adjacent to Neighborhood Preservation and Mixed-Use Corridor areas.

## DESIGN CONCEPTS AND CONSIDERATIONS:

- New development shall be reviewed on a case-by-case basis to respect the existing scale and character of the surrounding area.
- Ensure appropriate transition of intensity of uses and scale to adjacent single-family neighborhoods.
- Varied mix of uses is encouraged.
- New single-family development shall mirror design patterns of Neighborhood Preservation areas.
- Walkability and non-motorized connections within and to Neighborhood Transition Districts is essential to maintain neighborhood character and access to daily needs and services.
- Each individual neighborhood's unique character must be respected and preserved.



# MIXED-USE CORRIDORS

Mixed-Use Corridors are developed areas along regional transportation corridors, where specific site and building design must be balanced with transportation functions. These areas anticipate the need to target redevelopment and incremental infill development in a more strategic manner, and improve the function, investment value and aesthetics along corridors. Development patterns in Mixed-Use Corridors require balancing access and visibility along the corridor with incremental investment strategies that can restore value to the corridor as a whole.

There are two types of Corridor Investment and Transition Areas: Neighborhood and Regional.

## Neighborhood:

Neighborhood Mixed-Use Corridors are located along high traffic areas and intended for local businesses to serve daily needs and services of the adjacent residential areas. Buildings are set close the street with parking in back. Generally, the sites and buildings are of a smaller scale that can be accessed by pedestrians with as much ease as vehicles.

## LAND USE:

- Day-to-day neighborhood scale retail and services such as grocery and convenience stores, dry cleaners, pharmacies, banks, and beauty services.
- Restaurants, cafes and bars that offer various food options.
- Professional and medical office.
- Medium density multiple-family residential.
- Mixed-use that includes uses noted above.
- Public parks and recreational areas.
- Public and institutional facilities such as schools, places of worship, police stations, and community centers, which support the surrounding residential properties.

## DESIGN CONCEPTS AND CONSIDERATIONS:

- Single and lower multi-story structures oriented toward the street.
- Parking located at the side and rear of buildings.
- Architectural design must create an interesting visual experience for both sidewalk users and automobiles.
- Ensure appropriate transition of intensity of uses and scale to adjacent single-family neighborhoods.
- Single family detached structures can be adaptively reused for commercial or office uses.
- Walkability and non-motorized connections within and to Mixed Use Corridors is essential to maintain character and access to daily needs and services.
- Infill development should be encouraged to support existing infrastructure.
- Public transit amenities should be considered including shelters, signage, benches, and route information.

# MIXED-USE CORRIDORS

## Regional:

Regional Mixed-Use Corridors areas are located along the busiest corridors, which support a high volume of both local and regional traffic. This area may include large national chains, regional retailers, and auto-oriented uses that draw customers both regionally and locally. Compared to Neighborhood Mixed-Use Corridors areas they are high intensity and feature the largest scale of commercial development.

## LAND USE:

- National, regional, and specialized big-box retailers.
- Auto-oriented commercial such as gas stations, auto-repair, and car dealerships.
- Drive-through uses.
- Day-to-day retail and services such as grocery stores, convenience stores, dry cleaners, pharmacies and beauty services.
- Restaurants, cafes and bars that offer various food options.
- Professional and medical office.
- Higher density multiple-family residential.
- Mixed-use that includes uses noted above.
- Public and institutional facilities such as schools, places of worship, police stations, and community centers.

## DESIGN CONCEPTS AND CONSIDERATIONS:

- Large single and multi-story structures that may be freestanding or integrated as part of a connected retail or campus pattern.
- Buildings may be setback to allow room for onsite parking and automobile access from the street.
- Large parking lots shall be screened, landscaped, and provided with pedestrian connections and other design amenities to break up excessive pavement and reduce visual impact of parking areas.
- Architectural design must create an interesting visual experience for both sidewalk users and automobiles.
- Ensure appropriate transition to adjacent neighborhoods.
- Infill development should be encouraged to support existing infrastructure.
- Design creativity with regards to materials is encouraged, although low quality materials or building designs that inhibit activity on the corridor will not be permitted.
- Public transit amenities should be considered including shelters, signage, benches, and route information.
- Walkability and non-motorized connections within and to Mixed Use corridors is essential to create character and access for all residents and visitors.

# TOWNSHIP CORE

The Township Core will serve as the center of the township. It will include the township governmental center of the Township Civic Center and the Ypsilanti District Library. Huron Street and the immediate area can serve a mix of uses from multiple-family residential to light industrial. A Special Area Plan for the Township Core is located in Chapter 10.

## LAND USE:

- Day-to-day neighborhood scale retail and services such as grocery stores, convenience stores, dry cleaners, pharmacies and beauty services.
- Restaurants, cafes and bars that offer various food options.
- Hotels and lodging.\*
- Corporate, general and medical office.\*
- Multiple-family residential.
- Unique amenities such a community center, community parks, open space and the Eagle Crest Resort.
- Public buildings and government offices such as the Township Civic Center, and the Ypsilanti District Library.
- Clean light industrial and warehousing uses\*.

## DESIGN CONCEPTS AND CONSIDERATIONS:

- Large single and multi-story structures that may be freestanding or integrated as part of a connected retail or campus pattern.
- Mixed-use development with residential, office, and commercial uses.
- Architectural design must create an interesting visual experience for both sidewalk users at close range and for those viewing the skyline from a distance.
- Infill development should be encouraged to support existing infrastructure
- Design creativity with regard to materials will be encouraged, although low quality materials or building designs that inhibit activity on the corridor will not be permitted.

\* Land use envisioned only north of Huron River Drive



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# INNOVATION AND EMPLOYMENT DISTRICT

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Innovation and Employment areas are the major employment areas of the township. The areas will be dominated by advanced companies which are at the cutting edge of innovation with a combination technology, office, craft manufacturing or light industrial uses. The Innovation and Employment District focuses on strategies for new investment and redevelopment that relies on proximity, connections and physical relationships of mutually supportive industries and businesses. This designation includes the American Center for Mobility and the Yankee Air Museum.

## LAND USE:

- Light industrial and manufacturing of goods and products.
- High technology including research and development, laboratories, and testing facilities.
- Corporate and regional offices, including larger campuses.
- Warehouses, shipping, and logistics that access regional transportation arterial roads, such as highways.
- Municipal utilities and government offices.

## DESIGN CONCEPTS AND CONSIDERATIONS:

- Low rise office buildings.
- Manufacturing buildings with varied heights based on tenant needs.
- New construction and redeveloped properties should be set in an integrated campus environment.
- Larger parcels allow for larger scale development.
- Durable metal, glass, masonry and other materials should be used to promote the scientific image of emerging technology.
- “Back of house” operations such as trash enclosures and loading docks shall be oriented to back of site, screened, and not visible from the public street.

# 9: IMPLEMENTATION



## INTRODUCTION

Achieving the vision of the Ypsilanti Township 2040 Master Plan will take significant time, effort, and in many cases funding, to achieve. Township government will not be able to do it alone. An engaged community – that works together, combines resources and shares success – and committed partners are essential for Ypsilanti Township to be a thriving community of healthy and sustaining neighborhoods, lasting livelihoods, and great places. This chapter outlines actions for township officials and staff as well as partners and the community.

## STRONG PARTNERSHIPS

Partnerships, formal and informal, are critical to successful implementation of this plan. The township will continue to strengthen existing partnerships, pursue new partnerships, and maintain open lines of communication. Existing and potential partners are listed on this page. As new opportunities arise, the township should not hesitate to engage organizations, groups or businesses not included here to achieve the vision of Ypsilanti Township 2040.

## POTENTIAL PARTNERS

- **Local Government:** Washtenaw County Road Commission, Washtenaw County Water Resources Commission, Washtenaw County Office of Economic and Community Development, Washtenaw County Parks and Recreation Commission, Washtenaw County Sheriff.
- **State Government:** Michigan Department of Transportation; Michigan Department of Environment, Great Lakes, and Energy; Michigan Economic Development Corporation; and Michigan State Housing Development Authority.
- **School Districts:** Ypsilanti Community Schools, Lincoln Consolidated Schools, Van Buren Public Schools, Washtenaw Intermediate School District.
- **Neighborhood Organizations:** Neighborhood Watch Groups, Homeowners' Associations.
- **Community Partners:** Habitat for Humanity, YMCA, Places of Worship, SPARK, Innovative Ypsi Interim Program, Vantage Port, Washtenaw Community College Entrepreneurship Center, Small Business Development Center at Washtenaw Community College.
- **Major Employers:** such as Eby-Brown Co LLC (Distribution Center), General Dynamics Advanced Information (Manufacturing), Pollard Banknote, Ltd. (Manufacturing) and Kroger (Retail).
- **Local Institutions:** Eastern Michigan University, Ypsilanti District Library, University of Michigan, St. Joseph Health System, Washtenaw Community College, Concordia University, Cleary College.
- **Development Community:** local builders, developers, architects, planners, landscape architects, engineers and financing institutions.

## FUNDING SOURCES

The Township will need to pursue multiple and creative sources of funding to implement this plan. These funding sources may change over time. The Township must continually investigate and pursue new sources of funding. Funding sources fall into four categories:

### 1. Township Funded

- a. General Fund
- b. Township selling of properties for specific program(s)

### 2. Economic Programs

- a. Brownfield Tax Increment Financing
- b. Community Development Block Grant (CDBG)
- c. Michigan Community Revitalization Program (MCRP)
- d. Michigan Main Street (MMS)
- e. Public Spaces Community Places (PSCP)
- f. Redevelopment Ready Communities (RRC)
- g. SmartZones
- h. Transformational Brownfield Plans (TBP)
- i. Opportunity Zone
- j. Ypsilanti Township Local Development Finance Authority
- k. Corridor Improvement Authority

### 3. Transportation and Non-Motorized Infrastructure

- a. Transportation Alternative Programs (TAP) Grants
- b. Stormwater, Asset Management, and Wastewater (SAW) Grants
- c. Washtenaw County Connecting Communities Grants
- d. Transportation Economic Development Fund (TEDF) Grants

### 4. Parks, Trails, and Open Spaces

- a. Land and Water Conservation Fund
- b. Michigan Natural Resources Trust Fund
- c. Recreation Passport Grants
- d. Forestry Grants
- e. Recreation Improvement Grants
- f. Recreational Trails Program Grants
- g. Washtenaw County Natural Areas Preservation Program



## FUTURE MASTER PLAN UPDATES

Per the Michigan Planning Enabling Act, the Master Plan for Ypsilanti Township should be updated once every five years. In addition to brining the implementation table up to date, the next update could include:

- Housing studies and neighborhood plans for areas participating in the Healthy Neighborhood Program.
- Corridor plan for Rawsonville Road, possibly in partnership with Van Buren Township and Wayne County.

## PHASING

Actions have been based on timeframes of Years 0-2, 2-5, and 5 and on. The breakdown is in order to most efficiently utilize resources and best management expectations understanding that the Township does not have the ability to accomplish all actions within the first few years. This timeframe is not set in stone and may be adjusted as opportunities, funding sources, or challenges arise.

KEY FOR IMPLEMENTATION TABLE (PAGES 64-66)	
CATALYST PROJECTS	
ZO	Comprehensive Rewrite of the Zoning Ordinance
HN	Healthy Neighborhood Program
WR	Extension of Wiard Road to East Michigan Avenue
OS	Open Space and Agriculture Preservation
SC	Social and Cultural Presence
GOALS	
NEIGHBORHOODS	
N1	Reinvest in Neighborhoods
N2	Make Neighborhoods Beautiful
N3	Increase Health and Safety within the Community
N4	Provide Efficient and Multiple Transportation Options for all Residents
N5	Foster Housing Stability and Promote Reinvestment in Traditional Neighborhoods
JOBS	
J1	Create Small Businesses to Improve Community Wealth and Self-Sufficiency
J2	Encourage Proactive Strategic Development in Township
J3	Train and Develop Local Workers and Entrepreneurs
J4	Facilitate Redevelopment of Township-Owned Vacant or Under-utilized Land
J5	Continue Redevelopment of the Willow Run Bomber Factory as a Tourist and Technology Magnet
PLACES	
P1	Capitalize on the Township Core as the Regional Draw of the Township
P2	Preserve Agriculture and Open Space in the southern part of the Township
P3	Revitalize Corridors as Vibrant, Successful Business Districts that can Serve the Daily Needs of Adjacent Residents
P4	Bring Arts and Culture into Daily Life

GOAL	CATALYST PROJECT	STRATEGY	YEAR 0-2	YEAR 2-5	YEAR 5 AND LATER
N1	HN, ZO	Diversify housing choices.	Update zoning to allow variety of housing types in appropriate locations.	Review zoning to assess housing density; amend if necessary.	Review zoning to assess housing density; amend if necessary.
N1	HN	Maintain and improve underground neighborhood infrastructure.		Assess sewer, waste and storm water infrastructure.	Fund annually maintenance and improvements in underground neighborhood infrastructure.
N1, N3	HN	Improve and maintain street lights in neighborhoods.	Identify existing neighborhood street light deficiencies, with community input.	Install new street lighting at identified locations.	Complete street light installation.
N1, N3, N4	HN	Ensure all neighborhood streets have sidewalks on both sides of the street on all blocks.	Complete Non-Motorized Plan.	Address sidewalk gaps and improvements.	Fund sidewalk gaps and improvements annually.
N1, N4	HN	Invest in Complete Streets.	Pass Complete Streets Ordinance.	Implement two projects from non-motorized plan.	Fund and implement non-motorized plan annually.
N1, N5	HN	Encourage and assist in home ownership.	Monitor housing affordability and foreclosures. Support and create home ownership programs with partners.	Hold neighborhood tours and assist with marketing materials for homebuyers.	Track annually success of programs and designate staff time and/or Township funds to support programs, tours and marketing.
N2	HN, SC	Facilitate and fund neighborhood beautification projects.	Create funding plan for neighborhood beautification grant program.	Create grant program for neighborhood beautification projects.	Fund grants annually.
N2, N3	HN, ZO, SC	Repurpose vacant lots as parks, community gardens, public art, urban farms or rain gardens.	Identify and prioritize vacant lots to be repurposed. Update zoning to easily allow repurposing of lots.	Repurpose lots as pilot projects in three neighborhoods.	Facilitate repurposing of at least one neighborhood vacant lot annually.
N2, N3	HN	Sponsor cleanup day for each neighborhood.	Pilot cleanup day in two neighborhoods.	Expand cleanup days to neighborhood preservation areas.	Hold cleanup day for all interested neighborhoods annually.
N2, N3	HN	Work with neighborhood to positively enforce property maintenance code requirements.	Pilot renter welcome packet in West Willow.	Adapt and expand welcome packet to other neighborhoods.	Support renter welcome packet in all interested neighborhoods annually.
N3	HN	Improve public safety within neighborhoods.	Work with Sheriff's Office to develop plan to address public safety, track progress and design pilot program.	Run pilot safety program in a neighborhood.	Adapt public safety program and run in neighborhood preservation areas.
N4	HN	Ensure bus routes link neighborhoods to shopping areas and employment areas.	Review AAATA routes based on population, retail, and employment hubs.	Work with AAATA to expand bus service – frequency, routes & park & ride areas.	Achieve 10-year funding for expanded service.
N4	HN	Create bike paths or routes linking neighborhoods, shopping areas and employment areas.	Advocate for and support bike path over I-94 on Huron Drive.	Implement two projects from non-motorized plan.	Fund and implement non-motorized plan annually.
N4	HN, WR	Invest in strategic traffic improvements.	Begin advocacy for Wiard Road connection.	Identify key road projects and coordinate funding.	Annually pursue implementation of key road projects, including Wiard Road connection.

GOAL	CATALYST PROJECT	STRATEGY	YEAR 0-2	YEAR 2-5	YEAR 5 AND LATER
N5	HN	Enable and incentivize home improvements.	Establish tool lending libraries in interested neighborhoods.	Explore interest and funding for home maintenance loans and/or grants.	Launch home maintenance loans and/or grants.
N5	HN	Ensure neighborhoods are prepared for future maintenance costs.	Facilitate YCUA, WCRC, and WCWRC presentations at Neighborhood Watch meetings.	Identify neighborhoods with infrastructure updates needed in the next 10 years.	Facilitate connections between neighborhoods and lenders, HOA management companies and other groups able to assist with maintenance costs.
J1		Support existing small businesses.	Establish a Ypsilanti Township Economic Gardening program.	Host a quarterly small business forum. Work with city of Ypsilanti to create a "Shop Local" initiative.	Allocate staff time annually to educate investors and lenders on the commercial opportunities in Ypsilanti Township.
J1, J2		Facilitate entrepreneurship and small new business growth.	Assess Ypsilanti Township government to ensure it is business-friendly.	With partners, review, assess, and strategize improvements to the local small business and entrepreneurship culture. Recruit desired businesses.	Allocate resources annually to improve business culture and recruit businesses.
J2	ZO	Use zoning to implement and require strategic development.	Update Zoning Ordinance based upon Master Plan.	Update Township regulatory documents to assist in smart development.	Annually review zoning ordinance.
J2		Become "Redevelopment Ready".	Complete Michigan Economic Development Corporation "Redevelopment Ready" program.	Implement recommendations for Redevelopment Ready.	
J2, J4		Create redevelopment plans for Township owned properties.	Work with partners to redevelop Ecorse Road parcels.	Create redevelopment plan for Liberty Square. Create redevelopment plan for township owned parcels in Township Core.	Fund creation of at least one redevelopment plan annually.
J3		Partner to offer job training to help Ypsilanti Township residents and entrepreneurship skills for small business owners.	With partners, review and assess skills deficiencies and shortfalls.		Create programs with partners at K-12, college and adult learning level to teach desired skills.
J3		Establish financial program to assist in advanced job training.	Coordinate with major employers to identify issues that influence employees choice of whether to live in Ypsilanti Township.	Coordinate with local schools and employers to create a program that provides youth with internship opportunities with local companies.	Work with State of Michigan Workforce Development Agency and Washtenaw County to support job training programs.
J4		Prepare appropriate township owned parcels for redevelopment.	Complete Phase 1 environmental reports for all township owned parcels.	Evaluate all township parcels and rank based on redevelopment potential.	Create plan to sell unneeded township-owned parcels.

GOAL	CATALYST PROJECT	STRATEGY	YEAR 0-2	YEAR 2-5	YEAR 5 AND LATER
J5	WR	Extend Wiard Road over the railroad to Parkwood to connect E. Michigan Avenue to Ecorse Road and the area surrounding the former Willow Run Bomber Plant.	Develop concept plan and share with railroad, ACM, MDOT and WCRC.	Explore funding options.	Plan, fund and build Wiard Road extension.
J5	ZO	Implement ACM special area plan.	Update zoning to implement special area plan.	Build partnerships and prioritize improvements in special area plan.	Annually pursue implementation of special area plan.
P1	ZO	Adopt zoning standards based on the Township Core Special Area Plan.	Develop and adopt zoning to implement Township Core Special Area Plan.	Assess Township Core zoning, amend if necessary.	
P1		Develop township owned parcels to kickstart Township Core development.	Recruit developers to partner on development of township owned parcels.	Develop at least one township owned parcel in Township Core.	Annually recruit desired businesses to develop township-owned parcels.
P2	OS, ZO	Encourage development in areas already served with water and sewer utilities.	Adopt zoning regulations with density based on Future Land Use Plan.	Undertake a traffic study to examine roads capacity to accommodate projected growth under current zoning, with options of downzoning or a moratorium.	Coordinate a future utility extension policy with YCUA, WCWRC, and WCRC. Update zoning, if needed.
P2	OS	Preserve farmland in the southern part of the Township.	Develop relationships and research funding options for farmland preservation.	Assist establishment of conservation easements for Township farms.	Explore purchase of development rights and transfer of development rights programs.
P2	OS, ZO	Support the agricultural economy.	Update zoning regulations to implement agricultural preservation future land use description.	Link to and promote Township agritourism.	Explore demonstration farm or agricultural education program.
P3	ZO	Promote mixed-use, walkable, development patterns including residential, commercial, and institutional uses.	Update zoning regulations to implement Master Plan, Relmagine Washtenaw and E. Michigan Ave. & Ecorse Road PlaceMaking Plan.	Proactively recruit grocery stores, hardware stores, medical services, restaurants, and entertainment.	Work with property and business owners to relocate incompatible uses to more appropriate areas.
P3		Improve appearance of corridors.		Establish detailed corridor streetscape programs with lighting, signs, landscaping, etc.	Create façade improvement program.
P3		Create public spaces such as parks and plazas along corridors.	Include public space in redevelopment of Ecorse Road parcels.	Incorporate public spaces into redevelopment plans for township-owned parcels.	Update parks and recreation plan to include public spaces along corridors.
P4	SCP	Establish a public arts program.	Explore partnerships with Eastern Michigan University, local school districts and others.	Implement at least one public arts project.	Annually dedicate staff time and/or funding to public art program.
P4	SCP	Sponsor cultural events such as concerts, festivals, storytelling events, etc.	Sponsor two events annually.	Sponsor three events annually.	Annually sponsor four events.





# 10: SPECIAL AREA PLANS

## INTRODUCTION

The special area plans are specific guides for redevelopment for unique and distinct areas of the township. These plans should be given the same weight in decision-making as adopted corridor plans, like Relmagine Washtenaw and the East Michigan Avenue/Ecorse PlaceMaking Plan. Similar to catalyst projects, implementation of these plans will cause a corresponding and complementary reaction. They are multi-faceted projects of sufficient magnitude to stimulate redevelopment of underdeveloped properties, job creation, and stabilization of neighborhoods.



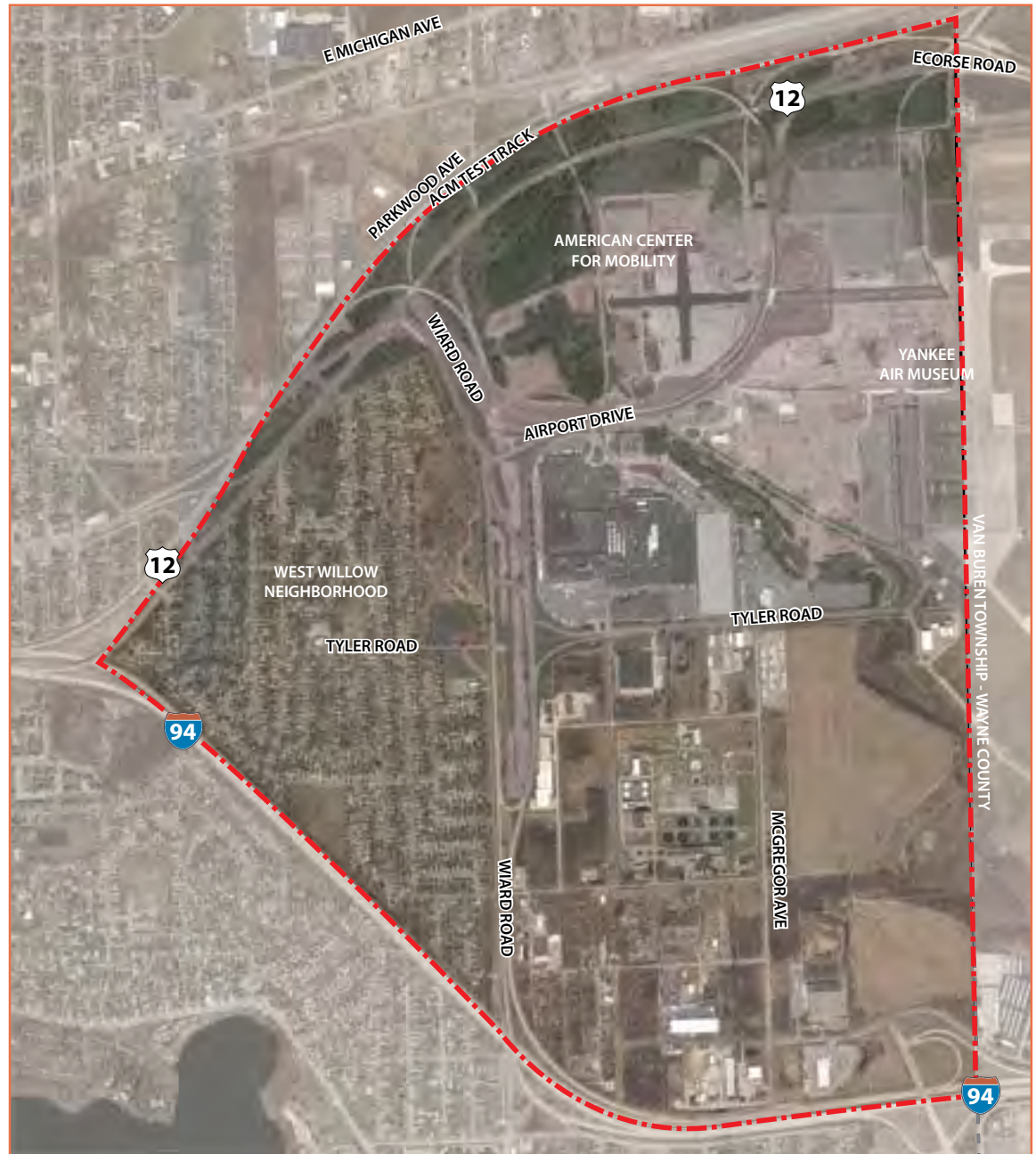


## WILLOW RUN

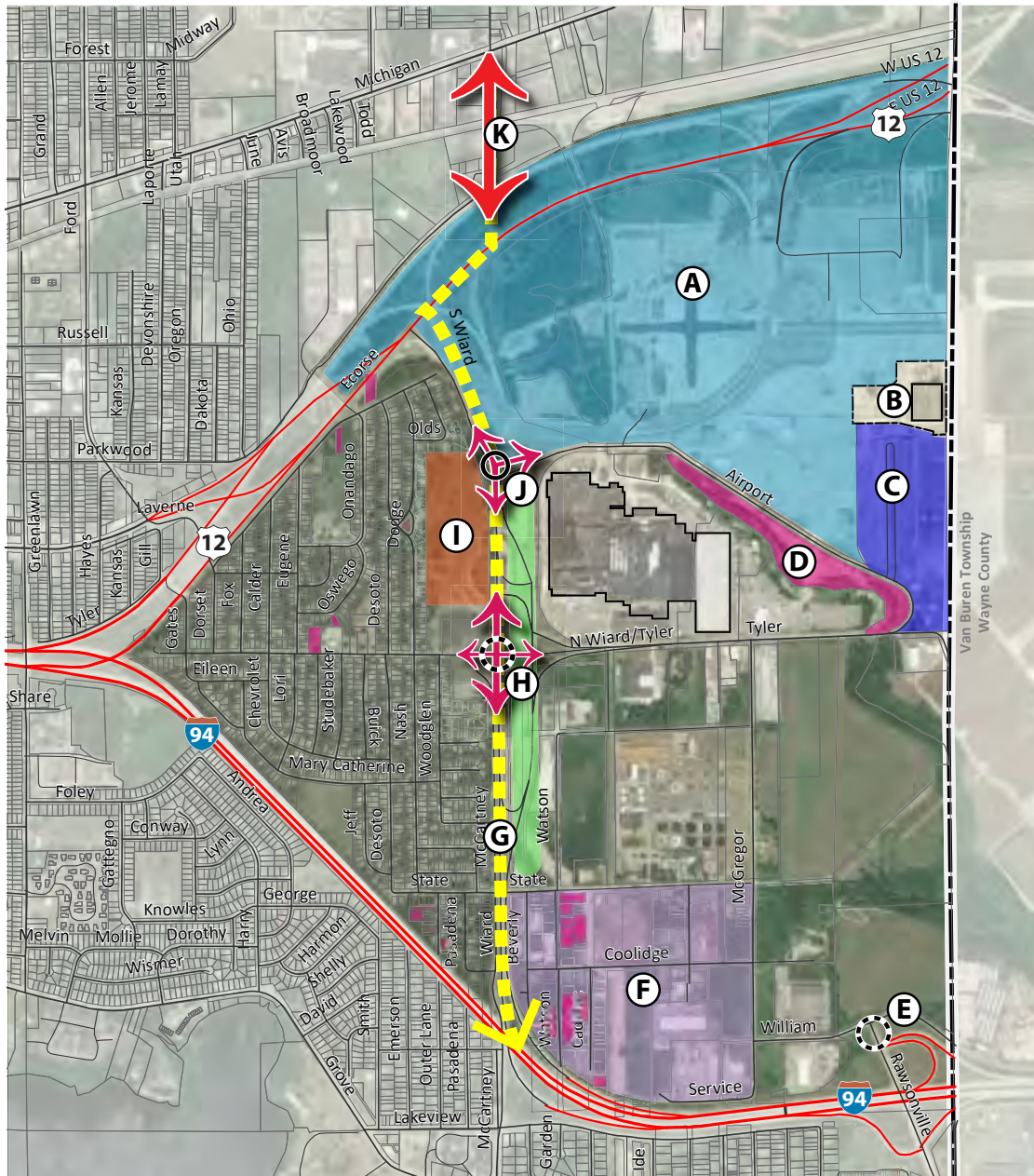
The adaptive reuse of the Willow Run Bomber Plant for uses such as the American Center for Mobility (ACM) and the Yankee Air Museum (YAM) provides a tremendous opportunity for job creation, neighborhood connections, economic development, and infrastructure investment. However, ACM, YAM, and spin off opportunities are limited due to physical restraints of surrounding road layouts. Road improvements as shown on the plan would both greatly increase economic development potential and also better link township neighborhoods.

Identified as a catalyst project, a north/south road connection directly connecting Wiard Road with Michigan Avenue would unlock significant development potential for E. Michigan Avenue, particularly for spinoff businesses wanting to locate close to ACM.

In addition, it provides a physical connection and eliminates isolation to both West Willow and the E. Michigan Avenue neighborhoods.







## American Center for Mobility (ACM) Concept Plan

Ypsilanti Township, Washtenaw County

- A ACM campus
- B Yankee Air Museum
- C Willow Run Airport Property
- D Potential green space and retail location
- E Proposed roundabout and gateway location
- F Potential accessory use or plug-and-play warehouse district; would require expansion of utilities
- G Consolidate split highway into single two-way street to allow creation of linear greenway and/or potential new commercial space
- H Primary entrance / gateway; Grand entrance forms connection between West Willow and ACM campus
- I Potential hotel & retail development site
- J Secondary entrance / gateway
- K Extension of Ward Road to East Michigan Avenue

Two-way street consolidation

Undeveloped Township-owned parcels

Existing roundabout

Proposed roundabout

0 800 1,600 2,400 3,200 Feet



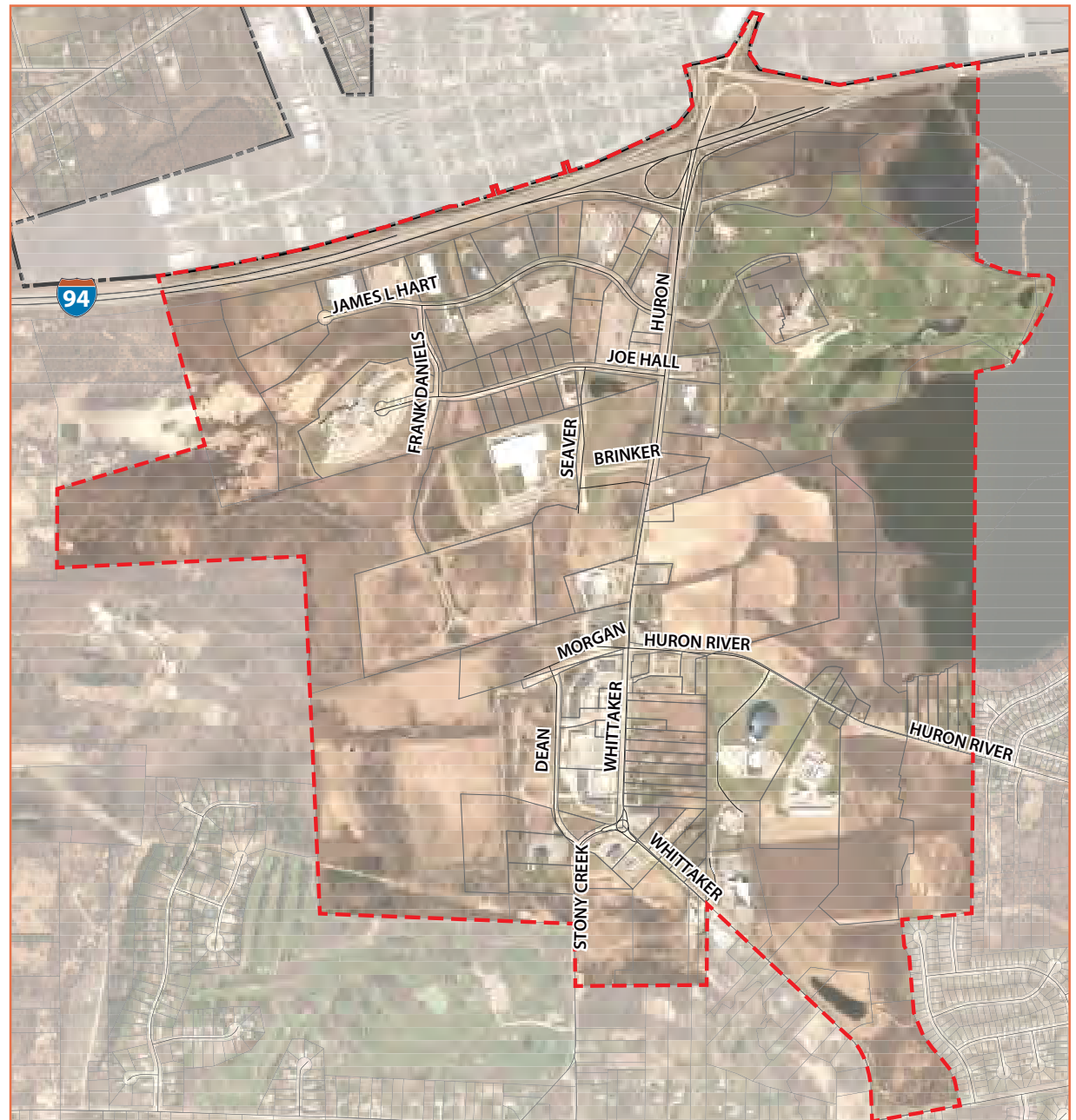
Carlisle/Wortman Associates  
July 2019



## TOWNSHIP CORE

The Township Core will serve as the central gathering place and commercial base of the township. The area is centrally located and is already well served with infrastructure, public transportation, established foundational uses, and convenient access. Buildout will be market responsive with a variety of uses including civic, regional and local commercial, hotels and restaurants, office, multiple-family housing, and open space that will meet the daily needs of Township residents.

The Future Land Use Plan on the opposite page shows appropriate locations for land uses as well as proposed non-motorized routes and roads. For more specific land use information, see the “Township Core” section in Chapter 8: Future Land Use Plan.







## GAULT VILLAGE

Gault Village will be redeveloped in partnership with the adjacent neighborhood as a mixed-use and residential development. The redevelopment is highlighted with mixed-use buildings fronting Emerick Street, and a mix of housing options internally. Redevelopment will be sensitive to the existing neighborhood fabric and ensure that property buffers and transitions are respected.







## Gault Village Concept Plan

Ypsilanti Township, Washtenaw County

### Mixed Use Retail / Residential:

Two to four story buildings with mid-scale retail on first floor and apartments or condos on upper floors. Parking would include shared surface parking with surrounding housing. Priority retail tenants would include grocery and hardware stores.

### Attached & Stacked Single Family:

Two to three story townhomes with a typical square footage of 800 square feet per floor (20x40' footprint). Each unit would have a built-in garage. A shared open space in the center of the development could house a community center.

### Bungalow Courts or Tiny Homes:

Small one to two story single-family residences clustered around a shared central garden. Typical square footage of 576 square feet per floor (24x24' footprint).

### Retaining Wall / Buffer Zone:

Existing retaining wall will be rebuilt and landscaped to provide a buffer between the new development and existing neighborhood.

--- Township Border

— Gault Village Parcel Boundary

0 100 200 300 400 Feet



Carlisle/Wortman Associates  
July 2019





# 11: APPENDIX



## INTRODUCTION

The appendix contains the following supporting documentation for the Master Plan:

- Results from the 2018 survey
- Demographic information
- Reports from community engagement events
- Neighborhood reports



**RACE AND ETHNICITY OF OCCUPIED HOUSING**

	MICHIGAN	WASHTENAW COUNTY	WAYNE COUNTY	ANN ARBOR CHARTER TOWNSHIP	AUGUSTA CHARTER TOWNSHIP	PITTSFIELD CHARTER TOWNSHIP	SUPERIOR CHARTER TOWNSHIP	VAN BUREN CHARTER TOWNSHIP	CITY OF YPSILANTI	YPSILANTI CHARTER TOWNSHIP	PINEWOOD/ SHERMAN OAKS	GREEN FARM	CREEKSIDE
BLACK OR AFRICAN AMERICAN	13.4%	11.6%	39.4%	0.7%	5.7%	13.7%	26.6%	27.8%	27.7%	31.9%	12.1%	26.7%	30.4%
AMERICAN INDIAN AND ALASKA NATIVE	0.5%	0.2%	0.4%	0.0%	1.8%	0.2%	0.0%	0.3%	0.0%	0.3%	0.0%	1.8%	0.0%
ASIAN	2.3%	8.0%	2.3%	21.9%	0.0%	12.6%	5.6%	1.8%	2.1%	3.1%	6.6%	7.6%	3.0%
NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%	0.2%	0.3%	0.0%	0.0%	0.0%	0.0%
SOME OTHER RACE	0.8%	0.6%	1.3%	1.2%	0.4%	0.6%	1.2%	0.4%	1.6%	1.0%	0.0%	0.7%	0.0%
TWO OR MORE RACES	1.6%	2.6%	1.5%	2.3%	4.4%	2.8%	2.9%	3.3%	4.1%	3.9%	0.7%	2.7%	2.1%
WHITE	81.5%	76.9%	55.1%	73.9%	87.7%	70.1%	63.3%	66.3%	64.2%	59.9%	80.6%	60.5%	64.5%



	SCHOONER COVE	SOUTHEAST	LAKEVIEW	SUGARBROOK	GAULT VILLAGE	WEST WILLOW	OAKLAWN HAWTHORNE	LAY GARDENS	HOLMES ROAD	STEVENS PARK	HEWITT ROAD	ASPEN CHASE	HURON HEIGHTS
BLACK OR AFRICAN AMERICAN	24.8%	21.3%	34.6%	44.0%	15.2%	73.7%	18.1%	30.2%	29.2%	21.9%	48.0%	40.8%	53.8%
AMERICAN INDIAN AND ALASKA NATIVE	0.0%	0.0%	0.0%	0.0%	0.0%	1.4%	1.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%
ASIAN	5.1%	0.0%	2.2%	2.3%	0.3%	0.0%	0.0%	0.0%	1.6%	6.4%	0.6%	8.9%	1.1%
NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
SOME OTHER RACE	0.0%	1.7%	0.8%	0.0%	0.0%	0.0%	0.0%	3.0%	0.0%	1.0%	3.8%	3.4%	1.7%
TWO OR MORE RACES	4.5%	6.1%	3.1%	2.9%	5.1%	2.2%	3.3%	1.0%	0.0%	3.0%	9.3%	9.1%	7.1%
WHITE	65.6%	70.9%	59.3%	50.7%	79.5%	22.7%	77.6%	65.4%	69.1%	67.7%	38.3%	37.9%	36.2%

2018 Ypsilanti Charter Township Community  
Engagement for Planning

Combined Results

Satisfaction Questions													
Satisfaction with Township Services/Attributes (10 is perfect score)													
School district meeting the needs of the community	Preparation of students for solid careers	Preparation of students for college	Road maintenance	Amount of traffic congestion on the roads	Public transportation options	Accommodation for bicycle and foot traffic	Garbage collection service	Brush and leaf disposal	Recycling service	Amount and quality of services you receive for the local taxes you pay	Communication on how tax dollars are used	Shopping convenience for everyday items	Shopping convenience for major/specialty items
	2018 Scores	2018 Scores	2018 Scores	2018 Scores	2018 Scores	2018 Scores	2018 Scores	2018 Scores	2018 Scores	2018 Scores	2018 Scores	2018 Scores	2018 Scores
	Sample Overall	Sample Overall	Sample Overall	Sample Overall	Sample Overall	Sample Overall	Sample Overall	Sample Overall	Sample Overall	Sample Overall	Sample Overall	Sample Overall	Sample Overall
	Non-sample Overall	Non-sample Overall	Non-sample Overall	Non-sample Overall	Non-sample Overall	Non-sample Overall	Non-sample Overall	Non-sample Overall	Non-sample Overall	Non-sample Overall	Non-sample Overall	Non-sample Overall	Non-sample Overall
Residency	2009 Scores												
	One year or less	5.3	5.0	5.1	5.6	5.8	6.2	5.5	8.0	7.9	7.5	6.5	5.4
	1-5 years	5.3	5.0	5.2	5.5	5.8	6.3	5.8	7.9	7.8	7.6	6.4	5.4
Own/Rent	6-10 years	5.3	5.0	5.0	5.8	5.7	6.0	5.1	8.1	8.0	7.4	6.6	5.0
	More than 10 years	5.6	5.2	5.2	5.2	6.1	4.8	6.8	8.4	8.1	8.4	7.6	6.7
	Own	6.8	5.7	7.2	6.0	6.6	6.8	5.2	8.1	8.3	7.9	6.7	5.7
Residence Type	1-5 years	5.3	4.8	5.0	5.2	5.9	5.5	5.0	7.0	7.1	6.8	5.9	5.4
	6-10 years	5.7	5.3	5.7	6.1	6.0	6.3	4.8	8.3	8.0	7.5	6.4	5.4
	More than 10 years	5.2	5.0	5.0	5.6	5.6	6.2	5.7	8.1	7.9	7.6	6.6	5.7
Employment Location	Own	5.6	5.2	5.4	5.8	5.8	6.1	5.5	8.1	7.9	7.7	6.6	5.6
	Rent/Lease	4.9	4.6	4.7	4.1	5.3	5.8	4.5	7.5	7.2	6.0	5.2	4.0
	Single family (less than 1 acre lot)	5.3	4.9	5.0	5.6	5.8	6.3	5.6	7.9	7.8	7.5	6.5	5.4
Household Income	Single family (1-5 acre lot)	5.3	5.5	5.5	5.9	5.6	5.7	5.1	8.6	8.1	7.9	6.3	4.9
	Single family (5+ acre lot)	6.7	6.3	5.7	5.6	5.0	5.8	5.7	7.9	9.0	7.7	5.9	4.8
	Apartment	5.4	5.3	5.5	4.8	4.7	6.4	4.6	8.5	8.4	7.1	7.0	5.8
Marital Status	Manufactured home	7.0	6.0	6.0	6.0	5.6	7.2	7.2	8.0	8.7	4.7	8.0	6.0
	Multifamily	5.1	4.9	5.5	5.3	5.8	5.7	5.2	7.9	7.4	7.9	6.7	5.8
	Other	4.7	4.3	5.0	6.0	6.0	5.5	5.0	8.0	7.7	7.3	5.7	6.3
Education	Yes	5.0	4.8	4.9	4.9	5.7	5.5	4.7	8.0	7.8	7.3	6.2	5.3
	No, a different community	5.3	5.1	5.1	5.8	5.8	6.2	5.4	7.8	7.6	7.3	6.3	5.0
	I am unemployed	4.4	4.2	4.0	4.2	5.8	5.5	4.9	7.8	7.5	7.1	6.0	4.8
Household Members	I am retired	5.6	5.1	5.3	5.7	5.6	6.5	6.3	8.5	8.5	8.1	7.2	6.5
	Yes	5.4	4.6	5.2	5.5	5.9	6.2	5.7	8.2	8.2	7.6	7.0	5.8
	No	5.4	5.1	5.2	5.6	5.8	6.1	5.4	8.0	7.8	7.6	6.5	5.3
Age	Under 18	-	-	-	7.0	7.0	-	7.0	9.0	9.0	9.0	7.0	-
	18 to 24	6.0	4.5	7.0	3.7	3.5	7.0	4.4	7.2	7.0	8.6	-	3.0
	25 to 34	5.4	4.9	4.9	5.4	6.3	5.7	5.0	7.8	7.1	6.6	4.8	4.1
Household Income	35 to 44	5.7	4.9	5.2	5.8	6.2	6.1	5.6	7.5	7.3	7.0	6.3	4.9
	45 to 54	5.0	5.1	5.0	5.8	5.8	6.1	5.0	8.0	7.9	7.6	6.4	5.1
	55 to 64	5.0	5.0	5.0	5.4	5.5	6.0	5.4	8.1	7.9	7.6	6.5	5.4
Marital Status	65 or over	5.7	5.1	5.4	5.7	5.6	6.7	6.1	8.5	8.5	8.1	7.2	6.5
	Some high school or less	4.3	4.7	4.7	3.8	4.5	5.5	5.3	7.6	7.5	7.0	4.3	3.0
	High school graduate	4.9	4.2	5.0	4.9	5.5	6.4	5.6	7.7	7.5	7.3	6.6	5.0
Household Members	Some college	5.2	4.9	5.0	5.5	5.6	6.5	6.1	7.9	8.0	7.5	6.5	5.7
	College graduate	5.5	5.2	5.2	5.8	5.8	6.2	5.4	8.1	7.9	7.6	6.5	5.4
	Graduate degree(s)	5.3	5.2	5.1	5.7	5.9	5.8	5.1	8.1	7.8	7.6	6.6	5.3
Marital Status	Married/living with partner	4.5	4.5	4.9	4.3	5.2	5.8	5.4	7.0	7.0	6.6	6.8	5.9
	Widowed/separated/divorced	5.1	4.4	4.6	5.2	5.4	6.7	6.0	8.1	8.2	7.3	6.6	5.9
	Child(ren) age 12 or under	5.3	5.1	5.3	5.8	5.7	6.1	5.3	8.1	7.9	7.6	6.5	5.4
Household Members	Parent age 65 or older	5.5	5.3	5.1	5.9	6.1	6.0	5.3	8.0	7.8	7.6	6.4	5.2
	None of these	4.6	4.5	4.5	5.4	5.8	5.8	5.4	7.7	7.6	6.9	6.3	5.1
	1	5.4	5.4	5.4	6.0	5.8	6.3	5.7	8.2	8.1	7.5	6.7	6.0
Number in Household	2	5.1	4.8	4.9	5.6	5.7	6.4	5.7	8.1	8.0	7.7	6.6	5.6
	3	5.2	5.0	5.0	5.0	5.3	5.8	4.8	7.8	7.5	7.7	6.5	5.5
	4	5.4	5.0	5.1	5.5	6.1	5.6	5.5	7.7	7.5	7.3	6.0	4.7
Gender	5	5.8	5.7	5.7	6.3	6.1	6.6	5.4	8.4	8.2	7.2	6.7	4.9
	6	5.6	4.8	4.8	4.8	6.1	5.2	5.8	8.1	7.8	6.5	6.3	4.6
	7	4.5	4.5	5.0	3.5	6.0	6.0	5.0	6.3	3.5	4.7	4.7	3.7
Gender	8 or more	-	-	-	-	-	-	-	-	-	-	-	-
	Male	5.5	4.9	5.2	5.7	5.9	6.3	5.7	7.9	7.8	7.4	6.5	5.5
	Female	5.2	5.1	5.1	5.6	5.7	6.1	5.4	8.1	8.0	7.7	6.6	5.5
Ethnicity	American Indian/Alaska Native/Hawaiian	7.4	7.3	7.0	5.7	6.7	8.2	5.7	9.2	8.2	8.0	6.2	4.2
	Asian	6.8	6.8	6.6	6.6	6.3	5.5	5.5	8.6	7.9	8.6	6.4	4.4
	Black/African American	5.5	5.3	5.6	5.8	5.8	6.3	5.9	8.0	7.5	7.5	6.9	5.9
School District	Hispanic/Latino	5.7	4.8	4.6	5.3	5.6	5.6	3.9	7.9	7.9	7.0	6.1	4.1
	White/Caucasian	5.2	5.0	5.0	5.6	5.8	6.1	5.4	8.0	7.9	7.5	6.5	5.4
	Other	5.4	4.9	5.1	5.3	4.9	6.3	5.5	7.4	7.4	7.2	5.0	3.9
Tract Cluster	Ypsilanti	4.4	4.4	4.4	5.1	5.3	6.1	5.8	7.9	7.7	7.5	6.3	5.3
	Lincoln	6.0	5.8	5.8	6.0	6.2	6.8	5.7	7.9	7.9	7.8	6.5	5.6
	Van Buren	5.7	4.8	5.2	5.0	6.1	5.9	5.9	8.2	7.8	7.4	6.8	5.4
Sample Type	410100	2.5	2.5	2.5	4.3	3.8	5.3	5.0	6.0	5.0	4.0	6.5	6.5
	410400, 0500	5.0	5.1	5.3	5.3	5.0	6.2	5.7	8.4	8.0	7.8	6.4	5.2
	411200	-	-	-	-	-	-	-	-	-	-	-	-
Sample Type	412100, 1900	4.0	4.3	4.1	4.3	5.4	6.1	6.2	7.8	7.9	7.8	6.5	4.9
	412000	5.2	4.6	4.4	5.4	5.6	6.2	5.5	7.6	7.2	7.2	6.4	6.0
	412300	5.8	4.1	4.6	4.1	5.4	5.1	5.5	7.7	7.5	7.3	5.7	4.8
Sample Type	411700	3.7	3.7	4.3	6.2	5.8	7.3	6.9	7.4	7.9	7.1	6.8	5.8
	984000	-	-	-	-	-	-	-	-	-	-	-	-
	413000	5.3	4.9	4.9	5.5	6.4	7.0	7.1	8.9	8.0	7.8	7.4	5.8
Sample Type	412600	5.5	6.0	6.5	6.7	6.0	4.0	3.0	8.0	6.0	7.5	6.5	4.0
	412700	6.2	5.9	5.9	6.2	6.5	7.2	6.1	8.3	7.8	8.3	7.1	5.8
	413403	3.5	3.3	3.5	6.3	5.6	4.5	3.9	8.6	8.4	8.6	6.0	5.5
Sample Type	413401, 402	5.9	5.7	5.7	6.4	6.5	6.8	5.7	8.0	8.0	7.9	6.6	5.8
	413200	6.4	6.0	6.1	5.1	5.4	6.4	5.4	6.9	7.4	6.9	5.5	5.2
	Mail Sample	5.4	5.0	5.2	5.6	6.1	6.6	5.7	8.0	7.9	7.9	6.5	5.6
Sample Type	Emailed Sample	5.2	5.1	5.1	5.4	5.5	6.1	5.8	7.9	7.7	7.4	6.4	5.2

2018 Ypsilanti Charter Township Community  
Engagement for Planning

Combined Results

2018 Scores													
Sample Overall													
Non-sample Overall													
2009 Scores													
Residency	One year or less	6.0	6.0	6.5	6.7	7.3	5.9	6.1	6.3	6.3	6.3	6.3	6.3
	1-5 years	5.8	5.5	5.6	5.5	6.1	6.2	6.1	6.3	6.1	6.1	6.1	6.1
	6-10 years	6.0	5.4	6.4	6.2	6.6	6.5	6.2	6.4	6.4	6.4	6.4	6.4
Own/Rent	More than 10 years	6.3	5.6	6.4	6.2	6.8	6.3	6.2	6.4	6.3	6.4	6.3	6.5
	Own	6.2	5.5	6.5	6.2	6.8	6.5	6.2	6.4	6.4	6.4	6.4	6.7
	Rent/Lease	6.4	6.1	4.5	4.5	4.9	5.0	5.2	5.2	5.5	5.2	5.3	5.3
Residence Type	Single family (less than 1 acre lot)	6.1	5.4	6.5	6.3	6.9	6.4	6.3	6.3	6.3	6.3	6.3	6.3
	Single family (1-5 acre lot)	6.2	6.0	5.4	5.1	5.7	6.1	5.7	6.1	6.3	6.3	6.3	6.6
	Single family (5+ acre lot)	5.3	5.7	6.4	6.6	6.3	6.2	6.0	6.0	6.0	6.0	6.0	6.0
Employment Location	Apartment	6.6	6.5	5.0	5.8	5.3	5.1	6.0	6.0	6.0	6.0	6.0	6.0
	Manufactured home	6.4	6.4	6.3	6.5	6.8	7.0	6.5	6.5	6.5	6.5	6.5	6.5
	Multifamily	6.5	6.5	6.2	5.8	6.8	6.1	6.2	6.2	6.2	6.2	6.2	6.2
Own/Manage Business	Other	7.0	5.3	6.0	6.0	7.0	7.5	7.0	7.5	5.5	5.5	5.3	7.0
	Yes	6.1	5.3	6.4	6.2	6.9	6.3	6.2	6.3	6.4	6.4	6.3	6.3
	No, a different community	6.1	5.4	6.1	5.9	6.5	6.2	6.1	6.1	6.1	6.1	6.1	6.6
Age	I am unemployed	5.9	5.3	4.8	4.5	4.6	4.6	4.5	4.6	5.0	5.0	4.4	4.8
	I am retired	6.5	6.2	6.9	6.8	7.2	6.8	7.2	6.8	6.8	6.8	6.2	5.9
	Yes	7.0	6.1	6.9	6.6	7.5	7.5	7.4	7.4	8.2	8.1	7.8	7.8
Education	No	6.0	5.5	6.2	6.0	6.6	6.2	6.0	6.6	6.2	7.6	7.3	6.5
	Under 18	4.0	5.0	-	-	-	5.0	4.0	4.0	8.0	8.0	8.0	-
	18 to 24	7.5	5.7	4.8	6.0	5.0	7.3	6.0	6.0	6.3	5.0	6.0	5.8
Household Income	25 to 34	6.0	5.3	5.2	5.2	5.8	5.6	5.8	5.8	6.8	6.3	6.2	6.7
	35 to 44	5.8	5.4	6.2	6.1	6.5	6.5	6.3	6.3	7.2	6.8	6.8	5.9
	45 to 54	6.3	5.5	6.1	5.7	6.6	6.0	6.2	6.2	7.8	7.2	7.4	5.0
Marital Status	55 to 64	6.2	5.5	6.4	6.3	6.7	6.1	6.7	6.1	7.7	7.3	7.4	5.0
	65 or over	6.4	6.0	7.0	6.6	7.2	7.0	7.2	7.0	8.2	8.0	7.9	6.6
	Some high school or less	6.8	6.3	6.3	5.0	5.7	5.3	5.3	5.3	5.3	5.3	5.0	3.8
Household Members	High school graduate	6.1	5.6	6.1	6.3	6.3	6.2	6.3	6.2	5.7	7.0	6.6	5.2
	Some college	6.4	5.8	6.4	6.1	6.6	6.4	6.1	6.6	6.3	7.6	7.2	4.7
	College graduate	6.2	5.6	6.4	6.1	6.7	6.3	6.1	6.7	6.4	7.4	7.4	5.4
Number in Household	Graduate degree(s)	6.0	5.4	6.2	6.1	6.8	6.4	6.1	6.8	6.5	8.0	7.5	5.2
	\$25,000 or less	6.5	6.5	5.7	5.7	6.0	5.7	6.0	6.0	6.4	6.9	6.3	6.7
	\$25,001 to \$50,000	6.3	5.5	6.5	6.3	6.7	6.5	6.3	6.7	7.3	6.7	7.1	5.5
Gender	\$50,001 to \$100,000	6.4	5.9	6.2	6.1	6.6	6.3	6.2	6.6	7.7	7.3	7.3	5.8
	Over \$100,000	5.9	5.2	6.3	5.9	6.7	6.3	6.5	6.3	8.0	7.6	7.6	5.5
	Single	6.3	5.6	6.0	5.8	6.2	6.1	6.0	6.0	7.0	6.4	6.6	5.7
Ethnicity	Married/living with partner	6.2	5.6	6.3	6.1	6.7	6.3	6.1	6.7	7.7	7.3	7.3	5.4
	Widowed/separated/divorced	6.2	5.8	7.0	6.6	7.4	6.8	7.0	7.4	8.3	7.8	7.9	5.8
	Child(ren) age 12 or under	6.1	5.7	6.0	6.0	6.4	6.2	6.0	6.4	7.5	6.9	7.1	5.4
Sample Type	Child(ren) over age 12	6.4	5.4	6.1	5.8	6.8	6.2	6.3	6.8	7.5	7.2	7.4	5.3
	Parent age 65 or older	6.5	5.7	5.6	5.5	6.2	6.1	5.7	6.1	7.4	6.9	6.7	4.9
	None of these	6.2	5.6	6.5	6.3	6.8	6.5	6.3	6.5	7.8	7.4	7.5	5.3
Tract Cluster	1	6.3	5.7	6.8	6.5	7.1	6.6	6.5	6.6	6.6	7.9	7.5	5.8
	2	6.1	5.7	6.3	6.2	6.6	6.3	6.2	6.3	7.7	7.3	7.3	6.9
	3	6.3	5.5	5.9	5.7	6.4	5.9	6.0	6.0	7.4	6.8	6.8	5.3
Sample Type	4	5.8	5.2	6.0	6.0	6.5	6.3	6.2	6.2	7.6	7.2	7.3	5.0
	5	6.5	5.5	6.1	6.0	7.3	6.5	6.3	6.3	7.9	7.5	7.8	6.1
	6	7.3	6.5	6.3	6.2	7.0	6.5	6.2	7.0	6.8	6.7	7.0	5.5
Sample Type	7	7.3	5.8	3.3	3.3	3.3	6.0	5.3	5.3	5.0	3.0	3.5	6.7
	8 or more	-	-	-	-	-	-	-	-	-	-	-	-
	Male	6.1	5.5	6.2	5.9	6.5	6.4	6.4	6.4	7.6	7.3	7.3	5.1
Sample Type	Female	6.2	5.7	6.5	6.4	7.0	6.3	6.3	6.3	7.8	7.3	7.5	6.7
	American Indian/Alaska Native/Hawaiian	7.7	7.2	7.4	7.8	8.8	5.3	6.6	6.6	8.0	8.0	7.0	5.4
	Asian	6.0	5.5	7.2	6.4	7.1	8.3	7.6	7.6	8.5	8.0	8.4	6.6
Sample Type	Black/African American	6.3	5.4	6.3	6.3	6.7	6.4	6.6	6.6	7.5	6.5	7.1	5.7
	Hispanic/Latino	6.8	4.6	5.3	4.8	5.9	5.7	5.7	5.7	7.7	7.5	7.3	5.0
	White/Caucasian	6.2	5.6	6.3	6.1	6.6	6.3	6.3	6.3	7.7	7.3	7.3	5.2
Sample Type	Other	6.0	5.6	6.0	5.8	6.4	5.0	5.7	5.7	6.6	6.0	6.4	5.6
	Ypsilanti	6.6	6.3	6.2	6.2	6.5	6.0	6.1	6.1	7.4	6.9	7.1	6.3
	Lincoln	6.6	5.5	6.3	6.2	6.8	6.5	6.6	6.6	7.9	7.6	7.8	5.9
Sample Type	Van Buren	6.0	5.6	5.9	5.5	6.5	6.6	5.9	6.6	7.0	6.2	6.2	4.9
	410100	5.7	5.0	3.0	3.0	3.5	4.0	4.0	4.0	5.0	5.0	4.0	3.5
	410400, 0500	8.0	7.4	6.5	6.5	7.0	6.3	6.8	6.8	7.9	7.4	7.5	6.2
Sample Type	411200	-	-	-	-	-	-	-	-	-	-	-	-
	412100, 1900	6.2	6.5	6.0	6.3	6.4	6.0	5.6	5.6	7.1	6.6	7.2	5.8
	412000	6.6	5.5	5.8	5.7	5.9	5.8	5.8	5.8	6.6	6.1	6.5	5.4
Sample Type	412300	5.2	3.6	5.9	5.1	5.7	6.3	5.3	5.3	5.9	4.9	5.4	5.0
	411700	4.5	4.1	6.9	6.5	7.0	5.9	6.2	6.2	8.1	7.1	7.4	4.4
	984000	-	-	-	-	-	-	-	-	-	-	-	-
Sample Type	413000	6.0	6.4	6.3	6.4	7.3	7.1	7.1	7.1	7.8	7.0	6.9	5.9
	412600	4.0	5.7	6.7	6.0	7.7	6.0	5.5	5.5	8.3	8.3	8.3	5.0
	412700	7.1	6.0	6.3	6.3	7.0	6.4	6.7	6.7	8.1	7.7	7.9	6.2
Sample Type	413403	6.8	5.5	5.4	5.1	5.2	6.0	5.3	5.3	7.0	6.3	6.9	5.3
	413401, 402	6.7	5.4	6.6	6.5	7.0	6.7	7.0	7.0	8.0	7.8	8.1	4.7
	413200	5.7	5.6	6.4	5.7	6.5	6.4	5.6	5.6	7.6	7.2	6.6	5.8
Sample Type	Mail Sample	6.3	5.5	6.1	5.9	6.4	6.2	6.3	6.3	7.3	6.7	7.1	5.6
	Enailed Sample	6.8	6.2	6.4	6.3	6.9	6.4	6.2	6.3	7.8	7.5	7.5	5.8



Combined Results

2018 Scores																
Sample Overall																
Non-sample Overall																
2009 Scores																
Residency	One year or less	6.3	5.4	6.5	6.2	7.1	7.1	6.8	6.6	7.5	5.3	6.6	5.7	6.8	6.5	6.8
	1-5 years	6.3	5.2	6.3	6.2	6.8	6.8	6.5	6.3	7.2	5.0	6.5	5.3	6.9	6.8	7.2
	6-10 years	6.6	5.8	7.0	6.4	7.2	7.3	7.3	7.3	7.4	6.1	6.8	5.5	7.0	6.9	6.8
	More than 10 years	6.2	5.3	6.3	6.1	7.1	7.1	6.7	6.5	7.6	5.1	6.5	5.8	6.7	6.8	6.7
Own/Rent	Own	6.5	5.6	6.6	6.4	7.2	7.3	6.9	6.8	7.5	5.4	6.7	5.9	6.9	6.7	6.9
	Rent/Lease	4.1	4.0	4.3	3.8	6.5	6.1	6.2	5.5	5.8	5.5	5.2	4.5	5.5	5.7	6.0
	Single family (less than 1 acre lot)	6.4	5.4	6.5	6.2	7.1	7.1	6.8	6.7	7.5	5.2	6.6	5.6	6.8	6.4	6.7
	Single family (1-5 acre lot)	6.3	5.8	6.9	6.5	6.9	7.1	6.8	6.8	7.3	5.6	6.0	5.8	7.2	7.3	6.8
Residence Type	Single family (5+ acre lot)	6.4	5.7	5.9	6.8	7.6	7.4	7.1	7.3	6.3	5.7	7.0	6.3	7.8	7.3	7.7
	Apartment	4.1	3.6	4.8	3.8	7.3	7.0	6.5	5.5	5.3	4.0	4.8	4.4	6.0	6.7	6.3
	Manufactured home	6.8	6.7	6.7	6.3	6.0	7.0	6.0	6.0	8.0	7.5	7.4	6.2	6.3	6.3	6.2
	Multifamily	6.2	5.3	6.2	5.8	7.5	7.5	6.8	6.5	7.8	5.0	6.8	5.9	6.8	6.1	5.9
Employment Location	Other	6.0	6.0	6.0	6.5	6.0	6.0	6.0	6.0	7.3	5.7	5.7	5.3	6.0	6.0	5.5
	Yes	5.5	5.4	6.2	6.3	6.8	6.8	6.6	6.3	7.7	5.0	6.3	5.5	6.6	6.4	6.0
	No, a different community	6.5	5.3	6.4	6.1	7.0	7.0	6.6	6.5	7.2	5.2	6.4	5.6	6.7	6.8	6.4
	I am unemployed	5.0	4.0	4.8	4.0	6.3	6.1	5.7	5.5	6.6	4.7	4.8	5.0	6.2	6.3	6.2
Own/Manage Business	I am retired	6.5	6.0	6.8	6.8	7.7	7.6	7.4	7.2	8.0	5.8	7.2	6.1	7.2	7.3	7.0
	Yes	6.3	6.5	7.0	7.2	7.4	7.4	7.0	6.8	7.8	5.3	7.0	5.6	7.0	6.7	7.2
	No	6.4	5.3	6.4	6.1	7.0	7.1	6.7	6.6	7.4	5.3	6.5	5.6	6.8	6.4	6.8
	Under 18	9.0	-	-	-	-	-	-	-	9.0	-	-	-	6.0	-	4.0
Age	18 to 24	4.3	4.4	6.0	4.0	7.0	5.5	7.5	7.5	6.0	6.0	4.3	3.2	5.2	5.5	6.0
	25 to 34	6.6	5.4	6.1	5.6	6.5	6.3	6.0	6.0	7.0	4.8	6.1	4.9	6.5	6.2	6.4
	35 to 44	6.5	5.4	6.3	6.0	6.9	7.0	6.9	6.8	7.0	5.3	6.4	5.4	6.5	6.4	6.6
	45 to 54	6.4	5.2	6.7	6.3	7.1	7.0	6.5	6.3	7.4	5.1	6.5	5.7	6.9	7.0	6.5
Education	55 to 64	5.8	5.2	6.2	6.0	7.1	7.2	6.7	6.5	7.5	5.1	6.4	5.4	6.8	6.4	6.6
	65 or over	6.4	6.1	6.8	6.8	7.7	7.6	7.4	7.2	8.0	5.9	7.1	6.4	7.2	7.1	6.8
	Some high school or less	4.3	4.3	5.8	5.8	6.5	4.7	5.7	5.0	5.0	5.5	5.8	5.3	6.0	5.5	6.7
	High school graduate	5.4	5.4	6.0	5.8	6.0	6.0	6.0	5.7	7.3	5.0	6.1	5.7	5.9	6.2	6.4
Household Income	Some college	6.2	5.6	6.4	6.1	7.2	7.2	7.1	7.0	7.4	5.4	6.6	5.8	6.6	6.6	6.8
	College graduate	6.4	5.5	6.5	6.3	6.9	7.0	6.6	6.7	7.5	5.4	6.5	5.9	6.8	6.9	6.4
	Graduate degree(s)	6.5	5.2	6.6	6.3	7.5	7.5	7.0	6.6	7.6	5.0	6.6	5.4	7.2	7.2	6.5
	\$25,000 or less	5.3	4.7	5.7	5.0	6.5	6.0	6.2	6.2	7.0	5.6	5.8	4.9	6.1	5.7	6.1
Marital Status	\$25,001 to \$50,000	5.7	5.5	6.1	5.9	6.9	6.9	6.9	6.5	7.3	5.3	6.5	5.2	6.4	6.5	6.3
	\$50,001 to \$100,000	6.1	5.6	6.5	6.4	6.9	7.0	6.5	6.6	7.5	5.1	6.5	5.7	6.9	6.6	6.9
	Over \$100,000	7.0	5.5	6.7	6.4	7.5	7.5	7.2	7.0	7.6	5.4	6.7	5.9	7.0	7.0	6.5
	Single	5.6	5.0	6.3	5.9	6.6	6.6	6.1	5.9	7.0	5.6	6.2	5.2	6.4	6.3	6.0
Household Members	Married/living with partner	6.5	5.5	6.5	6.2	7.1	7.1	6.9	6.7	7.5	5.1	6.5	5.6	6.9	6.6	6.9
	Widowed/separated/ divorced	6.0	5.7	6.3	6.5	7.4	7.5	7.2	7.1	7.8	6.0	7.2	6.2	6.9	6.7	6.5
	Child(ren) age 12 or under	6.6	5.3	6.4	6.0	7.0	6.9	6.8	6.8	7.2	5.1	6.1	5.4	6.7	6.9	6.8
	Child(ren) over age 12	6.2	5.3	6.5	6.4	7.2	7.2	6.9	6.7	7.2	5.3	6.5	6.0	6.9	6.9	6.4
Number in Household	Parent age 65 or older	5.6	4.9	5.9	5.6	6.1	5.9	6.0	6.1	6.9	4.6	5.7	5.9	5.8	6.1	5.5
	None of these	6.4	5.7	6.6	6.3	7.2	7.3	6.9	6.7	7.7	5.3	6.7	5.6	6.9	6.9	6.6
	1	6.5	5.8	6.6	6.7	7.5	7.4	6.9	6.9	8.0	6.1	7.3	6.0	7.0	6.6	7.1
	2	6.1	5.4	6.5	6.0	7.1	7.1	6.7	6.5	7.5	4.9	6.4	5.4	6.7	6.7	6.4
Gender	3	6.1	5.4	6.5	6.3	6.6	6.6	6.6	6.3	7.3	5.4	6.5	5.5	6.8	6.9	6.7
	4	6.6	5.3	6.3	6.1	7.3	7.3	6.9	6.7	7.2	5.1	6.6	6.0	6.9	6.8	6.5
	5	6.3	5.7	6.9	6.4	6.9	7.0	7.0	7.2	7.3	5.8	5.8	5.6	6.9	7.0	6.3
	6	6.8	5.0	6.8	6.6	7.4	7.4	6.6	6.7	7.5	6.0	5.7	6.1	7.1	7.3	6.9
Ethnicity	7	4.3	5.0	5.3	5.0	6.0	5.8	6.3	6.3	6.3	6.5	4.0	5.3	5.0	5.8	5.3
	8 or more	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Male	6.5	5.5	6.6	6.4	7.0	7.0	6.5	6.4	7.4	5.3	6.4	5.7	6.9	6.7	6.4
	Female	6.2	5.5	6.5	6.1	7.3	7.3	7.1	6.9	7.5	5.3	6.7	5.7	6.8	6.9	6.6
School District	American Indian/Alaska Native/Hawaiian	3.8	3.5	6.4	5.8	7.7	6.2	7.0	6.8	7.3	6.5	7.3	5.3	7.7	6.8	7.3
	Asian	6.8	6.0	7.2	7.5	7.7	8.0	7.0	6.8	8.7	7.0	6.7	7.5	7.7	8.0	8.1
	Black/African American	5.6	5.1	6.2	5.9	7.0	7.2	6.6	6.7	7.5	5.5	6.8	6.0	7.4	7.3	6.6
	Hispanic/Latino	6.6	4.9	6.0	6.1	8.0	7.0	8.0	8.2	8.1	4.8	7.7	6.4	7.6	7.3	7.0
Tract Cluster	White/Caucasian	6.5	5.6	6.6	6.2	7.1	7.1	6.8	6.6	7.4	5.2	6.4	5.5	6.7	6.7	6.5
	Other	5.0	4.9	5.6	5.5	6.6	6.5	6.2	5.9	6.6	4.9	6.1	4.8	6.3	6.0	5.6
	Ypsilanti	5.6	5.1	6.1	5.7	7.0	6.7	6.4	6.3	7.1	4.4	6.2	5.6	6.4	6.3	6.3
	Lincoln	6.7	5.9	7.0	6.8	7.9	7.8	7.5	7.4	7.8	6.2	7.2	6.1	7.5	7.7	7.1
Sample Type	Van Buren	5.6	4.6	5.8	5.3	6.9	7.0	6.9	6.3	7.3	5.4	6.5	5.7	6.1	5.9	6.3
	410100	5.5	5.0	5.7	6.0	6.7	6.7	5.5	5.0	4.0	3.5	5.5	6.8	6.0	6.3	7.0
	410400, 0500	5.9	5.6	7.2	6.7	7.6	7.1	6.9	6.5	8.0	5.6	6.6	6.0	7.3	7.1	7.5
	411200	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sample Type	412100, 1900	5.6	4.7	5.3	5.2	6.8	6.5	6.4	6.9	6.8	4.0	5.5	5.2	5.8	5.6	6.1
	412000	6.1	5.6	5.6	5.4	6.6	6.4	6.4	6.5	6.9	5.3	6.9	6.3	5.9	5.6	5.9
	412300	4.0	3.9	5.1	4.3	6.0	5.9	6.8	6.4	6.9	5.6	6.4	5.4	4.9	5.0	5.1
	411700	5.6	5.3	6.2	5.8	7.3	7.1	6.3	6.1	6.8	3.4	6.5	5.5	5.8	6.3	5.8
Sample Type	984000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	413000	6.5	5.3	5.8	5.8	7.3	7.3	6.5	6.1	7.5	4.6	6.5	5.8	6.4	6.8	6.4
	412600	6.0	3.5	8.0	6.0	7.5	8.0	7.0	4.5	7.3	6.5	6.0	5.7	7.0	7.0	8.0
	412700	6.4	5.8	7.4	6.7	8.0	8.0	7.4	7.3	8.0	5.6	6.9	5.7	7.5	7.8	7.1
Sample Type	413403	5.7	4.8	5.4	5.6	6.7	6.6	6.2	5.0	6.9	3.0	6.7	5.9	7.4	6.5	6.0
	413401, 402	6.9	6.2	7.2	7.0	7.9	7.9	7.6	7.6	8.0	6.3	7.5	6.4	7.7	7.9	7.1
	413200	6.6	5.4	6.1	6.2	7.8	7.3	7.2	7.0	7.3	6.5	6.3	5.7	6.6	6.6	7.0
	Mail Sample	5.9	5.3	6.2	5.9	7.2	7.1	6.9	6.8	7.4	5.3	6.8	5.7	6.8	6.9	6.6
Sample Type	Emailed Sample	6.3	5.5	6.7	6.4	7.5	7.4	7.0	6.8	7.4	5.3	6.5	6.0	7.0	6.9	6.9

2018 Ypsilanti Charter Township Community  
Engagement for Planning

Combined Results

	2018 Scores																				
	Sample Overall																				
	Non-sample Overall																				
	2009 Scores																				
Residency	One year or less	6.8	6.3	5.9	6.7	6.1	6.4	5.8	4.8	6.4	6.7	7.3	5.8	4.8	6.4	5.9	6.7	7.2	6.8	6.4	7.1
	1-5 years	6.1	5.8	6.0	6.8	6.2	6.5	5.7	4.5	6.3	6.8	6.5	6.0	5.7	6.3	6.3	6.8	6.5	6.0	5.7	6.6
	6-10 years	6.3	6.3	5.7	6.9	6.1	6.7	5.5	5.4	6.6	7.2	7.4	5.7	6.2	6.6	7.2	7.4	6.7	6.2	5.7	7.2
	More than 10 years	6.1	5.8	6.6	6.6	6.1	6.4	5.8	4.7	6.3	6.6	7.4	5.7	6.3	6.6	7.4	6.6	7.4	5.7	5.7	7.0
Own/Rent	Own	6.2	6.0	6.0	6.8	6.2	6.5	5.9	4.9	6.4	6.8	7.3	5.7	4.9	6.4	6.4	6.8	7.3	5.7	5.7	6.9
	Rent/Lease	5.2	4.6	5.3	5.3	4.8	5.2	4.9	3.7	5.1	5.1	5.7	4.8	3.7	5.1	5.1	5.7	4.8	4.9	4.9	5.9
	Single family (less than 1 acre lot)	6.1	5.8	6.7	6.7	6.1	6.5	5.8	4.9	6.4	6.7	7.3	5.7	5.8	6.4	6.7	7.3	5.7	5.7	5.7	7.0
	Single family (1-5 acre lot)	6.6	6.1	7.0	7.1	6.8	6.3	5.6	4.7	6.6	7.0	7.5	6.3	4.7	6.6	7.0	7.5	6.3	6.5	6.5	6.7
Residence Type	Single family (5+ acre lot)	7.1	7.0	7.1	7.1	7.2	6.4	6.8	5.1	7.4	7.0	7.1	7.3	5.1	7.4	7.0	7.1	7.3	6.0	7.3	6.0
	Apartment	5.7	5.4	5.6	5.6	4.4	5.7	5.5	3.6	5.6	5.8	6.4	3.9	5.1	5.6	5.8	6.4	3.9	5.1	5.1	7.2
	Manufactured home	6.3	6.0	5.8	5.8	6.3	6.3	5.8	4.0	5.2	6.2	6.6	5.8	4.0	5.2	6.2	6.6	5.8	7.3	7.3	7.0
	Multifamily	6.1	6.2	6.8	6.8	5.6	6.3	6.0	3.9	6.2	6.6	7.4	6.2	6.0	6.2	6.6	7.4	6.2	6.0	6.0	7.6
Employment Location	Other	6.0	6.3	6.3	5.5	5.5	5.5	5.5	4.7	6.0	6.0	8.7	3.5	4.7	6.0	6.0	6.0	8.7	3.5	5.5	7.3
	Yes	6.0	5.1	6.1	6.1	6.0	6.0	5.0	4.0	5.8	6.4	7.1	6.2	4.0	5.8	6.4	6.4	7.1	6.2	6.1	7.5
	No, a different community	5.9	5.7	6.7	6.7	6.0	6.3	5.6	4.9	6.2	6.6	6.9	5.8	4.9	6.2	6.6	6.6	6.9	5.8	5.6	6.7
	I am unemployed	5.7	5.3	6.1	6.1	4.9	5.7	5.8	4.5	5.7	5.6	6.1	4.3	4.5	5.7	5.6	6.1	4.3	3.8	4.9	4.9
Own/Manage Business	I am retired	6.8	6.7	7.3	7.3	6.8	7.0	6.5	5.0	6.9	7.1	8.3	5.6	5.0	6.9	7.1	8.3	5.6	6.3	7.6	7.6
	Yes	6.5	5.8	6.7	6.7	6.5	6.7	6.0	4.8	6.4	6.9	6.8	6.6	4.8	6.4	6.9	6.8	6.6	7.0	7.0	7.9
	No	6.1	5.8	6.7	6.7	6.1	6.4	5.7	4.8	6.3	6.7	7.2	5.7	4.8	6.3	6.7	7.2	5.7	5.7	5.7	6.9
	Under 18	4.0	4.0	4.0	6.0	7.0	7.0	6.0	-	6.0	6.0	6.0	3.0	-	6.0	6.0	6.0	6.0	3.0	8.0	8.0
Age	18 to 24	4.7	4.2	4.7	4.7	3.2	3.0	5.2	2.4	3.5	4.0	5.7	6.4	2.4	3.5	4.0	5.7	6.4	3.4	3.4	6.0
	25 to 34	5.5	5.1	5.1	6.3	5.4	5.6	5.6	4.4	5.7	6.4	5.9	5.4	4.4	5.7	6.4	5.9	5.4	5.0	5.0	5.3
	35 to 44	6.0	5.7	5.7	6.6	6.0	6.2	5.6	5.2	6.2	6.5	6.7	6.0	5.2	6.2	6.5	6.7	6.0	5.9	6.0	6.8
	45 to 54	6.1	5.8	5.8	6.8	6.3	6.6	5.5	5.0	6.6	6.9	7.3	6.1	5.0	6.6	6.9	7.3	6.1	6.1	6.1	7.1
Education	55 to 64	6.2	5.8	5.8	6.6	6.0	6.4	5.7	4.5	6.3	6.6	7.4	5.7	4.5	6.3	6.6	7.4	5.7	5.7	5.7	7.1
	65 or over	6.6	6.6	6.6	7.2	6.8	7.0	6.4	4.9	6.8	7.0	8.2	5.6	4.9	6.8	7.0	8.2	5.6	6.1	5.6	7.5
	Some high school or less	5.0	5.0	5.0	5.7	6.3	5.7	6.0	5.3	6.5	4.8	7.5	5.0	5.3	6.5	5.8	7.5	5.0	5.4	5.4	5.8
	High school graduate	5.5	5.3	5.3	6.0	5.6	5.7	5.5	4.4	5.8	5.6	6.5	4.0	4.4	5.8	5.6	6.5	4.0	4.7	4.7	6.6
Household Income	Some college	6.3	5.8	5.8	6.5	6.1	6.2	5.9	4.5	6.1	6.4	7.4	5.1	4.5	6.1	6.4	7.4	5.1	5.7	5.7	7.0
	College graduate	5.9	5.9	5.9	6.8	6.3	6.5	5.7	4.9	6.5	6.8	7.2	6.1	4.9	6.5	6.8	7.2	6.1	6.0	6.0	6.8
	Graduate degree(s)	6.5	6.0	6.0	7.1	6.2	6.7	5.8	5.0	6.5	7.2	7.5	6.5	5.0	6.5	7.2	7.5	6.5	6.0	6.0	7.3
	\$25,000 or less	5.9	5.3	5.3	6.3	6.3	5.9	5.7	4.7	5.9	5.8	7.0	4.7	4.7	5.9	5.8	7.0	4.7	5.4	5.4	6.7
Marital Status	\$25,001 to \$50,000	5.9	5.8	5.8	6.1	5.8	6.4	5.8	4.4	6.3	6.5	7.8	5.1	4.4	6.3	6.5	7.8	5.1	5.1	6.0	6.8
	\$50,001 to \$100,000	6.3	5.9	5.9	6.8	6.2	6.4	5.9	4.9	6.5	6.9	7.4	6.0	4.9	6.5	6.9	7.4	6.0	5.8	7.1	7.1
	Over \$100,000	6.1	5.8	5.8	6.9	6.3	6.6	5.5	4.9	6.3	6.8	7.0	6.1	5.5	6.3	6.8	7.0	6.1	5.9	7.0	7.0
	Single	5.9	5.8	5.8	6.4	5.9	6.2	5.9	5.0	6.4	6.3	7.1	5.2	5.0	6.4	6.3	7.1	5.2	5.5	5.5	6.3
Household Members	Married/living with partner	6.2	5.8	5.8	6.8	6.2	6.4	5.7	4.8	6.3	6.8	7.2	5.8	4.8	6.3	6.8	7.2	5.8	5.9	5.9	7.0
	Widowed/separated/ divorced	6.4	6.4	6.4	6.9	5.9	6.7	6.0	4.7	6.8	7.0	8.0	6.0	4.7	6.8	7.0	8.0	6.0	5.6	5.6	7.8
	Child(ren) age 12 or under	6.1	5.9	5.9	6.7	6.1	6.3	5.7	5.2	6.2	6.6	6.6	6.3	5.2	6.2	6.6	6.6	6.6	6.3	5.8	6.6
	Child(ren) over age 12	6.1	5.9	5.9	6.7	6.3	6.6	5.6	4.9	6.3	6.7	7.3	5.8	4.9	6.3	6.7	7.3	5.8	5.8	5.8	7.1
Number in Household	Parent age 65 or older	5.5	4.9	4.9	6.0	5.3	6.3	5.6	4.3	5.7	6.2	7.7	5.2	4.3	5.7	6.2	7.7	5.2	6.2	6.2	6.4
	None of these	6.3	6.0	6.0	6.8	6.1	6.5	5.9	4.7	6.4	6.8	7.5	5.7	4.7	6.4	6.8	7.5	5.7	5.8	5.8	7.2
	1	6.6	6.4	6.4	7.1	6.3	6.8	6.2	5.0	6.9	7.2	7.8	5.9	5.0	6.9	7.2	7.8	5.9	6.0	6.0	7.3
	2	6.0	5.7	5.7	6.5	5.9	6.2	5.7	4.5	6.1	6.6	7.4	5.5	4.5	6.1	6.6	7.4	5.5	5.5	5.5	7.0
Gender	3	6.1	5.7	5.7	6.8	6.4	6.7	5.5	4.5	6.5	6.6	7.4	6.0	4.5	6.5	6.6	7.4	6.0	6.0	6.0	7.0
	4	6.1	5.9	5.9	6.8	6.1	6.3	5.9	5.3	6.2	6.8	6.6	6.1	5.3	6.2	6.8	6.6	6.1	6.0	6.0	6.8
	5	6.2	5.9	5.9	6.7	6.6	6.9	5.7	5.3	6.4	6.8	7.1	6.1	5.3	6.4	6.8	7.1	6.1	6.4	6.4	7.1
	6	5.6	5.8	5.8	7.3	6.3	6.3	6.1	5.2	6.9	7.4	8.0	6.0	5.2	6.9	7.4	8.0	6.0	6.5	6.5	6.7
Ethnicity	7	4.8	5.0	5.0	5.0	5.0	4.3	4.3	3.0	3.8	5.0	6.3	5.5	3.0	3.8	5.0	6.3	5.5	3.5	3.5	4.0
	8 or more	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Male	6.2	5.9	5.9	6.8	6.3	6.4	6.1	5.1	6.5	6.8	7.4	5.7	5.1	6.5	6.8	7.4	5.7	5.7	5.7	6.9
	Female	6.2	5.9	5.9	6.7	6.1	6.5	5.6	4.6	6.3	6.7	7.3	5.8	4.6	6.3	6.7	7.3	5.8	5.8	5.8	7.1
School District	American Indian/Alaska Native/Hawaiian	7.8	6.7	6.7	7.7	7.0	6.2	6.3	6.0	7.8	7.7	8.3	5.6	6.0	7.8	7.7	8.3	5.6	6.6	6.6	7.6
	Asian	7.3	7.7	7.7	8.1	8.0	8.0	7.5	5.9	7.6	8.2	8.5	7.7	5.9	7.6	8.2	8.5	7.7	7.2	7.2	8.7
	Black/African American	6.6	6.7	7.0	7.0	6.4	6.8	6.6	6.1	6.6	7.3	7.1	6.2	6.1	6.6	7.3	7.1	6.2	6.7	6.7	7.5
	Hispanic/Latino	6.1	4.8	4.8	7.0	6.1	6.0	5.5	4.8	6.9	7.3	8									





2018 Ypsilanti Charter Township Community  
Engagement for Planning

Combined Results

Non Residential															
What types of non-residential development does the Townsh...															
	Neighborhood commercial (cafe, beauty shop, corner store, etc.)	Regional commercial (big box, etc.)	General business offices	Industrial	Grocery stores	Medical (doctor/dentist offices)	Banks	Places of worship	Restaurants	Pubs/bars/brewery/meade ry	Recreational (pool hall, entertainment, gyms, etc.)	Cultural (museums, theaters, galleries, gardens, etc.)	Lodging (hotels, bed and breakfast, etc.)	Specialty stores (shoes, sporting goods, etc.)	
Residency	2018 Scores														
	Sample Overall														
	Non-sample Overall														
Own/Rent	2009 Scores														
	One year or less	50%	22%	16%	13%	40%	14%	10%	7%	65%	32%	44%	59%	19%	39%
	1-5 years	48%	20%	17%	14%	38%	16%	12%	10%	63%	27%	43%	59%	21%	36%
Residence Type	6-10 years	53%	26%	15%	11%	42%	12%	6%	3%	66%	37%	44%	59%	18%	42%
	More than 10 years														
	Own	50%	22%	17%	12%	40%	14%	9%	7%	66%	32%	42%	57%	18%	39%
Employment Location	Rent/Lease	59%	19%	22%	19%	50%	16%	19%	6%	47%	22%	53%	69%	31%	31%
	Single family (less than 1 acre lot)	50%	25%	15%	13%	38%	15%	9%	6%	68%	33%	44%	58%	19%	39%
	Single family (1-5 acre lot)	40%	9%	9%	9%	43%	4%	6%	6%	55%	36%	53%	51%	19%	34%
Household Income	Single family (5+ acre lot)	29%	29%	29%	29%	29%	14%	29%	43%	29%	43%	43%	43%	14%	71%
	Apartment	71%	29%	29%	14%	57%	29%	36%	14%	43%	21%	64%	71%	36%	43%
	Manufactured home	60%	-	-	-	20%	20%	-	-	80%	20%	40%	60%	20%	40%
Education	Multifamily	70%	13%	33%	13%	60%	13%	13%	7%	60%	13%	73%	17%	33%	33%
	Other	-	-	-	-	-	-	-	-	100%	-	100%	-	-	-
	Yes	51%	24%	18%	22%	44%	19%	7%	9%	72%	35%	50%	74%	28%	49%
Marital Status	No, a different community	49%	22%	18%	10%	35%	12%	10%	6%	65%	37%	48%	54%	12%	35%
	I am unemployed	80%	27%	20%	-	73%	20%	13%	27%	73%	20%	40%	80%	40%	40%
	I am retired	47%	22%	10%	15%	41%	16%	9%	6%	58%	17%	31%	57%	27%	41%
Household Members	Yes	36%	18%	15%	15%	42%	21%	3%	6%	67%	36%	48%	76%	27%	45%
	No	52%	23%	17%	13%	40%	13%	10%	7%	66%	33%	45%	59%	18%	39%
	Under 18	100%	-	-	-	100%	-	-	-	100%	-	-	-	-	100%
Household Type	18 to 24	40%	20%	20%	-	20%	20%	40%	-	60%	60%	80%	80%	20%	60%
	25 to 34	44%	12%	12%	7%	23%	14%	14%	-	65%	44%	60%	49%	19%	21%
	35 to 44	51%	30%	17%	12%	38%	11%	9%	6%	74%	48%	54%	63%	18%	41%
Household Income	45 to 54	57%	21%	16%	12%	39%	11%	7%	5%	67%	36%	44%	58%	12%	40%
	55 to 64	49%	20%	19%	13%	46%	18%	8%	13%	59%	27%	48%	60%	21%	39%
	65 or over	47%	24%	13%	16%	40%	14%	10%	6%	61%	15%	25%	58%	25%	41%
Marital Status	Some high school or less	75%	25%	25%	-	75%	-	50%	25%	25%	-	50%	25%	-	50%
	High school graduate	37%	29%	9%	11%	49%	14%	9%	11%	63%	20%	31%	34%	11%	37%
	Some college	49%	23%	19%	19%	40%	16%	12%	6%	63%	29%	43%	60%	28%	49%
Household Members	College graduate	57%	23%	16%	10%	32%	13%	8%	5%	70%	38%	49%	60%	18%	36%
	Graduate degree(s)	46%	19%	15%	11%	46%	15%	8%	8%	61%	29%	40%	64%	17%	33%
	\$25,000 or less	59%	26%	30%	7%	41%	15%	26%	4%	48%	22%	52%	67%	15%	48%
Marital Status	\$50,001 to \$50,000	55%	24%	20%	21%	46%	19%	15%	9%	64%	26%	41%	58%	36%	44%
	Over \$100,000	47%	20%	15%	12%	37%	13%	8%	8%	60%	30%	42%	58%	16%	42%
	Single	53%	23%	14%	11%	39%	13%	6%	6%	77%	41%	47%	61%	17%	33%
Household Type	Married/living with partner	55%	25%	16%	11%	41%	10%	21%	5%	55%	34%	49%	52%	16%	37%
	Widowed/separated/ divorced	48%	20%	15%	11%	38%	15%	7%	8%	68%	33%	45%	60%	21%	39%
	Child(ren) age 12 or under	57%	25%	21%	18%	42%	16%	9%	6%	57%	25%	33%	58%	18%	40%
Household Members	Child(ren) over age 12	51%	16%	19%	8%	32%	14%	9%	4%	70%	42%	52%	62%	14%	41%
	Parent age 65 or older	50%	24%	15%	15%	41%	12%	9%	11%	74%	32%	49%	60%	19%	44%
	None of these	50%	33%	6%	17%	39%	22%	22%	6%	67%	33%	50%	72%	33%	39%
Household Type	1	49%	20%	18%	12%	37%	13%	8%	6%	58%	29%	40%	58%	19%	35%
	2	56%	26%	20%	13%	42%	14%	13%	7%	58%	29%	43%	62%	19%	36%
	3	48%	21%	15%	13%	40%	13%	6%	7%	60%	29%	38%	56%	21%	36%
Household Income	4	53%	26%	10%	7%	49%	14%	15%	7%	72%	35%	54%	57%	21%	38%
	5	56%	22%	18%	14%	33%	15%	10%	6%	72%	43%	47%	67%	17%	50%
	6	34%	18%	24%	21%	29%	16%	11%	11%	68%	32%	58%	58%	13%	45%
Marital Status	7	67%	-	-	17%	17%	17%	17%	-	100%	33%	50%	33%	33%	33%
	8 or more	75%	-	-	-	75%	-	-	25%	75%	-	100%	50%	-	-
	Male	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Household Members	Female	46%	29%	17%	19%	40%	13%	8%	6%	64%	35%	44%	52%	20%	37%
	American Indian/Alaska Native/Hawaiian	55%	17%	14%	7%	40%	14%	12%	7%	64%	29%	45%	65%	20%	40%
	Asian	67%	17%	-	-	50%	17%	17%	-	33%	17%	67%	50%	33%	33%
Household Type	Black/African American	18%	-	27%	-	55%	36%	9%	9%	91%	27%	82%	36%	9%	18%
	Hispanic/Latino	50%	24%	26%	15%	47%	26%	23%	16%	66%	18%	52%	69%	26%	50%
	White/Caucasian	45%	27%	27%	-	36%	27%	-	-	73%	36%	55%	18%	-	45%
Household Income	Other	51%	23%	15%	12%	38%	12%	8%	6%	65%	34%	41%	59%	18%	36%
	Ypsilanti	48%	14%	14%	29%	38%	19%	5%	5%	52%	19%	43%	43%	19%	43%
	Lincoln	55%	21%	17%	15%	46%	18%	16%	13%	54%	21%	45%	62%	29%	34%
Household Members	Van Buren	38%	18%	13%	8%	26%	12%	8%	9%	71%	37%	42%	56%	13%	38%
	410100	63%	26%	26%	37%	59%	26%	15%	-	67%	15%	44%	56%	19%	41%
	410400, 0500	67%	-	33%	-	67%	33%	-	-	33%	33%	33%	33%	33%	33%
Household Type	411200	41%	10%	18%	15%	38%	13%	5%	13%	41%	23%	54%	64%	36%	26%
	412100, 1900	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	412000	50%	28%	19%	22%	44%	22%	28%	9%	50%	13%	34%	56%	22%	38%
Household Members	412300	53%	33%	20%	13%	40%	20%	13%	27%	73%	13%	67%	80%	47%	60%
	411700	38%	23%	23%	38%	46%	38%	15%	-	77%	15%	38%	54%	15%	38%
	984000	79%	29%	7%	14%	64%	-	7%	14%	79%	36%	29%	50%	7%	29%
Household Income	413000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	412600	85%	15%	31%	38%	85%	23%	31%	-	69%	23%	46%	38%	23%	23%
	412700	100%	100%	-	-	33%	-	-	-	33%	-	33%	100%	33%	100%
Household Members	413403	50%	21%	14%	11%	36%	21%	7%	18%	64%	29%	39%	61%	7%	29%
	413401, 402	50%	-	-	-	38%	13%	13%	13%	63%	25%	50%	63%	13%	13%
	413200	34%	17%	14%	7%	15%	7%	6%	4%	69%	41%	38%	52%	14%	38%
Household Type	Mail Sample	47%	20%	13%	13%	47%	20%	13%	13%	93%	47%	60%	67%	27%	67%
	Emailed Sample	48%	19%	17%	14%	38%	19%	14%	11%	67%	29%	43%	59%	19%	35%
		49%	20%	16%	14%	38%	13%	10%	8%	60%	26%	43%	58%	22%	38%

2018 Ypsilanti Charter Township Community  
Engagement for Planning

Combined Results

Residential							
What types of residential housing does the township need?...							
	Larger single family (+2,000 sq/ft)	Smaller single family (- 2,000 sq/ft)	Assisted living	Independent senior housing	Townhomes	Small multiple family (duplex, triplex, quadplex)	Multiple family condominium/apartments
							More housing options in general
2018 Scores	30%	46%	29%	44%	24%	14%	16%
	30%	44%	28%	44%	21%	12%	14%
	31%	49%	30%	44%	28%	18%	19%
2009 Scores							
Residency	21%	36%	29%	50%	29%	36%	21%
	31%	52%	26%	37%	24%	22%	19%
	35%	53%	24%	25%	16%	7%	13%
Own/Rent	30%	44%	30%	48%	24%	13%	15%
	32%	48%	28%	45%	22%	12%	12%
	33%	39%	33%	45%	36%	42%	36%
Residence Type	33%	48%	26%	41%	23%	12%	15%
	27%	49%	39%	44%	24%	17%	17%
	67%	17%	33%	17%	17%	17%	-
Employment Location	31%	31%	46%	69%	31%	46%	38%
	20%	20%	-	40%	20%	-	40%
	4%	41%	44%	74%	30%	30%	19%
Employment Location	100%	-	-	-	-	-	-
	33%	48%	34%	44%	34%	23%	22%
	37%	52%	25%	33%	26%	15%	16%
Own/Manage Business	19%	38%	13%	44%	25%	25%	25%
	20%	36%	35%	65%	14%	7%	11%
	38%	38%	41%	47%	16%	19%	19%
Age	32%	49%	27%	42%	25%	15%	17%
	100%	100%	-	100%	-	-	-
	20%	40%	60%	60%	60%	100%	40%
Education	54%	43%	11%	14%	24%	14%	19%
	44%	60%	23%	23%	27%	14%	23%
	38%	45%	29%	38%	33%	12%	15%
Household Income	22%	50%	31%	46%	18%	19%	15%
	16%	35%	35%	68%	17%	7%	10%
	60%	20%	-	20%	-	-	20%
Marital Status	23%	42%	32%	52%	26%	26%	13%
	34%	42%	30%	48%	20%	18%	19%
	33%	47%	29%	40%	22%	8%	15%
Household Members	25%	51%	28%	45%	27%	17%	15%
	19%	30%	33%	48%	22%	33%	30%
	32%	51%	34%	47%	25%	22%	18%
Number in Household	24%	49%	28%	44%	23%	12%	14%
	43%	46%	23%	38%	23%	10%	16%
	29%	39%	30%	51%	26%	23%	14%
Gender	33%	49%	27%	40%	21%	11%	16%
	19%	45%	30%	52%	28%	20%	17%
	58%	52%	18%	18%	26%	14%	21%
Ethnicity	40%	47%	29%	32%	28%	11%	19%
	29%	47%	29%	59%	24%	24%	18%
	21%	44%	27%	51%	22%	13%	12%
School District	17%	41%	32%	58%	21%	21%	14%
	21%	45%	27%	51%	17%	11%	10%
	42%	49%	35%	43%	29%	17%	22%
Sample Type	55%	46%	19%	22%	32%	13%	23%
	28%	69%	34%	31%	34%	14%	24%
	80%	40%	20%	20%	-	-	20%
Tract Cluster	33%	-	-	-	-	33%	-
	-	-	-	-	-	-	100%
	33%	47%	24%	38%	20%	12%	13%
Sample Type	28%	46%	32%	49%	27%	16%	17%
	40%	40%	20%	60%	-	20%	40%
	50%	50%	-	17%	-	-	33%
Sample Type	44%	31%	41%	45%	36%	22%	30%
	20%	60%	20%	40%	30%	10%	10%
	28%	48%	27%	44%	22%	13%	11%
Sample Type	23%	36%	23%	36%	23%	5%	14%
	29%	39%	31%	51%	21%	18%	16%
	32%	46%	22%	36%	17%	3%	12%
Sample Type	25%	57%	39%	46%	36%	14%	11%
	-	-	-	25%	50%	25%	25%
	19%	40%	31%	60%	26%	14%	10%
Sample Type	-	-	-	-	-	-	-
	44%	47%	34%	50%	16%	16%	19%
	25%	50%	31%	31%	25%	38%	25%
Sample Type	38%	38%	54%	46%	38%	15%	23%
	17%	17%	33%	67%	8%	-	8%
	-	-	-	-	-	-	-
Sample Type	23%	77%	23%	38%	23%	15%	8%
	-	33%	33%	100%	67%	-	-
	27%	45%	18%	36%	18%	9%	9%
Sample Type	30%	40%	20%	40%	-	10%	-
	37%	43%	25%	33%	20%	2%	12%
	23%	62%	23%	46%	8%	-	15%
Sample Type	30%	42%	25%	42%	21%	16%	12%
	30%	46%	31%	46%	15%	8%	15%

2018 Ypsilanti Charter Township Community  
Engagement for Planning

Combined Results

Like Best										
What three things do you like best about living in Ypsila...										
	Location	Quality Township services	Quality schools	Diversity	Community history and pride	Access to basic needs (food, health services)	Recreational opportunities	Quality housing stock	Protection and access to natural resources/features	Other (please specify below)
	2018 Scores									
	Sample Overall									
	Non-sample Overall									
	2009 Scores									
Residency	One year or less	77%	24%	5%	41%	19%	40%	14%	13%	8%
	1-5 years	77%	21%	7%	40%	22%	45%	14%	13%	8%
	6-10 years	76%	28%	4%	41%	15%	33%	13%	26%	7%
Own/Rent	More than 10 years									
	Own	64%	14%	5%	45%	23%	27%	36%	9%	9%
	Rent/Lease	72%	24%	6%	43%	15%	35%	12%	22%	7%
Residence Type	Single family (less than 1 acre lot)	72%	28%	13%	36%	18%	34%	21%	10%	8%
	Single family (1-5 acre lot)	79%	25%	4%	41%	20%	43%	11%	12%	7%
	Single family (5+ acre lot)	77%	25%	5%	39%	18%	41%	13%	13%	8%
	Apartment	70%	12%	15%	42%	33%	36%	18%	15%	12%
	Manufactured home	78%	26%	5%	40%	20%	40%	13%	12%	8%
	Multifamily	71%	13%	8%	46%	17%	44%	23%	15%	19%
	Other	100%	-	-	13%	25%	50%	-	25%	-
Employment Location	No, a different community	64%	29%	14%	43%	21%	50%	14%	14%	14%
	I am unemployed	50%	-	25%	25%	-	25%	-	25%	-
	I am retired	76%	24%	-	41%	15%	38%	18%	15%	9%
Own/Manage Business	Yes	50%	-	-	-	-	50%	-	-	50%
	No	83%	30%	4%	50%	26%	40%	9%	7%	7%
	Under 18	76%	18%	7%	42%	17%	35%	14%	15%	8%
Age	18 to 24	60%	13%	7%	27%	13%	53%	13%	13%	13%
	25 to 34	75%	35%	3%	34%	20%	49%	16%	12%	5%
	35 to 44	74%	37%	6%	49%	20%	46%	14%	9%	6%
	45 to 54	77%	23%	6%	41%	17%	39%	13%	14%	8%
	55 to 64	100%	-	-	-	-	100%	-	-	-
	65 or over	67%	-	-	83%	50%	50%	17%	17%	-
	Some high school or less	67%	9%	7%	40%	24%	38%	24%	13%	11%
Education	High school graduate	76%	16%	10%	44%	17%	29%	15%	17%	11%
	Some college	77%	23%	9%	45%	13%	38%	15%	14%	7%
	College graduate	79%	25%	3%	38%	20%	42%	6%	13%	20%
	Graduate degree(s)	78%	36%	2%	37%	21%	49%	14%	10%	3%
Household Income	\$25,000 or less	80%	20%	20%	20%	60%	40%	40%	20%	-
	\$25,001 to \$50,000	82%	37%	11%	21%	32%	39%	13%	8%	11%
	\$50,001 to \$100,000	69%	25%	3%	36%	27%	45%	12%	7%	16%
Marital Status	College graduate	81%	19%	6%	43%	15%	40%	12%	13%	18%
	Graduate degree(s)	77%	27%	5%	47%	12%	36%	17%	17%	24%
	\$25,000 or less	69%	12%	15%	42%	31%	46%	19%	-	23%
	\$25,001 to \$50,000	74%	28%	2%	34%	31%	47%	16%	11%	12%
	\$50,001 to \$100,000	77%	22%	5%	43%	18%	42%	10%	15%	19%
	Over \$100,000	79%	23%	6%	43%	11%	32%	17%	14%	21%
	Single	73%	17%	7%	41%	17%	49%	16%	12%	21%
Household Members	Married/living with partner	78%	24%	5%	41%	18%	39%	13%	13%	18%
	Widowed/separated/ divorced	78%	32%	4%	38%	26%	39%	11%	13%	13%
	Child(ren) age 12 or under	76%	13%	11%	45%	21%	29%	18%	15%	21%
Number in Household	Child(ren) over age 12	77%	22%	10%	47%	16%	41%	15%	15%	16%
	Parent age 65 or older	61%	33%	6%	28%	28%	56%	11%	6%	11%
	None of these	77%	27%	2%	39%	19%	40%	13%	11%	19%
	1	79%	30%	3%	38%	22%	49%	10%	11%	14%
	2	78%	28%	2%	38%	17%	39%	12%	11%	20%
	3	78%	19%	8%	49%	21%	43%	17%	15%	17%
	4	72%	17%	11%	44%	24%	33%	19%	19%	21%
Gender	5	76%	19%	14%	41%	19%	30%	14%	16%	22%
	6	75%	25%	-	50%	-	50%	13%	13%	13%
	7	50%	-	25%	50%	-	100%	25%	-	-
	8 or more	-	-	-	-	-	-	-	-	-
	Male	80%	27%	6%	37%	18%	41%	16%	14%	16%
	Female	75%	23%	5%	45%	21%	39%	11%	13%	19%
	American Indian/Alaska Native/Hawaiian	100%	33%	17%	67%	17%	17%	-	17%	33%
Ethnicity	Asian	70%	40%	-	70%	30%	40%	-	20%	20%
	Black/African American	68%	22%	6%	60%	22%	20%	11%	18%	15%
	Hispanic/Latino	91%	18%	9%	55%	-	36%	18%	9%	18%
	White/Caucasian	78%	25%	5%	37%	19%	42%	15%	12%	18%
	Other	83%	4%	9%	48%	13%	52%	17%	9%	13%
	Ypsilanti	84%	25%	4%	37%	29%	48%	10%	7%	9%
	Lincoln	71%	17%	10%	48%	12%	43%	18%	20%	8%
School District	Van Buren	72%	24%	7%	24%	34%	38%	21%	10%	7%
	410100	100%	-	-	33%	-	67%	-	33%	-
	410400, 0500	87%	21%	4%	40%	15%	60%	15%	4%	11%
Tract Cluster	411200	-	-	-	-	-	-	-	-	2%
	412100, 1900	79%	26%	3%	38%	47%	35%	9%	6%	9%
	412000	69%	38%	6%	31%	44%	44%	-	6%	13%
	412300	69%	23%	8%	31%	46%	38%	15%	-	8%
	411700	93%	36%	-	29%	36%	36%	7%	7%	7%
	984000	-	-	-	-	-	-	-	-	-
	413000	79%	14%	-	36%	36%	36%	21%	21%	-
Sample Type	412600	67%	67%	33%	-	33%	-	33%	-	33%
	412700	70%	13%	10%	40%	13%	37%	20%	23%	27%
	413403	90%	20%	-	10%	-	70%	20%	10%	30%
	413401, 402	69%	23%	8%	51%	7%	51%	17%	23%	20%
	413200	75%	6%	19%	50%	38%	25%	6%	6%	13%
	Mail Sample	74%	23%	8%	35%	24%	46%	14%	17%	12%
	Emailed Sample	80%	20%	6%	45%	21%	45%	15%	9%	10%



2018 Ypsilanti Charter Township Community  
Engagement for Planning

Combined Results

Preferred Changes								
Which three things would you like to see change about Yps...								
	More diversified housing stock	Housing affordability	Quality of schools	Better township services	Access to employment opportunities	Access to basic needs (food, health services)	Other (please specify below)	
2018 Scores	Sample Overall	15%	27%	63%	22%	42%	27%	21%
	Non-sample Overall	14%	31%	66%	23%	44%	28%	16%
		18%	21%	59%	21%	40%	25%	29%
2009 Scores								
Residency	One year or less	6%	33%	50%	17%	33%	33%	33%
	1-5 years	20%	31%	67%	18%	44%	33%	18%
	6-10 years	12%	27%	60%	33%	33%	33%	31%
Own/Rent	More than 10 years	16%	25%	64%	21%	44%	24%	20%
	Own	14%	21%	60%	23%	42%	30%	23%
	Rent/Lease	14%	83%	60%	26%	54%	31%	9%
Residence Type	Single family (less than 1 acre lot)	14%	22%	66%	21%	41%	27%	22%
	Single family (1-5 acre lot)	21%	30%	67%	28%	49%	21%	26%
	Single family (5+ acre lot)	13%	38%	38%	38%	38%	25%	25%
	Apartment	7%	93%	57%	29%	43%	36%	7%
	Manufactured home	-	40%	40%	20%	40%	20%	40%
	Multifamily	29%	39%	52%	16%	48%	29%	6%
Employment Location	Other	-	-	50%	-	50%	-	50%
	Yes	26%	30%	74%	20%	47%	20%	14%
	No, a different community	10%	20%	64%	23%	43%	26%	25%
Own/Manage Business	I am unemployed	13%	44%	63%	25%	56%	25%	19%
	I am retired	20%	36%	55%	21%	36%	31%	18%
	Yes	21%	30%	82%	12%	48%	24%	18%
Age	No	15%	25%	61%	24%	44%	27%	22%
	Under 18	-	-	100%	-	100%	100%	-
	18 to 24	17%	83%	67%	-	50%	17%	17%
	25 to 34	13%	29%	71%	26%	39%	18%	26%
	35 to 44	11%	22%	66%	25%	45%	25%	30%
	45 to 54	12%	16%	71%	23%	45%	24%	21%
	55 to 64	17%	29%	64%	26%	45%	28%	21%
	65 or over	22%	34%	51%	15%	35%	31%	15%
	Some high school or less	-	50%	25%	75%	75%	100%	-
	High school graduate	11%	46%	63%	23%	46%	31%	14%
Education	Some college	16%	38%	65%	21%	45%	29%	16%
	College graduate	18%	21%	64%	20%	42%	23%	20%
	Graduate degree(s)	14%	19%	62%	24%	39%	26%	29%
Household Income	\$25,000 or less	14%	66%	55%	34%	45%	45%	14%
	\$25,001 to \$50,000	16%	37%	65%	17%	48%	33%	17%
	\$50,001 to \$100,000	16%	23%	60%	23%	43%	23%	25%
Marital Status	Over \$100,000	15%	16%	71%	20%	39%	23%	23%
	Single	15%	35%	55%	25%	51%	32%	21%
	Married/living with partner	16%	24%	66%	23%	42%	24%	23%
Household Members	Widowed/separated/ divorced	15%	35%	55%	14%	39%	33%	11%
	Child(ren) age 12 or under	5%	21%	78%	23%	41%	20%	24%
	Child(ren) over age 12	16%	21%	67%	20%	46%	20%	22%
	Parent age 65 or older	16%	47%	84%	32%	53%	26%	-
	None of these	17%	27%	55%	23%	43%	29%	22%
	1	14%	24%	47%	22%	45%	41%	19%
Number in Household	2	16%	30%	58%	25%	39%	25%	23%
	3	20%	25%	75%	23%	42%	25%	20%
	4	13%	17%	79%	25%	46%	22%	24%
	5	16%	35%	65%	8%	49%	19%	16%
	6	-	43%	57%	14%	57%	14%	14%
Gender	7	-	67%	67%	67%	33%	-	33%
	8 or more	-	-	-	-	-	-	-
	Male	15%	21%	60%	26%	42%	28%	22%
Ethnicity	Female	15%	30%	64%	20%	42%	26%	22%
	American Indian/Alaska Native/Hawaiian	33%	50%	50%	50%	33%	33%	17%
	Asian	30%	20%	60%	30%	20%	30%	20%
School District	Black/African American	20%	39%	61%	30%	49%	38%	16%
	Hispanic/Latino	20%	30%	70%	40%	40%	20%	30%
	White/Caucasian	14%	23%	64%	21%	42%	26%	22%
Tract Cluster	Other	14%	48%	62%	24%	38%	14%	14%
	Ypsilanti	12%	39%	75%	22%	47%	27%	15%
	Lincoln	14%	21%	63%	24%	38%	24%	18%
Sample Type	Van Buren	23%	38%	42%	19%	65%	50%	8%
	410100	-	100%	100%	100%	-	-	-
	410400, 0500	15%	45%	73%	15%	33%	20%	8%
Sample Type	411200	-	-	-	-	-	-	-
	412100, 1900	6%	44%	76%	18%	65%	35%	12%
	412000	13%	20%	93%	20%	60%	27%	27%
Sample Type	412300	25%	58%	33%	17%	58%	50%	-
	411700	-	7%	57%	29%	36%	50%	14%
	984000	-	-	-	-	-	-	-
Sample Type	413000	23%	23%	62%	23%	54%	38%	31%
	412600	-	-	50%	50%	100%	50%	-
	412700	28%	28%	60%	16%	56%	32%	12%
Sample Type	413403	22%	33%	67%	44%	67%	11%	22%
	413401, 402	10%	15%	64%	22%	34%	18%	21%
	413200	7%	33%	53%	33%	27%	40%	20%
Sample Type	Mail Sample	16%	34%	64%	27%	52%	31%	15%
	Emailed Sample	12%	28%	68%	19%	36%	25%	16%



Combined Results

Who Responded				2009 Response	
				%	Difference
2018 Scores					
	Sample Overall			100%	
	Non-sample Overall			100%	
	2009 Scores				
Residency	One year or less	4%	22	1%	3%
	1-5 years	13%	68	13%	0%
	6-10 years	13%	66	13%	0%
	More than 10 years	68%	355	73%	-5%
Own/Rent	Own	69%	358	89%	-20%
	Rent/Lease	8%	39	9%	-1%
Residence Type	Single family (less than 1 acre lot)	75%	391		
	Single family (1-5 acre lot)	10%	52		
	Single family (5+ acre lot)	2%	8		
	Apartment	3%	15		
	Manufactured home	1%	5		
	Multifamily	7%	36		
	Other	1%	3		
Employment Location	Yes	14%	75	19%	-5%
	No, a different community	55%	285	38%	17%
	I am unemployed	3%	17	23%	-20%
	I am retired	27%	138	19%	8%
Own/Manage Business	Yes	7%	36		
	No	80%	414		
Age	Under 18	0%	1		
	18 to 24	1%	6	2%	-1%
	25 to 34	9%	47	5%	4%
	35 to 44	17%	87	15%	2%
	45 to 54	20%	106	20%	0%
	55 to 64	26%	136	22%	4%
	65 or over	25%	128	36%	-11%
	Some high school or less	1%	5	3%	-2%
Education	High school graduate	8%	43	14%	-6%
	Some college	24%	125	30%	-6%
	College graduate	37%	190	28%	9%
	Graduate degree(s)	29%	149	24%	5%
	\$25,000 or less	6%	32	12%	-6%
Household Income	\$25,001 to \$50,000	18%	92	27%	-9%
	\$50,001 to \$100,000	37%	192	38%	-1%
	Over \$100,000	32%	165	16%	16%
	Single	16%	83	12%	4%
Marital Status	Married/living with partner	64%	334	68%	-4%
	Widowed/separated/ divorced	14%	74	18%	-4%
Household Members	Child(ren) age 12 or under	19%	98	15%	4%
	Child(ren) over age 12	24%	126	23%	1%
	Parent age 65 or older	4%	19	7%	-3%
	None of these	49%	255	58%	-9%
	1	19%	97		
	2	38%	200		
	3	15%	78		
	4	15%	77		
Number in Household	5	7%	38		
	6	2%	8		
	7	1%	4		
	8 or more	-	-		
	Male	40%	207	42%	-2%
	Female	52%	272	57%	-5%
	American Indian/Alaska Native/Hawaiian	1%	6	1%	0%
Ethnicity	Asian	2%	11	2%	0%
	Black/African American	13%	68	15%	-2%
	Hispanic/Latino	2%	12	1%	1%
	White/Caucasian	76%	396	77%	-1%
	Other	5%	24	2%	3%
School District	Ypsilanti	27%	139		
	Lincoln	26%	134		
	Van Buren	6%	30		
	410100	1%	4		
Tract Cluster	410400, 0500	9%	48		
	411200	-	-		
	412100, 1900	7%	38		
	412000	3%	17		
	412300	3%	13		
	411700	3%	14		
	984000	-	-		
	413000	3%	15		
Sample Type	412600	1%	4		
	412700	6%	31		
	413403	2%	11		
	413401, 402	15%	78		
	413200	4%	19		
	Mail Sample	30%	154		
	Emailed Sample	29%	152		

2018 Ypsilanti Charter Township Community  
Engagement for Planning

Random Sample Results  
+/- 5.6%

Satisfaction Questions												
Satisfaction with Township Services/Attributes (10 is perfect score)												
	School district meeting the needs of the community	Preparation of students for solid careers	Preparation of students for college	Road maintenance	Amount of traffic congestion on the roads	Public transportation options	Accommodation for bicycle and foot traffic	Garbage collection service	Brush and leaf disposal	Recycling service	Amount and quality of services you receive for the local taxes you pay	Communication on how tax dollars are used
2018 Scores Overall												
2009 Scores												
Residency	One year or less	5.5	6.7	5.4	6.1	7.3	5.5	7.9	7.8	7.6	6.4	5.4
	1-5 years	4.7	5.2	4.4	5.4	5.2	4.8	6.7	6.6	6.9	5.5	3.9
	6-10 years	6.3	6.0	6.3	6.2	6.8	4.9	8.1	7.7	7.1	6.2	5.2
Own/Rent	More than 10 years	4.9	5.0	5.5	5.7	6.4	6.0	8.0	7.9	7.8	6.6	5.6
	Own	5.1	5.3	5.7	5.8	6.2	5.8	8.0	7.9	7.8	6.5	5.4
	Rent/Lease	4.8	4.9	4.3	5.5	6.3	4.9	7.5	7.3	6.0	6.0	4.4
Residence Type	Single family (less than 1 acre lot)	5.0	5.2	5.5	5.8	6.4	5.9	7.9	7.8	7.6	6.5	5.4
	Single family (1-5 acre lot)	5.3	5.1	5.9	5.7	5.7	5.3	8.4	8.0	8.1	6.2	5.5
	Single family (5+ acre lot)	5.7	5.7	5.0	5.0	6.0	5.0	7.5	9.0	8.0	5.3	3.0
	Apartment	6.3	6.7	6.7	5.4	6.6	5.0	8.4	9.0	7.8	10.0	6.3
	Manufactured home	-	-	-	6.5	9.0	8.0	10.0	10.0	10.0	8.0	-
	Multifamily	3.8	3.9	4.0	4.5	5.4	5.1	7.2	6.3	7.4	6.2	4.9
	Other	4.0	4.5	4.5	7.0	6.0	6.0	8.0	8.0	7.5	6.0	7.5
Employment Location	Yes	5.1	4.9	4.8	5.5	5.6	5.2	7.8	7.5	7.4	5.9	5.3
	No, a different community	5.4	5.1	5.3	5.9	6.5	5.5	7.6	7.4	7.3	6.2	4.9
	I am unemployed	4.0	3.9	3.6	3.8	5.0	4.7	7.6	7.5	7.2	6.3	4.9
Own/Manage Business	I am retired	5.4	5.2	5.2	5.6	6.6	6.7	8.6	8.7	8.4	7.2	6.5
	Yes	5.3	4.9	5.2	5.3	5.8	5.6	7.7	7.8	7.4	6.9	5.1
	No	5.3	5.1	5.2	5.5	6.2	5.6	7.9	7.7	7.6	6.3	5.3
Age	Under 18	-	-	-	7.0	-	7.0	9.0	9.0	9.0	7.0	-
	18 to 24	6.0	4.5	7.0	4.5	7.0	5.0	6.8	7.0	9.0	-	-
	25 to 34	5.7	5.3	5.6	5.7	6.4	5.5	8.0	6.9	6.9	5.2	4.2
	35 to 44	6.1	5.1	5.4	5.4	6.3	5.7	7.1	6.7	7.8	6.3	5.0
	45 to 54	4.8	5.0	5.0	5.9	6.3	5.5	7.9	7.9	7.8	6.3	5.1
	55 to 64	4.9	5.0	4.9	4.9	5.8	5.3	7.8	7.8	7.6	6.1	5.2
	65 or over	5.5	5.0	5.2	5.8	6.8	6.7	8.5	8.6	8.2	7.2	6.4
Education	Some high school or less	4.3	4.7	4.7	3.8	4.5	5.3	7.6	7.5	7.0	4.3	3.0
	High school graduate	4.9	4.2	5.0	4.4	6.0	5.5	7.8	7.3	7.6	6.7	5.4
	Some college	5.2	5.0	5.2	5.7	6.5	6.4	7.7	7.8	7.7	6.5	5.6
	College graduate	5.5	5.2	5.2	5.9	6.5	5.6	8.1	7.9	7.5	6.5	5.5
Household Income	Graduate degree(s)	5.1	5.1	5.0	5.5	5.9	5.3	7.9	7.8	7.7	6.4	5.1
	\$25,000 or less	4.9	5.1	5.6	4.8	6.2	5.8	6.4	6.8	6.4	7.3	6.5
	\$25,001 to \$50,000	5.3	4.6	4.8	5.2	6.9	6.6	8.2	8.1	7.6	6.6	5.5
Marital Status	\$50,001 to \$100,000	5.0	4.9	5.0	5.5	6.1	5.4	7.9	7.6	7.7	6.4	5.3
	Over \$100,000	5.5	5.3	5.2	6.2	6.2	5.4	8.1	7.8	7.7	6.4	5.1
	Single	4.7	4.5	4.6	5.2	6.2	5.8	7.7	7.5	7.1	6.2	5.5
Household Members	Married/living with partner	5.4	5.0	5.1	5.5	6.3	5.6	7.9	7.8	7.8	6.4	5.4
	Widowed/separated/ divorced	5.5	5.4	5.6	6.0	6.6	6.6	8.0	8.1	7.3	6.9	5.8
	Child(ren) age 12 or under	5.4	4.9	5.2	5.3	5.6	5.4	7.3	6.7	7.0	5.8	4.2
Number in Household	Child(ren) over age 12	5.5	5.4	5.5	5.4	6.1	5.7	7.8	7.6	7.4	6.2	4.9
	Parent age 65 or older	4.3	4.2	4.5	5.6	5.7	6.6	7.7	7.1	7.9	5.6	5.1
	None of these	5.1	4.9	5.0	5.7	6.7	6.0	8.2	8.2	8.0	6.9	6.0
Gender	1	5.0	5.3	5.2	6.0	6.6	6.1	8.2	8.3	7.5	6.8	6.3
	2	4.9	4.7	4.7	5.5	6.5	5.9	8.2	8.1	8.0	6.7	5.7
	3	5.5	5.1	5.3	4.9	6.2	5.2	7.6	7.3	7.5	6.4	5.5
Ethnicity	4	5.5	5.3	5.5	5.4	5.4	5.6	7.6	7.5	7.2	5.9	4.3
	5	5.5	5.4	5.4	6.0	6.8	6.0	8.0	7.3	7.4	5.8	4.4
	6	6.0	4.7	4.7	4.3	4.7	5.3	8.3	7.5	6.7	5.5	4.3
School District	7	-	-	-	-	8.0	5.0	2.0	2.0	2.0	5.0	-
	8 or more	-	-	-	-	-	-	-	-	-	-	-
	Male	5.3	4.9	5.1	5.8	6.3	5.8	7.9	7.9	7.5	6.6	5.6
Tract Cluster	Female	5.2	5.0	5.1	5.4	6.3	5.8	8.0	7.8	7.8	6.5	5.4
	American Indian/Alaska Native/Hawaiian	7.3	7.0	6.7	4.8	6.5	5.0	8.8	8.7	9.0	5.7	4.3
	Asian	8.5	8.5	8.7	5.4	6.3	6.0	8.9	7.8	8.8	6.4	5.2
Sample Type	Black/African American	5.6	5.4	5.7	5.8	6.2	6.4	8.1	7.4	7.7	6.9	5.9
	Hispanic/Latino	5.5	4.0	4.0	5.4	5.8	3.2	6.8	7.0	7.0	4.8	2.5
	White/Caucasian	5.0	4.8	4.9	5.5	6.3	5.7	7.9	7.8	7.6	6.4	5.4
Sample Type	Other	6.2	5.5	6.0	5.1	6.5	5.3	7.0	6.9	6.7	4.9	4.0
	Ypsilanti	4.4	4.4	4.4	5.1	6.1	5.8	7.9	7.7	7.5	6.3	5.3
	Lincoln	6.0	5.8	5.8	6.0	6.8	5.7	7.9	7.9	7.8	6.5	5.6
Sample Type	Van Buren	5.7	4.8	5.2	5.0	5.9	5.9	8.2	7.8	7.4	6.8	5.4
	410100	2.5	2.5	2.5	4.3	5.3	5.0	6.0	5.0	4.0	5.0	6.5
	410400, 0500	5.0	5.1	5.3	5.3	6.2	5.7	8.4	8.0	7.8	6.4	5.2
Sample Type	411200	-	-	-	-	-	-	-	-	-	-	-
	412100, 1900	4.0	4.3	4.1	4.3	6.1	6.2	7.8	7.9	7.8	6.5	4.9
	412000	5.2	4.6	4.4	5.4	6.2	5.5	7.6	7.2	7.2	6.4	6.0
Sample Type	412300	5.8	4.1	4.6	4.1	5.1	5.5	7.7	7.5	7.3	5.7	4.8
	411700	3.7	3.7	4.3	6.2	7.3	6.9	7.4	7.9	7.1	6.8	5.8
	984000	-	-	-	-	-	-	-	-	-	-	-
Sample Type	413000	5.3	4.9	4.9	5.5	7.0	7.1	8.9	8.0	7.8	7.4	5.8
	412600	5.5	6.0	6.5	6.7	4.0	3.0	8.0	6.0	7.5	6.5	4.0
	412700	6.2	5.9	5.9	6.2	7.2	6.1	8.3	7.8	8.3	7.1	5.8
Sample Type	413403	3.5	3.3	3.5	6.3	4.5	3.9	8.6	8.4	8.6	6.0	5.5
	413401, 402	5.9	5.7	5.7	6.4	6.8	5.7	8.0	8.0	7.9	6.6	5.8
	413200	6.4	6.0	6.1	5.1	6.4	5.4	6.9	7.4	6.9	5.5	5.2
Sample Type	Mail Sample	5.4	5.0	5.2	5.6	6.6	5.7	8.0	7.9	7.9	6.5	5.6
	Emailed Sample	5.2	5.1	5.1	5.4	6.1	5.8	7.9	7.7	7.4	6.4	5.2


Shopping convenience for everyday items	Shopping convenience for major/specialty items	Sufficient choices for most of your shopping needs	Area restaurant choices	Communicating effectively with the community	Encouraging citizen ideas and involvement	Openness to resident questions or concerns	Enforcing appearance/safety codes for business properties	Enforcing appearance/safety codes for residential properties	Level of professionalism of local staff	The follow-up provided by local staff	The ease of getting your question answered	Range of cultural offerings	Strong and vibrant arts community	Activities that interest you	Cost-of-living	Quality of jobs
7.1	6.0	6.5	5.9	6.2	6.1	6.6	6.3	6.3	7.5	7.1	7.3	5.9	5.7	5.4	6.4	5.4
7.6	6.7	7.0		7.0	6.0		5.9	4.9				6.3	5.7		5.5	4.1
7.2	6.4	6.4	6.3	5.7	6.2	6.9	5.9	5.6	7.1	6.4	7.1	6.4	6.8	6.6	6.5	6.1
7.3	5.9	6.4	6.0	4.7	4.7	5.2	5.6	5.5	6.4	6.4	6.1	5.2	5.5	5.0	5.9	5.2
7.4	5.8	6.4	5.6	6.4	6.0	6.5	6.3	6.0	8.2	7.6	7.4	6.1	5.7	6.2	7.2	6.0
7.1	6.0	6.6	5.8	6.4	6.3	6.8	6.3	6.5	7.6	7.1	7.4	5.9	5.7	5.2	6.4	5.3
7.1	5.9	6.5	5.7	6.2	6.0	6.6	6.3	6.2	7.6	7.0	7.2	6.0	5.6	5.3	6.6	5.7
7.3	6.7	6.5	6.5	4.7	4.8	5.0	4.9	5.1	5.8	5.6	5.7	4.8	5.5	5.3	4.4	3.7
7.1	5.8	6.5	5.6	6.4	6.2	6.8	6.3	6.3	7.6	7.2	7.4	6.0	5.8	5.3	6.5	5.5
6.9	6.5	6.7	6.7	5.3	5.2	5.6	5.8	6.1	7.0	6.4	6.6	5.7	5.3	5.6	6.6	5.8
7.5	6.7	6.7	7.0	8.0	8.3	8.3	7.0	7.5	8.3	7.5	7.0	8.0	6.0	6.0	8.0	8.0
7.2	6.8	6.7	7.1	5.0	6.0	5.6	5.3	6.3	6.9	7.2	7.2	5.4	6.1	6.3	4.5	3.9
8.0	6.0	6.0	6.5	6.0	6.0	6.0	8.0	8.0	8.0	8.0	8.0	7.0	8.0	6.0	7.0	8.0
7.3	6.4	6.2	6.2	5.2	4.9	6.1	5.4	5.3	7.0	6.3	6.5	5.2	5.0	4.8	5.4	4.3
8.0	7.0	7.0	6.0	7.0	7.0	7.0	7.5	6.0	7.5	6.0	7.5	6.5	6.5	6.5	7.0	6.0
7.1	6.3	6.7	5.8	6.3	6.2	7.0	6.8	6.8	7.4	7.1	7.4	5.8	5.8	5.1	6.0	5.5
7.0	5.6	6.3	5.5	5.9	5.8	6.2	6.0	5.9	7.4	6.7	7.0	5.6	5.4	5.2	6.6	5.4
6.7	5.6	5.9	5.3	5.0	4.7	4.9	4.4	4.9	5.7	5.3	5.5	4.6	4.7	4.0	4.7	3.9
7.4	6.6	7.0	6.7	7.0	6.7	7.2	6.8	7.1	8.1	7.8	7.9	6.5	6.3	6.1	6.7	5.9
7.9	6.4	7.2	5.9	6.4	6.0	7.1	7.2	7.2	7.6	7.1	7.3	5.6	5.7	5.3	6.6	6.3
7.0	5.8	6.3	5.7	6.1	5.9	6.3	6.1	6.1	7.4	7.0	7.2	5.8	5.6	5.2	6.3	5.2
3.0	4.0	4.0	5.0	-	-	-	5.0	4.0	8.0	8.0	8.0	-	-	-	-	-
8.5	7.0	8.0	6.5	4.7	7.0	5.0	7.0	5.0	7.0	5.0	7.0	6.0	7.7	6.0	5.0	4.0
7.6	6.4	6.8	6.2	5.7	5.6	6.2	5.8	6.1	6.6	6.3	6.6	5.6	5.6	5.5	6.8	6.0
7.1	5.7	6.2	6.0	6.0	5.9	6.2	6.2	5.6	6.6	6.2	6.3	5.9	6.0	5.4	6.1	5.3
7.3	6.1	6.6	6.0	6.3	6.1	6.6	6.4	6.2	7.4	7.0	7.2	6.3	5.9	5.6	6.9	6.1
7.2	5.6	6.3	5.4	6.0	6.0	6.3	6.0	6.3	7.7	7.1	7.3	5.6	5.4	5.2	6.7	4.9
7.2	6.6	6.7	7.0	5.8	5.9	6.1	5.8	6.3	6.9	6.7	6.4	6.7	6.9	5.6	5.5	4.8
7.2	6.3	6.8	5.9	6.3	6.1	6.4	6.3	5.9	6.9	6.6	6.9	5.9	6.2	6.0	5.8	5.2
7.2	6.2	6.7	6.2	6.2	6.1	6.5	6.2	6.2	7.5	7.1	7.1	6.0	5.8	5.3	6.4	5.5
7.0	5.3	6.0	5.2	6.2	5.9	6.7	6.2	6.4	8.0	7.3	7.7	5.5	5.1	5.1	7.1	5.7
7.1	6.2	6.5	5.9	6.4	6.1	6.4	6.0	5.9	7.1	6.5	6.6	5.8	5.5	5.2	6.0	5.2
7.2	6.1	6.6	5.9	6.1	6.0	6.4	6.3	6.3	7.4	7.0	7.2	5.8	5.7	5.4	6.6	5.4
6.9	5.8	6.7	6.0	6.7	6.5	7.5	6.8	6.9	8.2	7.8	7.9	6.5	6.3	6.0	6.3	5.5
7.2	5.8	6.4	6.0	5.9	6.1	6.6	6.1	5.8	7.1	6.6	6.9	6.4	6.0	5.6	6.7	5.6
7.1	5.7	6.4	5.4	6.0	5.8	6.7	6.3	6.4	7.3	7.0	7.3	5.7	5.6	5.1	6.2	5.3
7.4	6.6	6.8	6.0	6.0	5.9	6.5	7.0	6.1	7.2	6.9	7.1	5.9	5.8	5.3	5.8	5.4
7.2	6.2	6.6	6.0	6.5	6.3	6.6	6.2	6.4	7.7	7.3	7.5	5.9	5.8	5.4	6.6	5.4
7.2	6.1	6.8	6.2	7.1	6.8	7.4	6.5	6.6	8.0	7.7	7.9	6.5	6.2	6.0	6.8	5.9
7.0	6.2	6.5	5.9	6.2	6.1	6.4	6.1	6.3	7.6	7.1	7.3	5.6	5.5	5.1	6.4	5.3
7.3	6.1	6.7	6.0	5.7	5.4	6.2	5.6	5.8	7.0	6.6	6.8	5.8	5.8	5.2	6.0	5.2
6.9	5.2	6.2	5.5	6.0	6.1	6.6	6.5	6.5	7.4	7.0	7.2	5.8	5.4	5.4	6.5	5.6
7.7	6.2	6.6	5.7	5.8	6.0	7.1	7.2	6.1	7.2	6.5	7.3	6.2	6.1	5.9	6.6	5.4
7.3	5.8	6.8	5.3	7.0	6.3	7.0	7.0	6.5	6.7	6.7	7.0	6.7	6.3	5.5	7.3	5.5
7.0	5.0	6.0	4.0	-	-	-	-	5.0	-	-	-	7.0	6.0	3.0	2.0	4.0
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7.0	6.0	6.5	5.7	6.1	5.9	6.4	6.4	6.4	7.5	7.0	7.3	5.9	5.6	5.2	6.6	5.5
7.2	6.0	6.5	6.0	6.4	6.3	6.8	6.1	6.2	7.7	7.2	7.4	6.0	5.9	5.5	6.3	5.4
8.3	7.0	8.8	8.0	7.3	7.8	9.0	5.3	6.5	9.0	9.0	9.0	8.8	8.3	6.0	5.5	5.3
7.0	6.6	7.1	6.3	7.2	6.3	7.2	8.4	7.4	8.5	8.2	8.4	7.0	6.8	6.5	6.8	6.4
6.7	6.2	6.4	5.5	6.0	6.1	6.5	6.5	6.6	7.2	6.4	7.1	5.8	5.9	5.4	6.1	5.4
6.6	4.6	6.8	3.3	4.6	4.4	6.0	4.6	4.3	4.7	5.0	4.0	7.0	7.0	5.3	6.8	4.2
7.1	5.9	6.5	5.9	6.1	6.0	6.5	6.2	6.3	7.6	7.1	7.3	5.8	5.6	5.3	6.5	5.4
7.2	6.0	6.4	5.8	6.0	5.5	6.2	4.9	5.3	6.2	5.3	6.2	5.7	6.7	5.0	5.7	5.1
6.9	6.1	6.6	6.3	6.2	6.2	6.5	6.0	6.1	7.4	6.9	7.1	5.8	5.7	5.3	6.1	5.0
7.6	6.0	6.6	5.5	6.3	6.2	6.8	6.5	6.6	7.9	7.6	7.8	6.2	5.9	5.6	7.0	6.1
6.4	5.9	6.0	5.6	5.9	5.5	6.5	6.6	5.9	7.0	6.2	6.2	5.2	5.4	4.9	5.5	4.7
6.5	5.3	5.7	5.0	3.0	3.0	3.5	4.0	4.0	5.0	5.0	4.0	3.5	3.7	4.3	5.7	5.7
8.1	7.6	8.0	7.4	6.5	6.5	7.0	6.3	6.8	7.9	7.4	7.5	6.2	6.2	5.8	6.7	5.4
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6.6	5.6	6.2	6.5	6.0	6.3	6.4	6.0	5.6	7.1	6.6	7.2	5.9	5.8	5.3	5.5	4.3
6.6	5.8	6.6	5.5	5.8	5.7	5.9	5.8	5.8	6.6	6.1	6.5	5.4	5.7	5.5	6.3	5.3
5.3	4.9	5.2	3.6	5.9	5.1	5.7	6.3	5.3	5.9	4.9	5.4	4.1	5.0	4.0	4.3	3.5
4.8	3.8	4.5	4.1	6.9	6.5	7.0	5.9	6.2	8.1	7.1	7.4	5.4	4.4	3.9	6.4	5.8
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6.3	6.2	6.0	6.4	6.3	6.4	7.3	7.1	7.1	7.8	7.0	6.9	5.9	5.9	5.1	6.2	5.9
5.7	4.3	4.0	5.7	6.7	6.0	7.7	6.0	5.5	8.3	8.3	8.3	5.3	5.0	6.0	4.5	3.5
8.2	6.4	7.1	6.0	6.3	6.3	7.0	6.4	6.7	8.1	7.7	7.9	6.6	6.2	5.9	6.9	6.2
7.3	6.5	6.8	5.5	5.4	5.1	5.2	6.0	5.3	7.0	6.3	6.9	5.3	4.7	5.2	6.9	5.0
7.7	5.9	6.7	5.4	6.6	6.5	7.0	6.7	7.0	8.0	7.8	8.1	6.4	6.0	5.8	7.2	6.4
6.6	5.5	5.7	5.6	6.4	5.7	6.5	6.4	5.6	7.6	7.2	6.6	4.9	4.8	4.6	6.8	5.6
7.0	5.9	6.3	5.5	6.1	5.9	6.4	6.2	6.3	7.3	6.7	7.1	5.8	5.6	5.2	6.3	5.3
7.3	6.2	6.8	6.2	6.4	6.3	6.9	6.4	6.3	7.8	7.2	7.5	5.9	5.8	5.6	6.5	5.5


Affordability of housing	Availability of jobs	Stability of property values	Strength of local economy	Facilities meet your needs	Facility maintenance	Quality of recreational programs	Variety of recreational programs	Ypsilanti Charter Township overall satisfaction	Your local school district satisfaction	Washtenaw County government satisfaction	State of Michigan government satisfaction	A safe place to live	Enjoyable place for children	Enjoyable place for young adults (under 40)	Enjoyable place for senior citizens (over 64)	Enjoyable place for people to visit
6.1	5.4	6.5	6.1	7.4	7.2	6.9	6.8	7.4	5.3	6.6	5.8	6.9	6.9	6.6	6.8	6.2
5.6				7.6	7.6	7.4	7.3	6.8				6.2	6.5	6.1	6.5	
5.9	6.3	8.2	6.6	7.4	7.7	7.5	7.4	6.6	6.7	5.8	4.6	6.6	7.7	7.7	6.8	7.3
5.7	5.0	6.2	5.6	7.0	6.6	6.6	6.5	6.5	4.4	5.8	4.9	6.7	6.6	6.1	6.8	6.0
7.0	6.3	7.1	6.7	7.4	7.2	7.5	7.4	7.7	7.0	7.3	5.7	6.9	7.0	7.0	6.5	6.0
6.0	5.3	6.3	6.1	7.4	7.3	6.9	6.7	7.5	5.2	6.7	6.0	6.9	6.8	6.5	6.8	6.2
6.4	5.7	6.6	6.3	7.4	7.4	7.0	6.9	7.5	5.4	6.8	6.0	6.9	6.9	6.7	6.8	6.3
4.0	4.0	4.4	4.0	6.9	6.3	6.5	5.7	5.9	5.3	5.3	4.6	5.9	6.2	6.2	6.3	5.9
6.3	5.4	6.5	6.2	7.3	7.2	7.0	6.8	7.5	5.3	6.6	5.7	6.8	6.8	6.5	6.7	6.1
6.3	6.1	6.9	6.8	7.4	7.3	7.1	7.2	7.4	5.5	6.7	6.4	7.5	7.4	7.2	7.6	7.3
6.8	5.7	5.3	7.0	9.0	8.7	8.3	8.3	6.8	5.5	8.3	6.8	7.8	7.8	7.3	8.0	7.8
4.2	3.4	5.0	4.4	7.5	7.3	6.6	5.6	5.5	4.3	5.4	4.7	6.5	7.4	6.9	7.3	6.5
7.0	7.0	7.0	7.0	7.0	7.0	6.0	7.0	7.0	8.0	7.5	7.5	7.0	8.0	8.0	7.0	8.0
4.6	4.7	6.0	5.1	7.1	7.0	6.2	5.8	7.1	3.9	5.7	5.4	6.4	5.8	5.5	6.3	5.4
6.0	6.0	7.0	6.0	6.0	6.0	6.0	6.0	7.0	4.5	6.0	6.0	6.5	6.0	6.0	6.0	6.0
5.2	5.5	6.2	6.3	7.3	6.9	7.1	6.9	7.4	4.8	6.3	5.6	6.6	6.4	6.4	6.6	6.1
6.3	5.3	6.4	6.0	7.1	7.1	6.6	6.5	7.1	5.4	6.5	5.6	6.7	6.7	6.4	6.5	6.0
5.0	3.8	4.5	3.6	6.5	6.2	5.7	5.4	6.4	4.3	4.7	4.8	6.1	6.2	6.1	6.1	5.6
6.3	5.9	7.1	6.8	8.2	8.1	7.6	7.5	8.1	5.9	7.4	6.5	7.3	7.7	7.2	7.5	6.9
5.7	6.3	6.8	6.9	7.4	7.3	7.1	6.9	7.5	5.6	6.7	5.9	7.2	6.5	6.4	7.2	6.4
6.2	5.2	6.3	6.0	7.2	7.1	6.8	6.7	7.3	5.2	6.5	5.7	6.8	6.8	6.5	6.7	6.2
9.0	-	-	-	-	-	-	-	9.0	-	-	-	6.0	-	-	4.0	4.0
3.8	4.7	6.5	4.7	7.3	5.3	9.0	9.0	6.3	6.5	6.0	3.3	5.8	5.8	6.8	6.7	5.8
6.7	5.9	6.4	6.0	7.3	7.0	6.7	6.6	7.1	5.6	6.1	5.0	6.4	6.7	6.7	6.3	5.6
6.3	5.3	6.2	5.6	7.1	6.7	6.8	6.9	6.9	5.7	6.4	5.1	6.5	6.4	6.3	6.3	6.1
6.5	5.5	6.7	6.3	7.2	7.1	6.7	6.4	7.4	5.0	6.8	5.9	6.9	6.9	6.7	6.8	6.3
5.4	4.9	6.0	5.8	7.3	7.3	6.7	6.5	7.2	5.0	6.3	5.5	6.9	6.7	6.3	6.7	6.2
6.2	5.9	6.9	6.9	7.9	7.8	7.5	7.3	8.0	5.8	7.1	6.8	7.2	7.3	6.9	7.3	6.7
4.3	4.3	5.8	5.8	6.5	4.7	5.7	5.0	5.0	5.5	5.8	5.3	6.0	5.5	6.7	6.8	5.0
4.9	5.3	5.9	5.5	5.7	5.9	5.8	5.5	7.0	5.3	5.9	5.8	5.9	5.9	6.2	6.2	5.6
6.1	5.4	6.3	5.9	7.3	7.3	7.3	7.0	7.4	5.3	6.6	6.1	6.4	6.5	6.5	6.6	6.2
6.6	6.0	6.6	6.6	7.5	7.4	7.0	7.0	7.7	5.8	6.7	6.0	7.0	7.2	6.8	7.0	6.3
6.1	4.8	6.5	6.0	7.7	7.5	6.9	6.6	7.4	4.7	6.7	5.5	7.4	7.2	6.5	7.0	6.5
5.5	5.1	5.9	5.3	6.8	6.3	6.5	6.6	7.0	5.5	5.9	5.0	6.4	6.5	6.8	7.1	6.7
5.5	5.7	6.2	5.9	7.6	7.3	7.4	7.2	7.2	5.7	6.6	5.9	6.5	6.6	6.4	6.5	6.0
5.9	5.4	6.4	6.2	7.0	7.1	6.5	6.4	7.3	4.9	6.4	5.8	6.8	6.7	6.5	6.7	6.1
7.0	5.6	6.9	6.5	7.7	7.5	7.3	7.1	7.7	5.5	7.0	6.0	7.3	7.2	6.7	7.1	6.3
5.2	5.0	6.2	5.8	6.8	6.6	5.9	5.9	7.0	5.8	6.2	5.4	6.4	6.4	6.1	6.9	6.0
6.4	5.4	6.5	6.1	7.4	7.3	7.1	6.9	7.4	5.2	6.6	5.8	7.0	7.0	6.8	6.8	6.3
5.8	5.9	6.5	6.6	7.8	7.8	7.6	7.3	7.8	5.4	7.2	6.4	6.9	6.8	6.4	6.8	6.3
6.6	5.5	6.5	6.0	7.3	6.9	6.8	7.0	7.3	5.2	6.3	5.1	6.7	7.1	7.0	6.9	6.2
6.0	5.2	6.3	6.1	7.3	7.2	6.9	6.6	7.0	5.2	6.6	6.1	6.8	6.7	6.4	6.6	6.1
5.9	5.3	6.1	6.0	6.7	6.1	6.6	6.4	7.0	5.3	6.3	6.2	6.5	6.5	6.2	6.4	6.3
6.2	5.6	6.6	6.3	7.5	7.5	7.2	7.0	7.8	5.2	6.7	5.8	7.0	7.0	6.7	7.0	6.4
6.2	5.9	6.8	6.9	7.9	7.8	7.3	7.2	8.1	6.0	7.5	6.3	7.2	7.4	6.7	7.4	6.8
6.1	5.3	6.4	6.0	7.4	7.3	6.9	6.6	7.5	4.8	6.4	5.7	6.7	6.7	6.4	6.6	6.1
5.8	5.4	6.5	6.3	6.7	6.4	6.6	6.3	7.0	5.5	6.5	5.4	6.9	6.9	6.8	7.2	6.3
6.4	5.3	6.2	5.8	7.6	7.4	7.1	6.9	7.2	5.5	6.6	6.0	6.9	6.9	6.6	6.8	6.4
6.4	5.3	6.7	5.9	7.2	7.1	6.9	7.4	7.1	5.5	6.3	5.8	6.5	6.6	6.6	6.2	6.0
6.3	5.0	6.5	6.3	7.7	7.8	6.7	6.0	7.8	6.3	6.0	6.0	7.0	6.8	5.7	6.3	5.0
4.0	7.0	5.0	4.0	7.0	6.0	7.0	7.0	5.0	-	4.0	3.0	3.0	4.0	4.0	3.0	2.0
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6.4	5.4	6.6	6.3	7.1	7.0	6.5	6.5	7.5	5.3	6.5	6.0	6.8	6.8	6.5	6.7	6.4
5.9	5.4	6.4	5.9	7.6	7.4	7.3	7.0	7.4	5.2	6.7	5.7	6.9	6.9	6.6	6.9	6.1
4.8	3.0	6.7	6.5	8.5	7.8	8.0	7.0	8.3	5.7	7.8	6.8	7.8	7.3	7.3	8.0	8.3
6.6	6.3	7.1	7.8	7.4	7.8	6.7	6.5	8.8	8.0	8.1	8.0	8.1	8.1	8.4	8.2	7.4
5.6	5.0	6.2	5.9	7.2	7.3	6.6	6.6	7.2	5.5	6.7	5.9	7.5	7.4	6.8	7.2	6.8
4.8	4.0	4.6	5.0	7.2	5.6	7.3	7.8	6.8	2.0	5.8	4.4	6.4	6.4	5.8	7.2	4.6
6.3	5.6	6.5	6.2	7.4	7.2	6.9	6.8	7.4	5.2	6.5	5.7	6.6	6.7	6.5	6.6	6.1
4.9	4.8	5.7	5.4	6.7	6.4	6.3	6.0	6.8	5.5	6.3	4.8	6.4	5.9	5.5	6.3	5.5
5.6	5.1	6.1	5.7	7.0	6.7	6.4	6.3	7.1	4.4	6.2	5.6	6.4	6.3	6.3	6.5	5.9
6.7	5.9	7.0	6.8	7.9	7.8	7.5	7.4	7.8	6.2	7.2	6.1	7.5	7.7	7.1	7.3	6.7
5.6	4.6	5.8	5.3	6.9	7.0	6.9	6.3	7.3	5.4	6.5	5.7	6.1	6.1	5.9	6.3	5.7
5.5	5.0	5.7	6.0	6.7	6.7	5.5	5.0	4.0	4.0	3.5	5.5	6.8	6.0	6.3	7.0	7.3
5.9	5.6	7.2	6.7	7.6	7.1	6.9	6.5	8.0	5.6	6.6	6.0	7.3	7.3	7.1	7.5	6.8
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5.6	4.7	5.3	5.2	6.8	6.5	6.4	6.9	6.8	4.0	5.5	5.2	5.8	5.6	6.1	5.9	5.3
6.1	5.6	5.6	5.4	6.6	6.4	6.4	6.5	6.9	5.3	6.9	6.3	5.9	5.6	5.9	6.1	5.4
4.0	3.9	5.1	4.3	6.0	5.9	6.8	6.4	6.9	5.6	6.4	5.4	4.9	5.0	5.1	4.8	4.8
5.6	5.3	6.2	5.8	7.3	7.1	6.3	6.1	6.8	3.4	6.5	5.5	5.8	6.3	5.8	6.1	5.5
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6.5	5.3	5.8	5.8	7.3	7.3	6.5	6.1	7.5	4.6	6.5	5.8	6.4	6.8	5.7	6.4	5.6
6.0	3.5	8.0	6.0	7.5	8.0	7.0	4.5	7.3	6.5	6.0	5.7	7.0	7.0	7.0	8.0	6.5
6.4	5.8	7.4	6.7	8.0	8.0	7.4	7.3	8.0	5.5	6.9	5.7	7.5	7.8	7.5	7.1	6.8
5.7	4.8	5.4	5.6	6.7	6.6	6.2	5.0	6.9	3.0	6.7	5.9	7.4	6.5	6.0	6.8	6.9
6.9	6.2	7.2	7.0	7.9	7.9	7.6	7.6	8.0	6.3	7.5	6.4	7.7	7.9	7.1	7.6	6.8
6.6	5.4	6.1	6.2	7.8	7.3	7.2	7.0	7.3	6.5	6.3	5.7	6.6	6.6	6.6	7.0	6.4
5.9	5.3	6.2	5.9	7.2	7.1	6.9	6.8	7.4	5.3	6.8	5.7	6.8	6.9	6.6	6.7	6.1
6.3	5.5	6.7	6.4	7.5	7.4	7.0	6.8	7.4	5.3	6.5	6.0	7.0	6.9	6.6	6.9	6.4



Behavior Questions																			
Paid property taxes in the last 12 months?															How frequently do you use the Township parks and recreati...				
	Yes			No			Never			Fewer than 6 times a year			6-12 times a year			More than 12 times a year			
Physically attractive/great curb appeal	6.0	6.8	6.1	6.4	6.6	7.1	5.4	5.6	6.9	Support the current Township government administration	Encourage someone to start a business in the Township	Be a community volunteer	Remain living in the Township five years from now	Recommend the Township as a place to live	A perfect community for me	A safe place to walk and walk	A safe place to walk at night	A great place to have a business	A great place for families
	6.0	6.1	6.4	5.0	6.2	7.1	5.4	5.6	6.9	84%	11%	13%	41%	19%	21%				
	6.1		6.0		6.2	7.0	5.3	5.2	6.5										
6.3	7.0		7.2	4.9	6.2	7.4	5.9	7.0	6.7	30%	70%	10%	20%	40%	30%				
5.4	6.6		6.0	4.6	6.2	5.4	5.7	5.5	6.1	74%	23%	6%	37%	17%	34%				
6.1	6.9		5.8	5.4	7.2	6.9	5.0	6.1	7	77%	20%	10%	37%	33%	20%				
6.0	6.7		6.2	4.9	6.6	7.4	5.4	5.5	7	90%	5%	14%	43%	17%	19%				
6.1	6.8		6.2	5.0	6.7	7.0	5.3	5.5	6.6	92%	3%	12%	42%	17%	23%				
5.0	5.9		5.7	4.1	5.5	6.2	4.5	5.0	6.1	16%	84%	13%	48%	26%	13%				
5.8	6.7		6.1	5.0	6.6	7.1	5.4	5.5	6.9	88%	8%	11%	43%	20%	22%				
6.5	7.4		6.1	5.3	7.1	7.3	5.8	6.4	6.6	90%	10%	14%	38%	14%	21%				
7.3	7.7		7.8	6.0	6.8	6.8	7.5	6.0	7	75%	-	-	25%	25%	25%				
6.1	6.5		6.3	4.1	6.5	7.3	3.3	5.6	7.5	8%	92%	15%	46%	15%	23%				
7.0	8.0		8.0	6.0	7.0	5.0	4.0	7.0	6	100%	-	50%	-	50%	-				
5.8	6.3		5.8	4.2	5.8	6.7	5.6	5.3	6.7	81%	5%	24%	38%	19%	14%				
7.0	6.0		6.0	4.5	6.5	8.0	6.0	6.0	7	100%	-	100%	-	-	-				
5.4	6.3		5.7	4.5	6.0	6.4	5.9	6.0	7.3	81%	14%	7%	40%	17%	31%				
5.7	6.6		5.7	4.9	6.2	6.7	5.3	5.3	6.4	87%	8%	9%	41%	23%	21%				
5.2	6.1		5.8	4.6	5.7	5.9	4.1	3.5	5.1	57%	36%	14%	50%	21%	14%				
6.9	7.4		7.1	5.3	7.1	8.2	5.7	6.5	7.8	85%	12%	22%	40%	12%	17%				
5.7	6.7		6.3	5.2	6.2	6.5	6.2	6.7	7.8	83%	17%	4%	48%	9%	26%				
5.9	6.7		6.0	4.9	6.4	7.0	5.2	5.4	6.6	85%	11%	12%	42%	21%	21%				
4.0	6.0		6.0	-	6.0	6.0	3.0	8.0	8	100%	-	-	100%	-	-				
5.0	5.7		6.5	5.2	6.5	7.5	5.0	5.4	5.8	60%	40%	-	60%	40%	-				
5.4	6.0		5.6	4.2	5.8	6.2	3.5	4.3	6.1	67%	23%	30%	43%	10%	3%				
5.9	6.4		6.3	4.7	6.1	7.3	4.8	5.6	7	81%	14%	15%	45%	18%	15%				
6.2	7.1		6.2	5.3	6.7	7.0	5.8	6.0	6.8	89%	8%	9%	40%	23%	23%				
5.9	7.0		5.9	5.0	6.6	7.1	6.1	5.8	7.2	91%	6%	10%	38%	17%	32%				
5.8	7.0		6.7	5.8	6.5	7.1	5.5	6.1	6.5	38%	62%	29%	43%	10%	14%				
5.9	6.2		6.3	4.6	6.4	7.5	4.8	5.6	6.6	68%	23%	22%	40%	20%	15%				
5.8	6.7		6.3	4.9	6.3	7.0	5.6	5.8	7.2	90%	5%	10%	39%	21%	20%				
6.1	7.1		6.6	5.0	6.5	7.0	5.8	5.6	6.9	98%	-	7%	44%	17%	30%				
5.8	6.4		6.3	5.4	6.6	7.1	4.5	5.7	6.2	65%	29%	14%	41%	22%	18%				
5.9	6.8		6.4	4.9	6.3	6.9	5.6	5.6	6.9	89%	7%	13%	39%	19%	23%				
6.4	7.0		6.7	4.6	6.8	8.0	5.5	5.6	7.7	85%	13%	15%	53%	15%	13%				
5.8	6.8		6.4	5.3	6.3	6.2	5.9	5.6	6.4	89%	11%	2%	28%	30%	36%				
5.9	6.7		6.4	5.1	6.2	7.0	5.5	5.5	7	89%	8%	8%	50%	23%	15%				
5.8	6.7		6.5	4.8	5.8	8.1	4.5	6.5	6	58%	17%	25%	58%	-	17%				
6.1	6.9		6.2	4.8	6.7	7.4	5.2	5.6	7.2	82%	13%	16%	40%	17%	20%				
6.6	7.3		6.7	5.2	7.3	8.1	5.4	6.3	7.1	74%	19%	22%	48%	7%	15%				
5.7	6.5		6.0	4.6	6.2	7.2	5.2	5.4	7.1	85%	9%	15%	41%	17%	20%				
5.9	6.9		6.5	5.2	6.6	7.0	5.7	5.9	7	86%	10%	14%	51%	10%	18%				
6.0	6.9		6.1	5.3	6.3	6.6	5.8	5.8	6.5	88%	12%	4%	33%	35%	29%				
6.0	6.5		6.8	5.1	5.9	6.3	5.4	5.6	6.6	88%	13%	-	29%	33%	33%				
5.5	6.8		6.3	4.7	6.0	7.5	5.7	5.3	5.7	100%	-	-	50%	25%	25%				
2.0	3.0		3.0	2.0	2.0	-	5.0	1.0	3	100%	-	-	-	100%	-				
-	-		-	-	-	-	-	-	-	-	-	-	-	-	-				
6.0	6.8		6.6	5.2	6.5	7.3	5.3	5.7	7	85%	11%	13%	44%	19%	19%				
5.9	6.7		6.0	4.8	6.4	7.0	5.4	5.6	6.8	84%	12%	12%	41%	19%	24%				
6.8	7.8		6.5	6.0	8.5	8.3	4.3	6.5	7.7	75%	25%	-	50%	-	50%				
7.9	8.3		8.4	6.7	8.0	8.6	7.1	6.7	8.4	75%	13%	38%	13%	13%	25%				
6.9	7.2		6.9	6.3	6.7	6.8	5.7	6.5	7.3	77%	21%	9%	45%	21%	15%				
3.8	5.6		3.8	4.2	6.2	7.0	5.8	6.8	7.3	80%	20%	-	20%	40%	40%				
5.8	6.6		6.0	4.6	6.3	7.2	5.3	5.5	6.8	87%	8%	13%	40%	19%	22%				
5.0	6.1		5.3	4.1	5.9	5.9	5.0	4.6	5.6	83%	17%	-	50%	28%	22%				
5.5	6.3		6.1	4.4	6.3	7.0	5.1	5.2	6.6	79%	15%	17%	42%	20%	18%				
6.6	7.4		7.1	5.7	6.9	7.4	5.8	6.2	7.2	94%	4%	9%	39%	17%	26%				
5.8	6.2		5.7	4.5	5.3	6.3	4.7	5.3	6.6	64%	29%	11%	54%	21%	11%				
6.7	7.3		7.0	5.0	7.0	7.0	3.0	6.8	6	25%	75%	25%	75%	-	-				
6.3	7.1		6.7	4.8	6.9	7.9	5.5	5.8	7.1	90%	6%	10%	42%	15%	29%				
-	-		-	-	-	-	-	-	-</										

Non Residential													
What types of non-residential development does the Townsh...													
Neighborhood commercial (cafe, beauty shop, corner store, etc.)	Regional commercial (big box, etc.)	General business offices	Industrial	Grocery stores	Medical (doctor/dentist offices)	Banks	Places of worship	Restaurants	Pubs/bars/brewery/meade ry	Recreational (pool hall, entertainment, gyms, etc.)	Cultural (museums, theaters, galleries, gardens, etc.)	Lodging (hotels, bed and breakfast, etc.)	Specialty stores (shoes, sporting goods, etc.)
48%	20%	17%	14%	38%	16%	12%	10%	63%	27%	43%	59%	21%	36%
33%	22%	-	11%	33%	22%	44%	-	67%	33%	67%	78%	22%	33%
53%	19%	25%	13%	47%	28%	16%	9%	56%	25%	47%	69%	28%	44%
38%	12%	4%	4%	19%	8%	15%	4%	54%	38%	42%	42%	19%	23%
49%	20%	17%	15%	39%	14%	9%	10%	65%	26%	41%	58%	19%	37%
46%	19%	17%	13%	37%	18%	12%	10%	67%	28%	44%	58%	19%	38%
56%	22%	19%	19%	48%	15%	19%	7%	41%	15%	48%	67%	26%	33%
48%	20%	14%	15%	35%	16%	10%	8%	69%	30%	45%	60%	20%	35%
33%	17%	13%	8%	46%	8%	8%	13%	46%	29%	46%	38%	25%	33%
	-	25%	25%	25%	-	25%	50%	-	25%	25%	25%	-	50%
67%	33%	25%	8%	58%	25%	33%	17%	33%	8%	58%	75%	33%	42%
100%	-	-	-	50%	50%	-	-	100%	50%	-	-	-	50%
72%	17%	44%	17%	56%	17%	22%	11%	61%	6%	22%	83%	22%	44%
	-	-	-	-	-	-	-	100%	-	-	100%	-	-
41%	18%	21%	26%	41%	26%	10%	13%	69%	26%	41%	69%	28%	41%
46%	19%	16%	10%	32%	10%	12%	7%	65%	34%	49%	54%	12%	32%
83%	33%	25%	-	75%	25%	17%	33%	67%	17%	42%	75%	33%	50%
51%	19%	14%	18%	40%	21%	13%	10%	56%	17%	35%	58%	32%	39%
29%	14%	14%	19%	43%	19%	5%	10%	76%	33%	52%	71%	29%	48%
50%	20%	17%	14%	39%	16%	13%	9%	65%	28%	45%	60%	20%	37%
100%	-	-	-	100%	-	-	-	100%	-	-	-	-	100%
25%	25%	25%	-	25%	25%	50%	-	50%	50%	75%	100%	25%	75%
29%	4%	4%	4%	13%	13%	13%	-	63%	33%	63%	46%	8%	13%
43%	27%	16%	16%	27%	11%	11%	8%	76%	46%	59%	65%	19%	41%
53%	20%	17%	10%	42%	10%	7%	5%	67%	27%	40%	53%	15%	37%
53%	19%	21%	14%	47%	21%	13%	21%	60%	26%	44%	60%	23%	34%
50%	23%	17%	21%	39%	18%	14%	8%	58%	17%	30%	61%	29%	41%
75%	25%	25%	-	75%	-	50%	25%	25%	-	50%	25%	-	50%
35%	22%	13%	13%	48%	17%	13%	17%	52%	13%	30%	52%	17%	39%
51%	24%	22%	28%	42%	18%	13%	10%	65%	26%	40%	60%	29%	44%
49%	19%	14%	8%	28%	15%	11%	6%	68%	36%	48%	56%	13%	31%
48%	16%	16%	7%	42%	15%	10%	10%	61%	22%	43%	67%	27%	31%
53%	32%	32%	11%	47%	21%	32%	5%	42%	26%	53%	58%	11%	42%
54%	24%	20%	26%	41%	24%	20%	13%	61%	19%	37%	56%	33%	43%
47%	18%	18%	11%	38%	14%	9%	11%	60%	27%	40%	57%	17%	40%
47%	17%	11%	10%	33%	12%	6%	9%	78%	37%	49%	64%	20%	28%
51%	21%	19%	13%	40%	13%	26%	9%	51%	32%	43%	51%	17%	30%
45%	16%	16%	11%	35%	16%	8%	10%	67%	26%	44%	62%	22%	37%
57%	31%	21%	24%	40%	19%	14%	10%	60%	29%	40%	52%	21%	40%
40%	13%	17%	4%	29%	17%	10%	6%	71%	40%	54%	56%	6%	42%
49%	24%	19%	15%	38%	12%	12%	14%	78%	31%	49%	60%	18%	41%
42%	33%	8%	17%	50%	33%	17%	8%	67%	33%	33%	67%	42%	42%
52%	16%	19%	14%	34%	14%	11%	8%	56%	23%	36%	58%	22%	33%
53%	22%	20%	14%	39%	16%	18%	10%	55%	29%	47%	61%	22%	31%
51%	18%	15%	14%	39%	15%	8%	10%	56%	22%	33%	60%	25%	35%
49%	28%	12%	9%	47%	12%	14%	12%	72%	30%	51%	56%	16%	30%
49%	13%	16%	13%	36%	13%	11%	7%	71%	40%	47%	62%	18%	44%
29%	25%	33%	21%	25%	25%	17%	13%	71%	21%	63%	63%	17%	46%
50%	-	-	25%	-	25%	25%	-	100%	25%	50%	-	25%	25%
100%	-	-	-	100%	-	-	100%	100%	-	-	100%	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
41%	28%	18%	22%	38%	14%	11%	8%	62%	33%	47%	52%	21%	33%
54%	15%	14%	8%	40%	16%	14%	10%	66%	25%	40%	64%	22%	39%
75%	25%	-	-	50%	-	25%	-	25%	-	50%	25%	25%	50%
13%	-	25%	-	50%	50%	13%	13%	88%	25%	75%	25%	13%	25%
48%	25%	23%	18%	48%	25%	25%	23%	68%	14%	45%	64%	20%	41%
40%	-	20%	-	40%	40%	-	-	80%	40%	60%	20%	-	20%
51%	20%	16%	12%	36%	13%	10%	8%	63%	30%	42%	62%	22%	34%
47%	18%	18%	35%	29%	24%	6%	6%	59%	24%	41%	35%	18%	47%
55%	21%	17%	15%	46%	18%	16%	13%	54%	21%	45%	62%	29%	34%
38%	18%	13%	8%	26%	12%	8%	9%	71%	37%	42%	56%	13%	38%
63%	26%	26%	37%	59%	26%	15%	-	67%	15%	44%	56%	19%	41%
67%	-	33%	-	67%	33%	-	-	33%	33%	33%	33%	33%	33%
41%	10%	18%	15%	38%	13%	5%	13%	41%	23%	54%	64%	36%	26%
	-	-	-	-	-	-	-	-	-	-	-	-	-
50%	28%	19%	22%	44%	22%	28%	9%	50%	13%	34%	56%	22%	38%
53%	33%	20%	13%	40%	20%	13%	27%	73%	13%	67%	80%	47%	60%
38%	23%	23%	38%	46%	38%	15%	-	77%	15%	38%	54%	15%	38%
79%	29%	7%	14%	64%	-	7%	14%	79%	36%	29%	50%	7%	29%
	-	-	-	-	-	-	-	-	-	-	-	-	-
85%	15%	31%	38%	85%	23%	31%	-	69%	23%	46%	38%	23%	23%
100%	100%	-	-	33%	-	-	-	33%	-	33%	100%	33%	100%
50%	21%	14%	11%	36%	21%	7%	18%	64%	29%	39%	61%	7%	29%
50%	-	-	-	38%	13%	13%	13%	63%	25%	50%	63%	13%	13%
34%	17%	14%	7%	15%	7%	6%	4%	69%	41%	38%	52%	14%	38%
47%	20%	13%	13%	47%	20%	13%	13%	93%	47%	60%	67%	27%	67%
48%	19%	17%	14%	38%	19%	14%	11%	67%	29%	43%	59%	19%	35%
49%	20%	16%	14%	38%	13%	10%	8%	60%	26%	43%	58%	22%	38%

Residential Housing							
What types of residential housing does the township need?...							
Larger single family (+2,000 sq/ft)	Smaller single family (- 2,000 sq/ft)	Assisted living	Independent senior housing	Townhomes	Small multiple family (duplex, triplex, quadplex)	Multiple family condominium/apartments	More housing options in general
30%	44%	28%	44%	21%	12%	14%	35%
-							
-	20%	20%	60%	40%	40%	20%	100%
36%	50%	32%	36%	25%	32%	21%	39%
30%	61%	17%	30%	4%	-	-	30%
30%	42%	29%	47%	21%	9%	13%	32%
31%	46%	26%	46%	22%	10%	10%	31%
35%	38%	31%	46%	31%	35%	35%	77%
32%	47%	26%	41%	20%	9%	13%	32%
29%	48%	29%	33%	19%	10%	10%	19%
67%	-	33%	33%	-	-	-	-
27%	27%	45%	73%	18%	36%	36%	91%
50%	50%	-	50%	50%	-	-	-
5%	42%	42%	68%	32%	32%	16%	58%
100%	-	-	-	-	-	-	-
34%	49%	29%	43%	26%	14%	14%	51%
35%	51%	25%	32%	21%	12%	15%	25%
21%	36%	14%	43%	29%	21%	29%	57%
22%	34%	36%	65%	16%	8%	8%	38%
38%	43%	33%	38%	10%	10%	10%	48%
31%	48%	27%	44%	22%	12%	15%	35%
100%	100%	-	100%	-	-	-	-
33%	33%	67%	67%	33%	100%	33%	67%
63%	47%	5%	5%	21%	5%	5%	26%
48%	55%	23%	23%	23%	13%	23%	35%
33%	44%	31%	40%	25%	8%	12%	33%
21%	49%	24%	41%	20%	16%	17%	36%
20%	33%	36%	68%	16%	7%	9%	36%
60%	20%	-	20%	-	-	20%	60%
14%	43%	48%	57%	29%	33%	10%	62%
30%	41%	28%	49%	20%	17%	17%	41%
37%	44%	32%	46%	19%	6%	15%	22%
26%	51%	20%	35%	22%	7%	9%	33%
22%	33%	33%	61%	17%	33%	39%	72%
35%	43%	37%	45%	27%	24%	14%	47%
26%	51%	26%	44%	17%	6%	9%	33%
40%	44%	22%	36%	21%	6%	14%	18%
30%	33%	30%	51%	21%	23%	16%	56%
32%	48%	28%	40%	20%	8%	13%	29%
23%	43%	30%	58%	23%	15%	13%	30%
58%	53%	20%	15%	23%	10%	10%	23%
38%	43%	29%	33%	23%	7%	17%	28%
18%	36%	27%	55%	18%	36%	18%	55%
19%	42%	24%	53%	19%	11%	11%	39%
19%	30%	30%	63%	12%	21%	12%	42%
19%	49%	27%	52%	18%	8%	10%	38%
41%	44%	41%	41%	28%	15%	23%	26%
57%	43%	19%	24%	26%	12%	14%	26%
32%	63%	26%	26%	26%	5%	16%	37%
67%	33%	-	-	-	-	-	-
-	-	-	-	-	-	-	100%
-	-	-	-	-	-	-	-
34%	45%	27%	42%	19%	10%	13%	32%
27%	41%	29%	47%	24%	14%	14%	35%
67%	-	-	33%	-	-	67%	100%
40%	40%	-	20%	-	-	20%	20%
40%	33%	40%	53%	33%	22%	24%	51%
20%	60%	20%	20%	-	-	-	60%
29%	46%	26%	41%	19%	11%	9%	29%
18%	29%	29%	47%	24%	-	12%	59%
29%	39%	31%	51%	21%	18%	16%	39%
32%	46%	22%	36%	17%	3%	12%	29%
25%	57%	39%	46%	36%	14%	11%	39%
-	-	-	25%	50%	25%	25%	75%
19%	40%	31%	60%	26%	14%	10%	26%
-	-	-	-	-	-	-	-
44%	47%	34%	50%	16%	16%	19%	44%
25%	50%	31%	31%	25%	38%	25%	56%
38%	38%	54%	46%	38%	15%	23%	62%
17%	17%	33%	67%	8%	-	8%	25%
-	-	-	-	-	-	-	-
23%	77%	23%	38%	23%	15%	8%	23%
-	33%	33%	100%	67%	-	-	67%
27%	45%	18%	36%	18%	9%	9%	50%
30%	40%	20%	40%	-	10%	-	20%
37%	43%	25%	33%	20%	2%	12%	22%
23%	62%	23%	46%	8%	-	15%	23%
30%	42%	25%	42%	21%	16%	12%	41%
30%	46%	31%	46%	21%	8%	15%	28%

Like Best									
What three things do you like best about living in Ypsilanti...									
Location	Quality Township services	Quality schools	Diversity	Community history and pride	Access to basic needs (food, health services)	Recreational opportunities	Quality housing stock	Protection and access to natural resources/features	Other (please specify below)
77%	21%	7%	40%	22%	45%	14%	13%	13%	8%
60%	10%	10%	40%	30%	40%	50%	10%	10%	10%
71%	11%	11%	40%	17%	31%	9%	23%	11%	9%
78%	22%	11%	33%	22%	48%	30%	7%	30%	15%
79%	24%	5%	41%	23%	48%	12%	12%	12%	7%
77%	23%	6%	38%	20%	47%	14%	13%	14%	9%
74%	15%	15%	33%	37%	37%	22%	15%	4%	11%
76%	22%	6%	41%	23%	45%	13%	12%	13%	9%
73%	12%	12%	42%	19%	54%	27%	15%	8%	4%
100%	-	-	25%	50%	25%	-	25%	50%	-
75%	33%	17%	33%	25%	50%	17%	17%	8%	8%
100%	-	-	-	-	-	-	-	-	-
80%	20%	-	30%	20%	40%	15%	20%	20%	10%
100%	-	-	-	-	100%	-	-	-	-
85%	25%	5%	45%	33%	38%	13%	5%	10%	8%
77%	13%	9%	44%	19%	42%	14%	15%	13%	9%
58%	17%	8%	25%	17%	50%	8%	17%	33%	17%
76%	35%	4%	32%	23%	55%	17%	12%	12%	5%
73%	32%	9%	50%	27%	50%	18%	5%	9%	5%
77%	20%	7%	40%	19%	44%	14%	14%	14%	9%
100%	-	-	-	-	100%	-	-	-	-
75%	-	-	75%	50%	50%	25%	-	-	-
72%	8%	8%	32%	24%	40%	32%	12%	12%	12%
77%	6%	14%	40%	23%	40%	9%	20%	17%	14%
75%	19%	9%	47%	17%	44%	17%	11%	19%	8%
81%	19%	5%	41%	22%	42%	8%	15%	9%	9%
76%	37%	3%	35%	25%	54%	14%	10%	11%	4%
80%	20%	20%	20%	60%	40%	40%	20%	20%	-
84%	28%	16%	24%	32%	48%	16%	8%	8%	-
67%	21%	3%	32%	31%	49%	13%	8%	11%	7%
82%	17%	6%	43%	18%	46%	12%	13%	15%	9%
77%	26%	7%	50%	15%	39%	18%	18%	16%	12%
83%	11%	11%	44%	39%	44%	28%	-	11%	-
76%	20%	3%	31%	32%	54%	14%	12%	10%	7%
73%	25%	7%	41%	22%	45%	12%	15%	13%	7%
78%	18%	8%	48%	12%	39%	18%	15%	15%	13%
72%	13%	6%	45%	23%	47%	17%	9%	17%	6%
78%	20%	6%	42%	20%	46%	13%	14%	13%	10%
80%	33%	7%	29%	31%	44%	13%	13%	11%	2%
85%	11%	11%	43%	23%	34%	17%	17%	15%	11%
81%	14%	12%	45%	21%	46%	14%	12%	14%	9%
55%	27%	9%	36%	27%	64%	18%	-	18%	-
76%	27%	3%	39%	23%	45%	14%	12%	13%	8%
78%	29%	4%	37%	27%	49%	10%	8%	10%	6%
74%	27%	3%	38%	19%	46%	14%	13%	15%	7%
81%	12%	14%	47%	21%	56%	16%	9%	12%	5%
69%	11%	16%	47%	27%	36%	22%	18%	16%	11%
83%	17%	4%	39%	30%	39%	13%	22%	9%	17%
100%	-	-	25%	-	50%	-	25%	-	25%
100%	-	-	100%	-	100%	-	-	-	-
-	-	-	-	-	-	-	-	-	-
81%	25%	7%	45%	20%	45%	16%	13%	12%	7%
75%	18%	6%	38%	24%	46%	14%	14%	13%	9%
100%	50%	25%	75%	25%	25%	-	25%	25%	25%
86%	29%	-	57%	29%	43%	-	14%	29%	-
70%	21%	9%	53%	23%	26%	15%	19%	13%	11%
100%	-	20%	80%	-	20%	40%	-	-	20%
77%	21%	6%	37%	24%	49%	15%	11%	13%	8%
89%	-	11%	39%	11%	56%	22%	6%	11%	11%
84%	25%	4%	37%	29%	48%	10%	7%	9%	9%
71%	17%	10%	48%	12%	43%	18%	20%	20%	8%
72%	24%	7%	24%	34%	38%	21%	10%	7%	3%
100%	-	-	33%	-	67%	-	33%	-	-
87%	21%	4%	40%	15%	60%	15%	4%	11%	2%
-	-	-	-	-	-	-	-	-	-
79%	26%	3%	38%	47%	35%	9%	6%	9%	15%
69%	38%	6%	31%	44%	44%	-	6%	-	13%
69%	23%	8%	31%	46%	38%	15%	-	8%	-
93%	36%	-	29%	36%	36%	7%	7%	14%	7%
-	-	-	-	-	-	-	-	-	-
79%	14%	-	36%	36%	36%	21%	21%	-	-
67%	67%	33%	-	33%	-	33%	-	33%	33%
70%	13%	10%	40%	13%	37%	20%	23%	27%	10%
90%	20%	-	10%	-	70%	20%	10%	20%	30%
69%	23%	8%	51%	7%	51%	17%	23%	20%	4%
75%	6%	19%	50%	38%	25%	6%	6%	13%	13%
74%	23%	8%	35%	24%	46%	14%	17%	17%	12%
80%	20%	6%	45%	21%	45%	15%	9%	10%	4%



Preferred Changes						
Which three things would you like to see change about Yps...						
More diversified housing stock	Housing affordability	Quality of schools	Better township services	Access to employment opportunities	Access to basic needs (food, health services)	Other (please specify below)
14%	31%	66%	23%	44%	28%	16%
-	50%	75%	25%	25%	38%	-
18%	45%	64%	21%	52%	33%	15%
14%	32%	59%	18%	27%	36%	27%
14%	27%	67%	24%	46%	25%	15%
14%	24%	65%	24%	44%	30%	18%
14%	86%	64%	25%	46%	36%	4%
14%	25%	67%	22%	44%	27%	18%
9%	32%	86%	36%	50%	18%	18%
-	25%	50%	25%	50%	25%	25%
8%	92%	58%	25%	42%	42%	-
-	50%	50%	-	-	50%	-
33%	56%	56%	22%	50%	33%	-
-	-	100%	-	100%	-	-
23%	30%	75%	23%	43%	23%	10%
11%	20%	68%	21%	45%	25%	19%
7%	43%	64%	29%	57%	29%	14%
16%	47%	58%	25%	41%	36%	13%
17%	30%	78%	17%	48%	17%	9%
14%	29%	65%	24%	46%	29%	17%
-	-	100%	-	100%	100%	-
25%	75%	75%	-	25%	25%	-
9%	32%	77%	18%	41%	27%	18%
9%	26%	65%	21%	44%	21%	26%
12%	15%	73%	25%	42%	20%	20%
14%	33%	70%	30%	50%	29%	13%
17%	42%	54%	17%	42%	35%	10%
-	50%	25%	75%	75%	100%	-
13%	58%	63%	21%	46%	38%	8%
17%	40%	67%	23%	51%	30%	10%
15%	23%	67%	16%	43%	22%	17%
10%	22%	68%	30%	36%	26%	22%
15%	60%	70%	35%	40%	45%	5%
12%	46%	65%	15%	46%	38%	12%
14%	26%	65%	24%	52%	24%	19%
13%	14%	71%	23%	39%	21%	19%
20%	44%	60%	22%	49%	31%	11%
12%	27%	69%	24%	44%	25%	19%
12%	34%	63%	12%	44%	34%	5%
6%	23%	77%	19%	42%	25%	17%
14%	24%	67%	21%	47%	20%	20%
17%	50%	83%	25%	58%	33%	-
17%	31%	62%	24%	45%	29%	14%
17%	28%	53%	19%	40%	36%	13%
14%	37%	65%	28%	41%	28%	16%
16%	28%	77%	23%	47%	28%	21%
11%	18%	77%	27%	48%	20%	16%
8%	38%	63%	4%	54%	29%	17%
-	50%	50%	-	50%	-	-
-	100%	100%	100%	-	-	-
-	-	-	-	-	-	-
14%	25%	65%	27%	45%	25%	17%
13%	34%	68%	20%	43%	30%	15%
25%	25%	75%	50%	25%	25%	25%
38%	25%	50%	38%	13%	38%	13%
19%	42%	60%	30%	58%	42%	12%
25%	25%	100%	50%	50%	25%	25%
11%	27%	68%	21%	42%	27%	17%
19%	44%	69%	31%	38%	6%	13%
12%	39%	75%	22%	47%	27%	15%
14%	21%	63%	24%	38%	24%	18%
23%	38%	42%	19%	65%	50%	8%
-	100%	100%	100%	-	-	-
15%	45%	73%	15%	33%	20%	8%
-	-	-	-	-	-	-
6%	44%	76%	18%	65%	35%	12%
13%	20%	93%	20%	60%	27%	27%
25%	58%	33%	17%	58%	50%	-
-	7%	57%	29%	36%	50%	14%
-	-	-	-	-	-	-
23%	23%	62%	23%	54%	38%	31%
-	-	50%	50%	100%	50%	-
28%	28%	60%	16%	56%	32%	12%
22%	33%	67%	44%	67%	11%	22%
10%	15%	64%	22%	34%	18%	21%
7%	33%	53%	33%	27%	40%	20%
16%	34%	64%	27%	52%	31%	15%
12%	28%	68%	19%	36%	25%	16%

Who Responded		2009 Response	
%	Count	%	Change
Valid	Valid	Valid	Valid
100%	306	100%	
3%	10	1%	2%
11%	35	13%	-2%
10%	31	13%	-3%
74%	225	73%	1%
69%	210	89%	-20%
10%	32	9%	1%
75%	228		
9%	29		
1%	4		
4%	13		
1%	2		
7%	21		
1%	2		
14%	43	19%	-5%
52%	158	38%	14%
5%	14	23%	-18%
29%	88	19%	10%
8%	23		8%
77%	236		
0%	1		
1%	4	2%	-1%
9%	27	5%	4%
13%	39	15%	-2%
22%	67	20%	2%
26%	81	22%	4%
26%	81	36%	-10%
2%	5	3%	-1%
10%	30	14%	-4%
26%	80	30%	-4%
35%	107	28%	7%
25%	77	24%	1%
8%	23	12%	-4%
20%	61	27%	-7%
37%	112	38%	-1%
29%	88	16%	13%
17%	52	12%	5%
63%	194	68%	-5%
15%	47	18%	-3%
17%	53	15%	2%
27%	84	23%	4%
4%	12	7%	-3%
47%	145	58%	-11%
18%	54		
38%	116		
16%	49		
16%	49		
8%	24		
1%	4		
0%	1		
-	-		
39%	119	42%	-3%
54%	165	57%	-3%
1%	4	1%	0%
3%	8	2%	1%
16%	49	15%	1%
2%	5	1%	1%
74%	225	77%	-3%
6%	18	2%	4%
45%	139		
44%	134		
10%	30		
1%	4		
16%	48		
-	-		
12%	38		
6%	17		
4%	13		
5%	14		
-	-		
5%	15		
1%	4		
10%	31		
4%	11		
25%	78		
6%	19		
50%	154		
50%	152		

2018 Ypsilanti Charter Township Community  
Engagement for Planning

Non-random Sample Results

2018 Scores									
2009 Scores									
Residency	One year or less	5.3	5.0	5.0	5.8	5.7	6.0	5.1	5.1
	1-5 years	5.6	5.2	5.2	5.2	6.1	4.8	6.8	6.8
	6-10 years	7.3	6.0	7.7	6.4	6.9	6.3	4.9	4.9
	More than 10 years	5.5	4.8	4.8	6.0	6.5	5.9	5.1	5.1
Own/Rent	Own	5.4	4.7	5.5	5.9	5.7	5.9	4.8	4.8
	Rent/Lease	5.2	5.1	4.9	5.6	5.4	6.0	5.2	5.2
	Own	5.8	5.3	5.4	6.0	5.9	6.0	5.2	5.2
	Rent/Lease	3.5	3.8	4.0	2.9	4.1	3.7	3.1	3.1
Residence Type	Single family (less than 1 acre lot)	5.1	4.7	4.7	5.7	5.8	6.1	5.1	5.1
	Single family (1-5 acre lot)	5.7	5.8	5.9	6.0	5.6	5.6	4.9	4.9
	Single family (5+ acre lot)	8.0	7.0	5.7	6.3	5.0	5.7	6.0	6.0
	Apartment	2.0	2.0	2.0	2.0	1.0	4.0	2.5	2.5
Employment Location	Manufactured home	7.0	6.0	6.0	5.7	5.3	6.0	6.7	6.7
	Multifamily	6.4	6.0	7.1	6.3	6.6	6.0	5.5	5.5
	Other	6.0	4.0	6.0	4.0	5.0	5.0	4.0	4.0
	Yes	4.9	4.7	4.8	5.0	6.0	5.5	4.1	4.1
Own/Manage Business	No, a different community	5.3	5.1	4.9	6.0	5.7	5.9	5.2	5.2
	I am unemployed	6.0	5.5	5.5	6.5	7.0	8.0	8.0	8.0
	I am retired	5.7	5.0	5.5	5.8	5.4	6.3	5.5	5.5
	Yes	5.4	4.1	5.2	5.9	6.0	6.8	5.9	5.9
Age	No	5.5	5.2	5.2	5.9	5.9	6.0	5.1	5.1
	Under 18	-	-	-	-	-	-	-	-
	18 to 24	-	-	-	2.0	2.5	7.0	3.5	3.5
	25 to 34	4.9	4.4	4.1	4.9	5.6	4.6	4.2	4.2
Education	Some college	5.3	4.7	5.0	6.1	6.2	5.9	5.5	5.5
	College graduate	5.2	5.3	5.0	5.5	5.7	5.6	4.3	4.3
	Graduate degree(s)	5.2	5.1	5.1	6.2	5.5	6.1	5.5	5.5
	65 or over	5.9	5.1	5.6	5.6	5.5	6.6	5.2	5.2
Household Income	Some high school or less	-	-	-	-	-	-	-	-
	High school graduate	5.0	4.1	5.0	6.0	6.3	7.1	5.8	5.8
	Some college	5.1	4.7	4.7	5.3	5.3	6.5	5.4	5.4
	College graduate	5.4	5.1	5.2	5.9	5.7	5.8	5.1	5.1
Marital Status	Graduate degree(s)	5.6	5.4	5.2	5.9	6.0	5.7	4.9	4.9
	\$25,000 or less	3.8	3.3	3.0	3.0	4.1	4.8	4.3	4.3
	\$25,001 to \$50,000	4.7	4.1	4.2	5.2	4.8	6.4	5.0	5.0
	\$50,001 to \$100,000	5.7	5.3	5.6	6.1	5.8	6.0	5.1	5.1
Household Members	Over \$100,000	5.5	5.3	5.0	6.0	6.1	5.9	5.2	5.2
	Single	4.4	4.6	4.3	5.8	5.8	5.2	4.8	4.8
	Married/living with partner	5.4	5.0	5.0	5.7	5.7	6.1	5.1	5.1
	Widowed/separated/ divorced	6.6	6.0	6.9	6.0	5.2	6.2	4.9	4.9
Number in Household	Child(ren) age 12 or under	5.1	4.6	4.5	5.6	5.7	5.6	5.0	5.0
	Child(ren) over age 12	5.0	5.0	4.9	5.4	5.6	5.6	4.5	4.5
	Parent age 65 or older	4.0	4.5	4.3	3.9	3.9	2.3	3.7	3.7
	None of these	5.5	5.1	5.4	5.8	5.7	6.2	5.1	5.1
Gender	1	5.9	5.6	5.6	6.0	5.6	6.1	5.1	5.1
	2	5.3	4.9	5.1	5.7	6.0	6.2	5.4	5.4
	3	4.7	4.8	4.6	5.2	4.8	5.2	4.2	4.2
	4	5.3	4.8	4.5	5.7	5.8	5.9	5.3	5.3
Ethnicity	5	6.3	6.1	6.4	6.9	6.4	6.3	4.4	4.4
	6	5.0	5.0	5.0	5.3	5.5	6.0	6.3	6.3
	7	4.5	4.5	5.0	3.5	6.5	5.0	5.0	5.0
	8 or more	-	-	-	-	-	-	-	-
Race	Male	5.7	5.0	5.2	5.5	6.0	6.2	5.6	5.6
	Female	5.3	5.2	5.1	6.0	5.5	5.8	4.8	4.8
	American Indian/Alaska Native/Hawaiian	8.0	8.0	8.0	7.5	7.0	7.5	7.0	7.0
	Asian	3.5	3.5	3.5	5.7	6.3	3.5	4.3	4.3
Other	Black/African American	5.4	5.1	5.5	5.7	4.7	6.4	4.8	4.8
	Hispanic/Latino	5.8	5.0	4.8	5.3	6.1	5.4	4.5	4.5
	White/Caucasian	5.5	5.2	5.2	5.8	5.9	5.9	5.0	5.0
	Other	3.6	3.6	2.5	6.2	4.8	5.5	6.2	6.2

Garbage collection service	Brush and leaf disposal	Recycling service	Amount and quality of services you receive for the local taxes you pay	Communication on how tax dollars are used	Shopping convenience for everyday items	Shopping convenience for major/specialty items	Sufficient choices for most of your shopping needs	Area restaurant choices	Communicating effectively with the community	Encouraging citizen ideas and involvement	Openness to resident questions or concerns	Enforcing appearance/safety codes for business properties
8.1	8.0	7.4	6.6	5.4	6.6	5.0	5.7	5.2	6.4	6.1	6.8	6.4
8.4	8.1	8.4			7.6	6.7	7.0		7.0	6.0		5.9
7.6	7.8	7.6	6.0	5.4	6.3	5.1	5.6	5.8	7.3	7.0	7.6	6.0
7.4	7.5	6.7	6.3	5.4	6.1	4.9	5.2	5.0	6.4	6.1	6.9	6.8
8.6	8.3	7.9	6.5	5.0	6.3	5.0	5.7	5.3	6.4	6.4	6.7	6.7
8.2	8.1	7.4	6.7	5.6	6.9	5.1	5.8	5.2	6.4	6.0	6.8	6.3
8.1	8.0	7.5	6.7	5.6	6.5	5.1	5.7	5.3	6.7	6.5	7.1	6.7
7.6	6.0	5.7	2.5	2.7	5.9	4.0	5.9	4.1	3.5	3.7	4.6	5.6
7.9	7.9	7.3	6.6	5.5	6.5	5.0	5.6	5.1	6.6	6.3	7.0	6.5
8.8	8.3	7.6	6.3	4.5	7.0	4.9	5.6	5.0	5.6	5.0	6.0	6.4
8.3	9.0	7.5	6.3	5.8	5.3	3.5	4.3	4.8	4.8	5.0	4.3	5.3
8.5	6.0	5.5	4.0	4.0	6.5	3.5	6.5	3.5	5.0	5.0	4.5	4.0
7.3	8.0	2.0	-	6.0	6.0	5.3	6.7	6.3	6.3	6.7	7.0	6.5
9.2	9.1	8.7	7.4	7.2	7.7	6.4	6.9	6.9	7.3	6.6	7.6	7.0
8.0	7.0	7.0	5.0	4.0	7.0	5.0	7.0	4.0	4.0	4.0	-	-
8.1	8.3	7.0	6.7	5.3	6.5	4.5	5.4	4.6	6.4	6.1	6.9	5.6
8.0	7.9	7.4	6.4	5.1	6.7	5.0	5.8	5.3	6.3	5.9	6.7	6.5
8.3	7.5	6.7	5.0	4.7	8.0	7.7	6.0	5.3	3.5	3.5	3.5	7.0
8.2	8.1	7.6	7.1	6.6	6.6	5.2	5.6	5.3	6.9	6.8	7.0	6.8
9.1	9.0	8.1	7.2	6.8	7.0	6.8	6.7	6.5	7.8	7.6	8.2	7.8
8.1	8.0	7.4	6.6	5.4	6.7	4.9	5.7	5.2	6.4	6.2	6.9	6.4
-	-	-	-	-	-	-	-	-	-	-	-	-
8.0	-	8.0	-	-	6.5	4.5	6.5	4.0	5.0	5.0	5.0	8.0
7.5	7.3	6.3	4.4	3.9	6.0	4.1	4.9	4.2	4.5	4.7	5.5	5.2
7.9	7.9	7.2	6.3	4.8	6.3	4.8	5.5	5.1	6.3	6.2	6.6	6.7
8.1	8.0	7.3	6.6	5.1	6.7	4.8	5.8	5.2	6.2	5.6	7.0	5.8
8.4	8.1	7.5	7.0	5.8	7.1	5.4	6.1	5.7	6.8	6.8	7.3	6.8
8.4	8.3	8.0	7.1	6.5	6.7	5.4	5.7	5.3	7.0	6.5	7.0	7.0
-	-	-	-	-	-	-	-	-	-	-	-	-
7.5	8.0	6.6	6.4	4.6	5.6	4.9	4.9	4.1	6.7	7.0	6.9	6.7
8.2	8.3	7.0	6.6	5.7	6.7	5.2	5.9	5.4	6.4	6.2	6.6	6.6
8.1	7.9	7.7	6.4	5.3	6.6	5.0	5.8	5.1	6.3	6.0	6.6	6.1
8.3	7.9	7.5	6.8	5.5	6.9	5.1	5.7	5.4	6.5	6.2	7.2	6.7
8.3	7.3	7.0	6.0	5.0	5.6	4.4	5.9	5.2	5.6	5.3	5.8	5.4
8.0	8.3	6.8	6.6	5.7	6.3	4.9	5.2	4.6	6.9	6.6	7.2	6.7
8.5	8.2	7.5	6.7	5.4	7.2	5.4	6.1	5.6	6.2	6.1	6.7	6.5
7.9	7.8	7.5	6.4	5.3	6.6	4.9	5.7	5.1	6.4	6.0	6.8	6.3
7.7	7.9	6.5	6.3	4.6	6.4	5.1	5.9	5.2	5.2	5.4	5.9	6.4
8.1	8.0	7.4	6.7	5.4	6.7	5.0	5.7	5.2	6.5	6.3	6.9	6.4
8.4	8.2	8.0	6.5	6.1	6.3	4.8	5.3	5.4	7.4	6.8	7.4	6.9
7.9	7.7	7.1	6.1	4.8	6.8	4.7	5.7	5.3	6.2	5.9	6.3	6.4
8.4	8.5	7.7	7.2	5.2	7.5	5.3	6.5	5.5	6.4	5.9	7.1	6.1
7.4	7.4	7.0	5.0	4.4	6.3	5.7	6.0	5.3	4.9	4.9	5.9	4.7
8.1	8.1	7.3	6.5	5.6	6.5	5.2	5.7	5.2	6.6	6.3	7.0	6.9
8.3	7.9	7.6	6.5	5.7	6.4	4.8	5.6	5.1	6.5	6.3	6.8	6.7
8.0	8.0	7.3	6.5	5.3	6.3	5.1	5.6	5.3	6.5	6.3	6.9	6.7
8.0	8.0	8.0	6.7	5.4	6.7	5.0	5.8	4.8	6.3	6.3	6.9	6.4
7.8	7.5	7.6	6.2	5.2	6.8	4.4	5.1	4.7	6.1	5.8	6.3	6.0
9.1	9.4	6.8	8.0	5.5	8.0	5.1	6.3	5.2	6.6	6.0	7.5	5.6
8.0	8.0	6.3	7.0	4.8	8.3	6.0	7.8	7.8	5.8	6.0	7.0	6.0
7.7	5.0	6.0	4.5	3.7	7.7	7.0	7.7	6.3	3.3	3.3	3.3	6.0
-	-	-	-	-	-	-	-	-	-	-	-	-
8.0	7.8	7.2	6.3	5.2	6.3	4.9	5.6	5.3	6.3	6.0	6.5	6.4
8.3	8.2	7.6	6.8	5.6	6.9	5.1	5.8	5.3	6.7	6.5	7.2	6.6
10.0	7.5	6.0	7.0	4.0	8.0	8.0	5.5	6.0	8.0	8.0	8.0	-
8.0	8.0	8.0	6.3	2.5	4.3	3.0	3.3	3.7	7.3	6.7	7.0	8.0
7.8	7.6	6.9	6.9	6.0	6.8	5.7	6.1	5.1	6.9	6.8	7.1	6.3
8.6	8.5	7.0	6.9	5.2	7.6	7.7	6.7	5.4	5.9	5.0	5.8	6.8
8.1	8.0	7.3	6.6	5.4	6.6	4.9	5.7	5.3	6.4	6.1	6.8	6.5
8.8	8.8	8.8	5.4	3.8	6.2	4.5	4.8	5.2	6.0	6.5	7.0	5.3



	Enforcing appearance/safety codes for residential properties	Level of professionalism of local staff	The follow-up provided by local staff	The ease of getting your question answered	Range of cultural offerings	Strong and vibrant arts community	Activities that interest you	Cost-of-living	Quality of jobs	Affordability of housing	Availability of jobs	Stability of property values	Strength of local economy
	64	7.9	7.5	7.3	54	5.0	5.1	6.7	5.5	6.5	54	6.5	63
	49				63	5.7		5.5	4.1	5.6			
	68	8.1	8.4	8.1	5.9	7.0	6.6	7.3	6.0	7.5	6.2	7.8	6.6
	66	8.0	7.9	7.6	5.0	5.0	5.1	7.0	5.4	7.0	5.5	6.4	6.7
	66	7.6	6.8	7.1	5.2	4.9	5.2	6.5	5.5	6.3	5.4	6.9	6.2
	62	8.0	7.6	7.3	5.5	4.9	4.9	6.6	5.4	6.4	5.4	6.3	6.2
	66	8.1	7.6	7.5	5.6	5.1	5.2	6.9	5.5	6.8	5.5	6.7	6.5
	58	4.3	3.6	3.8	3.6	3.8	3.8	4.4	3.6	4.3	3.7	4.0	3.1
	64	8.0	7.6	7.4	5.4	5.0	5.0	6.7	5.4	6.5	5.4	6.5	6.3
	66	7.4	6.8	6.6	4.8	4.6	5.0	6.6	5.5	6.3	5.5	6.8	6.2
	53	6.7	6.8	5.8	5.3	4.8	5.5	6.5	6.3	6.0	5.8	6.5	6.5
	50	6.0	3.0	3.0	4.0	3.0	7.0	4.0	3.0	4.0	4.5	4.0	1.5
	60	7.3	8.0	8.0	6.5	5.5	4.3	6.7	6.5	6.7	6.5	6.5	6.0
	7.3	8.5	8.8	8.7	5.9	5.8	6.1	7.7	6.1	8.2	6.4	6.7	6.9
	5.0	8.0	6.0	7.0	-	-	3.0	-	-	-	-	4.0	7.0
	5.9	8.3	8.0	7.8	4.9	4.4	4.5	6.6	5.4	5.9	5.2	6.3	6.2
	6.5	7.7	7.3	7.1	5.5	5.2	5.2	6.8	5.4	6.6	5.3	6.5	6.1
	6.0	8.0	-	5.0	6.0	6.0	6.0	5.3	4.7	5.0	4.7	5.7	5.7
	64	8.1	7.7	7.6	5.6	5.0	5.1	6.7	5.9	6.9	6.1	6.4	6.7
	7.7	9.2	8.7	8.5	6.8	6.2	5.9	7.2	6.7	7.4	6.7	7.4	7.7
	64	7.9	7.6	7.4	5.3	5.0	5.0	6.7	5.4	6.6	5.4	6.5	6.2
	-	-	-	-	-	-	-	-	-	-	-	-	-
	7.0	5.0	5.0	5.0	4.0	4.0	5.0	5.5	3.5	5.5	4.0	5.0	3.0
	5.3	7.0	6.3	5.9	4.1	4.2	3.8	6.5	4.9	6.5	4.8	5.8	5.3
	6.8	7.5	7.1	7.1	5.7	5.5	5.5	6.6	5.6	6.8	5.5	6.5	6.4
	6.3	7.9	7.6	7.3	4.9	4.7	4.7	6.9	4.8	6.2	4.7	6.8	6.2
	6.1	8.2	7.8	7.9	5.9	5.2	5.1	6.8	5.8	6.4	5.5	6.5	6.2
	6.6	8.3	8.0	7.8	5.4	5.0	5.3	6.7	6.0	6.8	6.6	6.6	6.8
	-	-	-	-	-	-	-	-	-	-	-	-	-
	6.0	7.7	7.3	7.3	5.0	4.7	4.3	6.7	4.7	6.7	5.7	6.1	6.3
	6.5	8.0	7.5	7.2	5.7	4.9	5.4	6.4	5.8	6.5	6.0	6.5	6.5
	6.2	7.5	7.2	7.2	5.2	5.1	4.9	6.5	5.2	6.1	4.9	6.4	5.9
	6.7	8.3	7.9	7.7	5.5	5.2	5.3	7.1	5.8	7.1	5.8	6.7	6.5
	6.6	7.0	6.2	6.3	6.3	6.2	5.1	4.9	3.9	4.9	4.0	5.1	4.3
	64	8.0	6.8	7.4	4.9	4.6	4.8	6.4	5.0	6.0	5.3	5.9	6.1
	6.2	7.9	7.6	7.4	5.5	4.9	5.1	6.8	5.9	6.5	5.9	6.8	6.5
	6.5	8.0	7.8	7.4	5.4	5.1	5.1	7.0	5.5	6.9	5.3	6.6	6.2
	6.1	6.7	6.3	6.5	5.4	5.3	5.0	6.6	4.8	6.4	5.1	6.3	5.9
	6.2	8.0	7.7	7.5	5.5	4.9	5.0	6.7	5.6	6.6	5.6	6.6	6.3
	7.2	8.5	7.8	7.9	5.2	5.0	5.3	6.8	5.5	6.3	5.3	6.1	6.3
	6.6	7.8	7.1	7.2	5.4	4.8	5.2	6.6	5.4	6.6	5.2	6.2	6.1
	6.1	7.9	7.4	7.7	5.5	4.9	5.0	7.2	5.9	6.6	5.6	6.8	6.9
	5.1	7.7	6.8	6.0	4.8	4.6	4.3	5.0	4.3	5.0	4.1	5.7	4.9
	6.6	7.9	7.6	7.4	5.4	5.1	5.1	6.7	5.5	6.6	5.7	6.6	6.3
	6.5	7.7	7.3	7.3	5.7	5.4	5.5	7.0	5.7	6.9	5.8	6.3	6.4
	64	7.8	7.6	7.4	5.3	5.0	4.8	6.5	5.3	6.3	5.5	6.5	5.9
	6.3	8.1	7.1	7.0	5.4	4.7	5.0	6.7	5.3	6.7	5.3	6.5	6.2
	5.7	7.9	7.5	7.4	5.0	4.3	4.5	7.1	5.3	7.0	5.3	6.5	6.5
	6.5	8.8	8.5	8.5	5.3	4.8	6.3	7.7	6.7	6.3	6.4	7.3	7.2
	6.8	7.0	6.7	7.0	6.8	6.8	5.5	7.3	6.3	7.3	5.0	7.0	7.0
	5.5	5.0	3.0	3.5	6.5	6.0	5.0	4.0	4.7	4.3	4.3	5.3	5.3
	-	-	-	-	-	-	-	-	-	-	-	-	-
	6.3	7.8	7.6	7.3	5.3	4.9	5.0	6.7	5.5	6.7	5.7	6.5	6.5
	6.5	8.0	7.4	7.5	5.6	5.2	5.1	6.9	5.7	6.6	5.6	6.7	6.3
	7.0	5.0	5.0	1.0	6.0	6.0	6.0	5.0	4.0	2.0	4.0	6.0	5.0
	8.0	8.5	7.5	8.5	5.0	5.5	7.0	8.0	5.3	7.5	5.0	7.3	6.7
	6.5	8.1	6.7	7.1	5.3	5.2	5.7	6.4	5.7	5.5	5.2	6.3	6.1
	6.8	9.2	9.0	9.0	4.3	4.1	5.0	7.3	5.8	8.4	5.8	7.0	6.9
	6.3	7.9	7.5	7.4	5.4	5.1	5.0	6.9	5.5	6.7	5.6	6.6	6.3
	6.8	7.5	7.5	7.0	7.4	5.2	4.4	5.3	5.4	5.2	5.2	5.3	5.8

Ypsilanti Charter Township												
Facilities meet your needs	Facility maintenance	Quality of recreational programs	Variety of recreational programs	Ypsilanti Charter Township overall satisfaction	Your local school district satisfaction	Washtenaw County government satisfaction	State of Michigan government satisfaction	A safe place to live	Enjoyable place for children	Enjoyable place for young adults (under 40)	Enjoyable place for senior citizens (over 64)	Enjoyable place for people to visit
6.7	6.9	6.6	6.4	7.5	5.2	6.4	5.5	6.7	6.7	6.3	6.8	6.0
7.6	7.6	7.4	7.3	6.8				6.2	6.5	6.1	6.5	
7.3	7.8	7.4	7.4	8.0	6.0	6.3	6.9	6.8	6.7	6.4	8.0	6.3
6.6	7.1	6.4	6.0	7.8	5.6	7.1	5.6	7.1	7.0	6.7	7.5	6.2
7.1	7.3	7.2	7.3	7.2	5.4	6.5	5.3	7.2	6.9	6.7	7.5	6.5
6.6	6.7	6.5	6.3	7.6	5.0	6.2	5.4	6.5	6.6	6.1	6.4	5.8
6.9	7.1	6.8	6.7	7.6	5.3	6.7	5.6	6.9	7.0	6.7	7.0	6.2
4.4	5.3	4.8	4.4	5.3	6.0	5.0	4.4	3.7	3.6	3.3	4.9	2.4
6.8	6.9	6.6	6.4	7.6	4.9	6.6	5.5	6.7	6.8	6.4	6.8	6.1
6.3	6.9	6.4	6.3	7.2	5.7	5.2	5.0	6.9	7.2	6.2	6.7	5.7
6.3	6.5	6.3	6.5	5.8	6.0	5.8	5.8	7.8	6.7	7.3	7.3	6.5
5.0	4.0	6.0	5.0	4.0	3.0	2.0	3.0	2.5	4.0	3.5	4.5	1.5
5.0	7.0	6.0	5.0	8.7	8.0	7.5	7.3	5.7	5.5	5.5	5.7	5.7
8.3	8.4	8.2	8.4	8.9	7.0	8.4	6.6	7.3	6.6	6.5	8.3	7.1
-	-	-	-	8.0	8.0	5.0	4.0	5.0	6.0	5.0	5.0	6.0
6.2	6.7	6.0	5.6	8.1	5.2	6.3	5.2	6.7	6.4	5.3	6.3	5.7
6.8	7.0	6.6	6.6	7.3	4.8	6.3	5.5	6.6	6.8	6.4	6.9	5.9
5.7	5.7	6.0	6.0	7.5	6.5	5.5	6.0	6.7	7.0	6.7	6.7	6.0
6.9	6.8	6.9	6.7	7.8	5.8	6.8	5.4	7.0	6.6	6.5	6.9	6.6
7.4	7.7	6.7	6.6	8.2	4.8	7.3	5.2	6.8	7.2	7.2	7.1	6.6
6.8	7.0	6.7	6.5	7.6	5.3	6.5	5.6	6.8	6.8	6.4	6.9	6.1
-	-	-	-	-	-	-	-	-	-	-	-	-
6.0	6.0	6.0	6.0	5.0	5.0	2.5	3.0	4.0	5.0	4.5	5.5	2.5
5.3	5.3	5.1	5.2	6.9	3.6	6.0	4.8	6.6	6.2	5.6	6.5	5.4
6.8	7.2	7.0	6.7	7.1	5.0	6.5	5.6	6.6	6.6	6.5	6.8	5.9
6.8	6.9	6.2	6.0	7.3	5.4	6.0	5.4	6.8	7.0	6.0	6.7	5.7
6.8	7.0	6.7	6.6	7.9	5.3	6.5	5.4	6.6	6.9	6.5	6.6	6.3
7.3	7.3	7.3	7.0	8.0	5.9	7.1	5.7	7.1	6.8	6.7	7.2	6.6
-	-	-	-	-	-	-	-	-	-	-	-	-
6.7	6.3	6.6	6.1	7.8	4.6	6.3	5.5	6.1	5.9	6.1	6.7	5.5
7.1	7.1	6.8	6.8	7.4	5.5	6.6	5.3	6.9	6.9	6.9	7.1	6.4
6.1	6.5	6.1	6.2	7.3	5.0	6.3	5.7	6.5	6.5	6.0	6.3	5.5
7.3	7.5	7.1	6.6	7.9	5.5	6.5	5.3	7.0	7.2	6.5	7.2	6.6
5.7	5.5	5.2	5.0	7.1	5.8	5.6	4.6	5.1	3.7	4.6	5.0	4.0
5.9	6.0	6.1	5.5	7.4	4.8	6.4	3.9	6.3	6.3	6.1	6.1	5.6
6.7	6.9	6.6	6.8	7.7	5.4	6.6	5.7	7.2	7.2	6.8	7.2	6.5
7.2	7.5	7.1	6.9	7.4	5.1	6.3	5.8	6.6	6.8	6.2	7.0	5.8
6.2	6.5	6.4	5.9	7.0	5.3	6.3	4.8	6.4	6.1	6.0	6.4	5.7
6.8	7.0	6.6	6.5	7.6	5.0	6.4	5.4	6.9	6.9	6.3	6.9	6.0
6.7	6.8	6.6	6.7	7.9	7.0	7.3	5.8	6.7	6.5	6.6	6.8	6.4
6.7	7.0	6.8	6.6	7.1	4.8	5.8	5.7	6.6	6.8	6.5	6.6	5.9
7.0	7.1	6.9	6.8	7.6	5.4	6.2	5.9	7.0	7.2	6.3	6.9	6.1
5.0	5.6	5.0	5.6	6.7	3.5	4.7	5.5	4.7	5.3	4.4	4.3	4.0
6.7	6.9	6.5	6.4	7.6	5.4	6.7	5.4	6.8	6.7	6.4	7.0	6.2
7.0	6.9	6.5	6.5	7.8	6.3	7.1	5.6	6.8	6.6	6.6	6.7	6.2
6.7	7.0	6.4	6.3	7.4	4.9	6.4	5.1	6.7	6.6	6.2	6.9	6.0
6.5	6.8	6.6	6.3	7.7	5.2	6.5	5.6	6.6	7.0	6.5	6.7	5.9
6.8	7.0	6.7	6.3	7.2	4.3	6.4	6.0	6.8	6.6	6.3	6.9	5.7
6.5	6.8	7.0	6.9	7.7	6.6	5.1	5.2	7.7	7.6	5.8	6.6	6.4
7.3	7.0	6.5	7.3	7.3	5.5	5.5	6.3	7.3	7.8	7.8	7.0	6.3
5.7	5.7	6.0	6.0	6.7	6.5	4.0	6.5	5.7	6.3	6.0	6.0	5.7
-	-	-	-	-	-	-	-	-	-	-	-	-
6.9	7.0	6.5	6.3	7.4	5.2	6.3	5.3	6.9	6.7	6.3	7.0	6.0
6.9	7.1	6.9	6.8	7.8	5.4	6.8	5.7	6.7	6.9	6.5	6.8	6.2
6.0	3.0	5.5	6.5	4.0	9.0	6.5	2.5	7.5	5.0	7.5	5.0	7.0
8.5	8.5	8.0	8.0	8.3	3.0	1.5	6.3	6.7	7.7	7.3	8.0	7.0
6.5	6.9	6.6	6.8	7.9	5.6	7.1	6.4	7.3	6.9	6.2	7.1	6.1
8.8	8.4	8.6	8.6	9.0	5.7	9.2	8.4	8.4	8.0	8.0	8.3	7.6
6.7	6.9	6.6	6.4	7.5	5.3	6.4	5.3	6.7	6.8	6.4	6.7	6.0
6.2	7.0	6.0	5.8	6.2	3.5	5.7	4.8	6.2	6.4	5.6	7.0	5.0

Physically attractive/great curb appeal	A great place for families	A great place to have a business	Growing responsibly	A safe place to bike and walk	A safe place to walk at night	A perfect community for me	Recommend the Township as a place to live	Remain living in the Township five years from now	Be a community volunteer
Encourage someone to start a business in the Township	Support the current Township government administration								
5.7	6.7	6.1	6.4	5.3	4.5	6.3	6.8	7.5	6.3
6.1		5.3	6.0				6.2	7.0	5.3
6.3	7.6	5.8	6.1	5.2	4.6	5.6	7.1	7.0	7.6
6.2	7.0	6.3	6.7	5.3	4.5	6.8	7.5	7.7	6.4
6.3	6.9	6.4	6.6	5.7	5.4	6.7	7.2	7.8	6.4
5.4	6.5	6.0	6.3	5.2	4.3	6.1	6.6	7.5	6.1
6.0	6.9	6.3	6.6	5.5	4.8	6.6	7.1	7.7	6.3
3.0	2.7	3.0	2.4	2.0	1.8	1.7	3.7	3.3	6.0
5.7	6.7	6.2	6.6	5.4	4.8	6.3	6.9	7.5	6.1
5.5	6.6	6.2	6.0	4.9	4.2	6.1	6.9	7.8	7.0
6.8	6.8	8.0	5.5	5.8	4.3	7.3	7.3	7.5	7.0
1.0	1.0	1.0	1.5	1.5	1.0	1.5	1.5	1.0	7.0
5.7	5.0	6.0	5.7	5.0	3.0	4.7	5.7	7.7	7.5
6.7	7.7	6.0	6.8	6.3	3.5	6.8	7.7	8.5	7.2
5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	10.0	1.0
4.7	5.8	5.9	5.8	4.0	3.3	5.5	6.5	7.2	6.6
5.7	6.7	6.1	6.5	5.5	4.9	6.3	6.8	7.2	6.5
5.7	6.3	5.3	5.3	5.3	4.0	5.7	6.0	6.7	5.0
6.3	7.0	6.6	6.5	5.5	4.4	6.6	7.0	8.5	5.5
6.0	6.6	6.5	6.9	5.6	4.3	6.8	7.3	7.3	7.3
5.8	6.8	6.1	6.5	5.4	4.6	6.3	6.9	7.5	6.3
-	-	-	-	-	-	-	-	-	-
2.5	2.5	2.5	2.5	2.5	2.0	1.5	2.5	3.0	7.5
5.1	6.3	5.4	5.7	4.8	4.1	5.4	6.5	6.7	5.9
5.9	6.6	6.3	5.9	5.4	5.1	6.2	6.9	7.1	6.7
5.4	6.6	6.0	7.0	5.0	4.6	6.6	7.1	7.5	6.5
5.6	6.6	6.0	6.5	5.5	4.4	6.3	6.7	7.8	6.3
6.4	7.2	7.0	6.8	5.6	4.4	6.6	6.9	8.3	5.8
-	-	-	-	-	-	-	-	-	-
5.3	5.9	5.7	6.3	5.2	4.8	5.8	6.2	7.2	5.3
5.7	6.7	6.3	6.2	5.4	4.1	6.2	6.6	7.7	5.5
5.5	6.4	5.8	6.3	5.1	4.5	6.2	6.6	7.3	6.4
6.1	7.2	6.6	6.7	5.6	4.9	6.5	7.4	7.8	7.0
4.2	4.7	5.5	4.5	3.4	2.1	4.7	4.6	7.1	6.1
5.5	5.9	5.9	6.2	4.8	3.9	6.1	6.8	8.2	5.8
6.1	7.0	6.3	6.5	5.7	4.9	6.7	7.3	7.9	6.6
5.5	6.8	6.3	6.5	5.2	4.7	6.0	6.7	6.9	6.4
5.9	6.3	5.6	6.0	5.1	4.4	5.9	6.6	7.0	6.2
5.6	6.8	6.3	6.4	5.3	4.6	6.3	6.9	7.6	6.3
6.3	6.8	6.2	6.8	5.7	4.8	6.7	7.1	7.8	6.8
5.9	6.6	6.2	6.3	5.2	5.0	6.1	6.9	7.0	6.8
5.9	6.9	6.7	6.9	5.1	4.5	6.4	7.3	7.9	6.3
3.4	4.9	4.7	5.8	4.0	3.4	5.4	5.6	7.0	6.7
5.8	6.8	5.9	6.3	5.4	4.5	6.2	6.7	7.5	6.3
6.1	6.9	5.8	6.5	5.7	4.8	6.5	7.0	7.5	6.5
5.6	6.6	5.9	6.1	5.4	4.4	6.1	6.6	7.7	6.0
5.4	6.5	5.9	6.9	4.4	3.4	6.2	6.7	7.9	6.5
5.8	6.8	6.4	6.6	5.7	5.2	6.1	7.0	6.5	6.5
5.6	7.0	7.6	7.2	5.5	5.4	7.4	8.1	8.6	7.6
6.0	7.8	6.5	6.3	5.3	5.7	7.8	8.3	8.3	6.3
6.0	5.7	5.7	4.3	4.0	3.3	4.3	6.0	6.3	5.7
-	-	-	-	-	-	-	-	-	-
5.8	6.8	6.0	6.2	5.9	4.9	6.4	7.0	7.6	6.2
5.9	6.7	6.4	6.7	5.0	4.4	6.2	6.9	7.6	6.4
6.5	7.5	7.5	5.0	6.0	6.0	6.5	7.5	8.5	7.5
7.3	7.7	7.5	7.0	4.7	4.3	6.7	8.3	8.3	9.0
6.1	6.6	6.1	6.7	5.6	5.5	6.5	7.4	7.8	7.4
5.6	8.0	6.5	7.3	6.5	5.1	7.4	7.7	8.6	6.5
5.7	6.7	6.2	6.5	5.2	4.4	6.3	6.8	7.6	6.2
4.8	6.0	5.8	5.7	6.5	5.0	5.7	5.7	5.8	6.8

Behavior Questions						
Paid property taxes in the last 12 months?		How frequently do you use the Township parks and recreati...				
Yes	No	Never	Fewer than 6 times a year	6-12 times a year	More than 12 times a year	
92%	6%	15%	42%	18%	17%	
67%	33%	17%	67%	8%	8%	
91%	3%	27%	48%	6%	15%	
94%	6%	11%	34%	23%	20%	
95%	4%	13%	40%	21%	18%	
95%	3%	13%	50%	18%	14%	
-	100%	17%	67%	-	17%	
94%	4%	13%	43%	19%	17%	
100%	-	17%	30%	22%	22%	
75%	25%	-	75%	-	-	
-	100%	50%	50%	-	-	
33%	67%	67%	33%	-	-	
93%	7%	27%	40%	7%	20%	
100%	-	-	100%	-	-	
75%	25%	9%	31%	25%	22%	
93%	4%	17%	44%	19%	13%	
100%	-	-	33%	-	67%	
100%	-	14%	46%	12%	22%	
85%	8%	8%	31%	23%	23%	
92%	7%	14%	45%	19%	15%	
-	-	-	-	-	-	
-	100%	50%	50%	-	-	
80%	20%	15%	55%	5%	25%	
87%	9%	13%	38%	21%	17%	
92%	5%	23%	33%	18%	15%	
96%	2%	9%	53%	16%	11%	
100%	-	17%	38%	19%	23%	
-	-	-	-	-	-	
100%	-	8%	54%	23%	-	
84%	11%	16%	36%	11%	25%	
92%	7%	16%	49%	20%	11%	
96%	3%	17%	36%	17%	22%	
63%	38%	38%	25%	-	25%	
87%	13%	10%	55%	10%	19%	
93%	4%	14%	45%	19%	14%	
95%	4%	17%	38%	17%	22%	
80%	17%	27%	57%	7%	10%	
94%	5%	9%	42%	21%	19%	
96%	4%	22%	41%	15%	19%	
89%	9%	11%	29%	24%	29%	
88%	7%	10%	33%	21%	26%	
100%	-	29%	29%	14%	14%	
92%	7%	17%	51%	16%	11%	
90%	10%	24%	45%	14%	14%	
95%	4%	14%	50%	17%	12%	
86%	7%	17%	41%	3%	28%	
93%	4%	11%	36%	25%	11%	
93%	7%	7%	29%	36%	29%	
100%	-	-	-	50%	50%	
67%	33%	-	-	-	100%	
-	-	-	-	-	-	
95%	3%	13%	48%	18%	15%	
88%	9%	19%	41%	16%	17%	
100%	-	-	100%	-	-	
100%	-	33%	-	33%	-	
84%	11%	11%	42%	11%	16%	
100%	-	29%	14%	14%	14%	
92%	6%	16%	44%	17%	18%	
80%	20%	20%	20%	20%	20%	



# Non Residential

What types of non-residential development does the Townsh...

Neighborhood commercial (cafe, beauty shop, corner store, etc.)	Regional commercial (big box, etc.)	General business offices	Industrial	Grocery stores	Medical (doctor/dentist offices)	Banks	Places of worship	Restaurants	Pubs/bars/brewery/meade ry	Recreational (pool hall, entertainment, gyms, etc.)	Cultural (museums, theaters, galleries, gardens, etc.)	Lodging (hotels, bed and breakfast, etc.)	Specialty stores (shoes, sporting goods, etc.)
53%	26%	15%	11%	42%	12%	6%	3%	66%	37%	44%	59%	18%	42%
67%	17%	8%	8%	50%	-	-	-	58%	50%	58%	33%	17%	25%
47%	23%	10%	7%	50%	13%	13%	-	70%	43%	37%	50%	17%	43%
71%	12%	15%	6%	35%	15%	6%	6%	71%	35%	53%	62%	21%	47%
48%	32%	17%	14%	41%	12%	5%	3%	66%	35%	42%	63%	16%	42%
56%	26%	16%	11%	44%	10%	5%	4%	66%	37%	39%	57%	16%	41%
80%	-	40%	20%	60%	20%	20%	-	80%	60%	80%	80%	60%	20%
53%	31%	16%	11%	41%	13%	6%	3%	67%	37%	43%	57%	17%	44%
48%	-	4%	9%	39%	-	4%	-	65%	43%	61%	65%	13%	35%
33%	67%	33%	33%	33%	33%	33%	33%	67%	67%	67%	67%	33%	100%
100%	-	50%	50%	50%	50%	50%	-	100%	100%	100%	50%	50%	50%
33%	-	-	-	-	-	-	-	67%	-	67%	100%	33%	33%
67%	8%	17%	8%	67%	8%	-	-	58%	25%	8%	58%	8%	17%
-	-	-	-	-	-	-	-	-	-	-	-	-	-
66%	31%	14%	17%	48%	10%	3%	3%	76%	48%	62%	79%	28%	59%
54%	25%	20%	10%	38%	14%	8%	4%	65%	42%	48%	55%	13%	38%
67%	-	-	-	67%	-	-	-	100%	33%	33%	100%	67%	-
39%	27%	5%	9%	43%	9%	2%	-	61%	18%	25%	55%	18%	43%
50%	25%	17%	8%	42%	25%	-	-	50%	42%	42%	83%	25%	42%
55%	26%	16%	11%	42%	10%	7%	4%	66%	38%	45%	57%	16%	41%
-	-	-	-	-	-	-	-	-	-	-	-	-	-
100%	-	-	-	-	-	-	-	100%	100%	100%	-	-	-
63%	21%	21%	11%	37%	16%	16%	-	68%	58%	58%	53%	32%	32%
58%	33%	18%	9%	47%	11%	7%	4%	73%	49%	49%	62%	18%	42%
63%	24%	16%	16%	34%	13%	8%	5%	68%	50%	50%	66%	8%	45%
43%	22%	16%	10%	45%	14%	2%	2%	57%	29%	53%	59%	18%	47%
43%	25%	8%	8%	40%	8%	5%	3%	68%	13%	18%	53%	20%	40%
-	-	-	-	-	-	-	-	-	-	-	-	-	-
42%	42%	-	8%	50%	8%	-	-	83%	33%	33%	-	-	33%
44%	22%	15%	2%	37%	12%	12%	-	59%	34%	49%	61%	27%	56%
66%	29%	18%	13%	36%	10%	4%	3%	73%	40%	51%	65%	25%	42%
44%	22%	14%	14%	50%	14%	6%	6%	61%	36%	36%	61%	6%	34%
75%	13%	25%	-	25%	-	13%	-	63%	13%	50%	88%	25%	63%
58%	23%	19%	12%	58%	8%	4%	-	69%	42%	50%	62%	42%	46%
47%	23%	11%	12%	36%	12%	5%	4%	60%	35%	45%	60%	15%	44%
59%	30%	17%	12%	46%	13%	6%	3%	75%	45%	45%	57%	13%	38%
62%	31%	12%	8%	42%	4%	12%	-	62%	38%	62%	54%	15%	50%
51%	26%	15%	12%	40%	14%	6%	5%	69%	43%	46%	58%	20%	43%
56%	16%	20%	8%	44%	12%	-	-	52%	20%	20%	68%	12%	40%
63%	21%	21%	12%	35%	12%	7%	2%	70%	44%	49%	67%	23%	40%
54%	23%	8%	13%	46%	13%	5%	5%	67%	36%	49%	59%	21%	51%
67%	33%	-	17%	17%	-	33%	-	67%	33%	83%	83%	17%	33%
46%	25%	16%	9%	41%	11%	4%	4%	62%	36%	44%	57%	14%	37%
59%	30%	19%	11%	46%	11%	5%	3%	62%	30%	38%	62%	14%	43%
44%	25%	16%	11%	41%	11%	4%	4%	65%	37%	44%	51%	16%	36%
59%	24%	7%	3%	52%	17%	17%	-	72%	41%	59%	59%	28%	48%
67%	37%	22%	15%	30%	19%	7%	4%	74%	48%	48%	74%	15%	59%
43%	7%	7%	21%	36%	-	-	7%	64%	50%	50%	50%	7%	43%
100%	-	-	-	50%	-	-	-	100%	50%	50%	100%	50%	50%
67%	-	-	-	67%	-	-	-	67%	-	-	100%	67%	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-
52%	31%	15%	15%	43%	11%	5%	5%	68%	38%	40%	52%	19%	43%
55%	21%	15%	6%	41%	11%	8%	2%	63%	36%	51%	67%	17%	42%
50%	-	-	-	50%	50%	-	-	50%	50%	100%	100%	50%	-
33%	-	33%	-	67%	-	-	-	100%	33%	100%	67%	-	-
56%	22%	33%	6%	44%	28%	17%	-	61%	28%	67%	83%	39%	72%
50%	50%	33%	-	33%	17%	-	-	67%	33%	50%	17%	-	67%
51%	27%	14%	12%	40%	10%	6%	3%	67%	39%	40%	56%	14%	38%
50%	-	-	-	75%	-	-	-	25%	-	50%	75%	25%	25%

Residential Housing							
What types of residential housing does the township need?...							
Larger single family (+2,000 sq/ft)	Smaller single family (- 2,000 sq/ft)	Assisted living	Independent senior housing	Townhomes	Small multiple family (duplex, triplex, quadplex)	Multiple family condominium/apartments	More housing options in General
31%	49%	30%	44%	28%	18%	19%	30%
33%	44%	33%	44%	22%	33%	22%	56%
27%	54%	19%	38%	23%	12%	15%	35%
38%	47%	28%	22%	25%	13%	22%	38%
31%	48%	33%	51%	30%	20%	19%	25%
34%	51%	31%	44%	22%	14%	15%	25%
29%	43%	43%	43%	57%	71%	43%	100%
34%	50%	27%	41%	27%	15%	17%	29%
25%	50%	50%	55%	30%	25%	25%	30%
67%	33%	33%	-	33%	33%	33%	-
50%	50%	50%	50%	100%	100%	50%	100%
-	-	-	33%	-	-	-	67%
-	38%	50%	88%	25%	25%	25%	25%
-	-	-	-	-	-	-	-
31%	48%	41%	45%	45%	34%	31%	52%
38%	53%	26%	34%	31%	17%	17%	28%
-	50%	-	50%	-	50%	-	50%
16%	40%	33%	64%	11%	7%	16%	22%
36%	27%	55%	64%	27%	36%	36%	36%
32%	50%	27%	41%	29%	18%	18%	30%
-	-	-	-	-	-	-	-
-	50%	50%	50%	100%	100%	50%	100%
44%	39%	17%	22%	28%	22%	33%	56%
41%	64%	23%	23%	31%	15%	23%	28%
47%	47%	25%	34%	47%	19%	22%	16%
23%	51%	40%	53%	15%	23%	13%	26%
10%	37%	32%	68%	20%	7%	12%	37%
-	-	-	-	-	-	-	-
40%	40%	-	40%	20%	10%	20%	10%
41%	44%	33%	46%	21%	18%	21%	41%
29%	50%	26%	33%	26%	10%	15%	28%
24%	51%	37%	56%	34%	29%	22%	31%
11%	22%	33%	22%	33%	33%	11%	67%
25%	64%	29%	50%	21%	18%	25%	46%
21%	47%	30%	43%	31%	20%	21%	33%
46%	48%	25%	39%	26%	15%	18%	20%
27%	50%	31%	50%	35%	23%	12%	35%
34%	49%	26%	41%	24%	15%	19%	30%
13%	50%	29%	42%	38%	29%	25%	29%
59%	51%	16%	22%	30%	19%	32%	35%
44%	53%	29%	29%	38%	18%	24%	24%
50%	67%	33%	67%	33%	-	17%	50%
23%	46%	31%	48%	24%	15%	13%	33%
14%	54%	34%	51%	31%	20%	17%	34%
25%	40%	28%	50%	15%	14%	10%	31%
42%	58%	27%	46%	31%	19%	19%	31%
52%	52%	19%	19%	41%	15%	37%	22%
20%	80%	50%	40%	50%	30%	40%	30%
100%	50%	50%	50%	-	-	-	50%
50%	-	-	-	-	50%	-	100%
-	-	-	-	-	-	-	-
32%	44%	18%	32%	22%	15%	13%	22%
30%	53%	37%	53%	31%	19%	22%	34%
-	100%	50%	100%	-	50%	-	-
100%	100%	-	-	-	-	100%	-
53%	26%	42%	26%	42%	21%	42%	26%
20%	60%	20%	60%	60%	20%	20%	20%
26%	51%	28%	48%	26%	16%	14%	32%
40%	60%	-	-	20%	20%	20%	40%

Like Best										
What three things do you like best about living in Ypsilanti...										
Location	Quality Township services	Quality schools	Diversity	Community history and pride	Access to basic needs (food, health services)	Recreational opportunities	Quality housing stock	Protection and access to natural resources/features	Other (please specify below)	
76%	28%	4%	41%	15%	33%	13%	13%	26%	7%	7%
67%	17%	-	50%	17%	17%	25%	8%	67%	8%	8%
73%	36%	-	45%	12%	39%	15%	21%	18%	6%	6%
68%	32%	15%	38%	15%	24%	15%	12%	29%	3%	3%
80%	26%	2%	41%	14%	34%	10%	11%	23%	8%	8%
78%	28%	4%	41%	15%	31%	12%	15%	24%	8%	8%
50%	-	17%	83%	17%	33%	-	17%	33%	17%	17%
79%	31%	4%	39%	16%	32%	12%	13%	23%	6%	6%
68%	14%	5%	50%	14%	32%	18%	14%	32%	5%	5%
100%	-	-	-	-	75%	-	25%	50%	-	-
-	-	-	100%	-	50%	-	-	50%	50%	50%
33%	-	33%	33%	-	33%	-	33%	33%	-	-
71%	29%	-	57%	7%	36%	21%	7%	43%	7%	7%
-	-	-	-	-	-	-	-	-	100%	100%
80%	37%	3%	57%	17%	43%	3%	10%	27%	7%	7%
76%	24%	5%	40%	15%	27%	14%	14%	26%	7%	7%
67%	-	-	33%	-	67%	33%	-	33%	-	-
73%	35%	2%	37%	14%	39%	14%	12%	24%	6%	6%
77%	46%	-	46%	8%	38%	8%	15%	23%	8%	8%
77%	27%	5%	42%	15%	31%	12%	13%	26%	6%	6%
-	-	-	-	-	-	-	-	-	-	-
50%	-	-	100%	50%	50%	-	-	50%	-	-
60%	10%	5%	50%	25%	35%	15%	15%	20%	10%	10%
74%	23%	6%	47%	13%	21%	19%	15%	30%	9%	9%
82%	29%	8%	42%	5%	29%	11%	18%	18%	5%	5%
76%	33%	-	33%	18%	41%	4%	10%	35%	10%	10%
83%	35%	2%	39%	13%	39%	15%	9%	17%	2%	2%
-	-	-	-	-	-	-	-	-	-	-
77%	54%	-	15%	31%	23%	8%	8%	15%	8%	8%
72%	33%	5%	42%	21%	37%	9%	5%	26%	9%	9%
78%	22%	5%	43%	13%	33%	11%	14%	22%	9%	9%
76%	28%	3%	44%	10%	32%	17%	17%	32%	3%	3%
38%	13%	25%	38%	13%	50%	-	-	50%	-	-
70%	43%	-	40%	30%	33%	20%	10%	17%	13%	13%
81%	18%	4%	46%	13%	38%	9%	15%	27%	6%	6%
81%	30%	4%	38%	9%	24%	16%	14%	28%	5%	5%
75%	25%	7%	36%	7%	54%	14%	18%	29%	-	-
79%	29%	4%	40%	15%	29%	13%	13%	26%	7%	7%
74%	30%	-	52%	19%	30%	7%	11%	15%	7%	7%
67%	16%	11%	47%	18%	24%	20%	13%	27%	7%	7%
71%	37%	7%	51%	7%	32%	17%	22%	20%	7%	7%
71%	43%	-	14%	29%	43%	-	14%	-	-	-
79%	29%	2%	40%	14%	34%	10%	10%	27%	7%	7%
80%	30%	3%	40%	15%	50%	10%	15%	20%	-	-
83%	30%	1%	37%	15%	30%	10%	7%	26%	10%	10%
72%	31%	-	52%	21%	24%	17%	24%	24%	7%	7%
78%	26%	4%	41%	19%	30%	15%	22%	30%	7%	7%
64%	21%	29%	43%	-	14%	14%	7%	43%	-	-
50%	50%	-	75%	-	50%	25%	-	-	-	-
33%	-	33%	33%	-	100%	33%	-	33%	-	-
-	-	-	-	-	-	-	-	-	-	-
79%	30%	5%	27%	15%	35%	16%	16%	22%	5%	5%
76%	29%	3%	54%	16%	30%	8%	12%	27%	9%	9%
100%	-	-	50%	-	-	-	-	50%	-	-
33%	67%	-	100%	33%	33%	-	33%	-	-	-
61%	22%	-	78%	17%	6%	-	17%	22%	11%	11%
83%	33%	-	33%	-	50%	-	17%	33%	-	-
78%	29%	5%	38%	14%	35%	15%	13%	25%	6%	6%
60%	20%	-	80%	20%	40%	-	20%	20%	-	-

Preferred Changes						
Which three things would you like to see change about Yps...						
More diversified housing stock	Housing affordability	Quality of schools	Better township services	Access to employment opportunities	Access to basic needs (food, health services)	Other (please specify below)
18%	21%	59%	21%	40%	25%	29%
10%	20%	30%	10%	40%	30%	60%
21%	14%	71%	14%	36%	32%	21%
10%	23%	60%	43%	37%	30%	33%
20%	21%	60%	18%	41%	22%	27%
14%	18%	54%	21%	40%	30%	29%
14%	71%	43%	29%	86%	14%	29%
16%	18%	64%	21%	38%	26%	28%
33%	29%	48%	19%	48%	24%	33%
25%	50%	25%	50%	25%	25%	25%
-	100%	50%	50%	50%	-	50%
-	33%	33%	33%	67%	-	67%
23%	15%	46%	8%	46%	23%	15%
-	-	-	-	-	-	100%
30%	30%	73%	17%	53%	17%	20%
10%	19%	60%	25%	40%	27%	32%
50%	50%	50%	-	50%	-	50%
27%	18%	49%	16%	29%	24%	27%
30%	30%	90%	-	50%	40%	40%
17%	20%	56%	24%	41%	25%	29%
-	-	-	-	-	-	-
-	100%	50%	-	100%	-	50%
19%	25%	63%	38%	38%	6%	38%
12%	19%	67%	29%	45%	29%	33%
11%	17%	67%	19%	50%	31%	22%
20%	24%	55%	22%	39%	27%	31%
29%	20%	46%	10%	24%	24%	24%
-	-	-	-	-	-	-
9%	18%	64%	27%	45%	18%	27%
14%	36%	62%	19%	33%	26%	26%
21%	18%	60%	25%	42%	25%	24%
18%	15%	55%	17%	42%	26%	37%
11%	78%	22%	33%	56%	44%	33%
23%	20%	63%	20%	50%	23%	27%
18%	18%	52%	23%	32%	23%	32%
16%	18%	70%	16%	39%	25%	27%
8%	19%	46%	31%	54%	35%	38%
21%	20%	62%	21%	38%	22%	29%
20%	36%	40%	16%	32%	32%	20%
5%	19%	79%	28%	40%	14%	33%
18%	15%	68%	18%	43%	20%	25%
14%	43%	86%	43%	43%	14%	-
18%	20%	47%	21%	40%	30%	33%
11%	19%	39%	25%	50%	47%	28%
18%	19%	50%	21%	36%	22%	32%
25%	21%	71%	21%	36%	21%	18%
14%	14%	82%	21%	43%	25%	36%
31%	31%	69%	15%	38%	-	15%
-	33%	67%	33%	67%	33%	33%
-	50%	50%	50%	50%	-	50%
-	-	-	-	-	-	-
16%	15%	53%	25%	37%	32%	29%
18%	25%	58%	19%	39%	20%	31%
50%	100%	-	50%	50%	50%	-
-	-	100%	-	50%	-	50%
22%	33%	61%	28%	28%	28%	28%
17%	33%	50%	33%	33%	17%	33%
17%	18%	58%	21%	41%	25%	29%
-	60%	40%	-	40%	40%	20%



Who Responded		
%	Count	
	Valid	Valid
100%	214	
6%	12	
15%	33	
16%	35	
61%	130	
69%	148	
3%	7	
76%	163	
11%	23	
2%	4	
1%	2	
1%	3	
7%	15	
0%	1	
15%	32	
59%	127	
1%	3	
23%	50	
6%	13	
83%	178	
-	-	
1%	2	
9%	20	
22%	48	
18%	39	
26%	55	
22%	47	
-	-	
6%	13	
21%	45	
39%	83	
34%	72	
4%	9	
14%	31	
37%	80	
36%	77	
14%	31	
65%	140	
13%	27	
21%	45	
20%	42	
3%	7	
51%	110	
20%	43	
39%	84	
14%	29	
13%	28	
7%	14	
2%	4	
1%	3	
-	-	
41%	88	
50%	107	
1%	2	
1%	3	
9%	19	
3%	7	
80%	171	
3%	6	

**TO:** Ypsilanti Township

**FROM:** Carlisle/Wortman Associates

**DATE:** October 31, 2018

**RE:** Master Plan Workshop Summary

A Master Plan workshop was held October 16<sup>th</sup>-19<sup>th</sup>, for members of the Ypsilanti Township community to contribute their input on the current state and future of Ypsilanti Township. Throughout the four day workshop, nearly 200 unique visitors attended one or more of the community meetings, open studios, and tours. Below are summaries of events and activities that were offered to the public throughout the workshop:

#### **Open Studio**

The open studio was held at the Ypsilanti Township Community Center at 2025 E. Clark Road. Visitors had the opportunity to provide input on their neighborhoods by participating an exercise. The exercise asked three main questions:

- What do you like about your neighborhood?
- What do you want to see improved?
- What do you want to see changed?

Results of the exercise varied greatly between individuals and neighborhoods. For instance, some residents of West Willow felt their neighborhood lacked open space, whereas multiple residents in the Southern half of the Township hoped to see some of the open space developed. However, there were recognizable patterns, where most of the residents agreed, discussed further in the “Themes” section in this memo.

#### **Tours/Events**

##### American Center for Mobility (ACM)

On the morning of October 17, over thirty Township residents, business and institution representative met in a conference room at ACM for presentation on the newly constructed autonomous vehicle test track, a short tour of the facility and a group discussion on the development opportunities surrounding the facility. The discussion focused on how to create a place surrounding ACM and the nearby Yankee Air Museum where workers and visitors would stay in the Township, not just commute in and out. More information on ACM is in the “Themes” section of this memo.

##### Gault Village Shopping Center

Over 40 Township residents walked the Gault Village Shopping Center with the property owner and Township staff and consultants on the afternoon of October 18. The property owner shared his intent to improve the roof, install a new façade and improve the parking lots and lights. The group discussed

what types of retail they would like to see in the shopping center, namely a grocery store, hardware store and restaurant. Consultants led a discussion about what could be on the site if the buildings were demolished and the site completely redeveloped. Residents expressed support for a mixed-use development. Further details on possible redevelopment scenarios for this area is in the “Themes” section of this memo.

#### Farm Tour

On the morning of October 18, almost twenty Township residents, staff and consultants with a Michigan State Extension Educator visited three farms in Ypsilanti Township:

- Smoking Barrels Ranch: A recently established vineyard in the southern part of the Township with plans for a tasting room.
- We the People Grow Cooperative: A community garden in the Sugarbrook neighborhood that hopes to establish a state-of-the-art urban farm and culinary school on a former elementary school property.
- Dawn Farm: An institutional farm that incorporates farming as part of addiction recovery. Dawn Farm also has a farming cooperative that provides growing space for small-scale agricultural entrepreneurs willing to contribute labor or expertise as rent.

After the tour, the group discussed the role of agriculture in the Township. Generally, there was agreement that open space and agriculture should be preserved to the extent possible in the southern portion of the Township and gardening or urban agriculture could be allowed in established neighborhoods if it fit that context.

#### Happy Hour

A happy hour was held at Unity Vibration Brewery as another opportunity for the public to share their concerns and ideas in a more casual setting. Those who attended partook in general discussions about the current state of Township as a whole, what brought them to the community, and where they see the Township in the next 20 years.

#### **Public Meetings**

##### Opening Celebration

The opening celebration began with panel of Ypsilanti Township residents, who had lived in the Township between six and fifty years, sharing stories and memories of Ypsilanti Township. A short presentation on expectations for the Master Plan, and how community engagement will impact the process. At the end of the evening, attendees were asked to provide their input by participating in the “like/improve/change” exercise.

##### Closing Celebration

The closing celebration was the final event of the Master Plan workshop. The purpose was to relay the input and ideas that had been shared over the course of the week. The information shared is summarized in the

“Themes” section of this memo. Throughout the evening, participants were asked if they concurred with the direction of the plan and to provide any further opinions.

### **Themes:**

During open studio time and other events throughout the workshop, six themes emerged which should be addressed in the Master Plan. These themes with brief descriptions of the issues and potential options are below:

#### Neighborhoods are the Heart of the Community

Largely, residents identify with their neighborhoods. During the workshop, most residents highlighted specific improvements that would have the greatest impact on their respective neighborhoods. Going forward, the Master Plan will likely be a neighborhood-based plan.

#### Physical Connections

Large physical barriers in the Township such as I-94 and Ford Lake have caused a struggle for residents and visitors alike, to maneuver throughout the Township due in part to the lack of physical connections. The lack of physical connections is a concern for those who rely on non-motorized options, such as sidewalks and bike lanes. Crucial locations for improved non-motorized options include the overpass over I-94 via Huron and Whittaker Roads (between Township Hall and the City), as well as along the East Michigan Avenue and Ecorse Road corridors.

#### Accessibility to needs and services

Most residents who participated in the workshop felt there is a lack of options throughout the Township for shopping, dining, as well as other daily needs and services. There are underserved locations where additional retail options for daily needs and services would greatly benefit neighborhoods. These areas include the Whitaker/Huron Drive area, the Ecorse Road/Michigan Avenue corridors, the Hewitt Road/Ellsworth Road area, the Washtenaw Avenue corridor, and the Huron River Drive/Rawsonville Road area.

#### Impact of land use continuation

The southern half of the Township has seen continuous single-family residential development in recent decades. Residents expressed mixed feelings as to whether they want to see this land use pattern continue. Gains from continuing this pattern include an increase in population, new housing, and greater opportunities to attract developers. However, continuing this single-family pattern will require additional infrastructure including storm water management and roads. The Township would also lose open space, agriculture and its remaining rural heritage.

#### ACM

ACM is a crucial building block for economic development within the Township. However, it is almost completely secluded from the rest of the Township and lacks accessibility. Creating additional connections to key arterial roads, such as East Michigan Avenue and Tyler Road, will allow workers entry into the rest of the Township for everything it has to offer. Further, additional connections into the ACM area, will create



opportunities for residents in surrounding neighborhoods to easily access jobs that are offered by ACM, GM, and any other future employers to the area, and further link ACM to the Township as a whole.

Gault Village

The Gault Village Shopping Center has been underutilized since the late 1990's and has not met the needs of the residents in the surrounding neighborhoods. This property can be seen as an asset, due to the opportunities to transform the space into something that can further benefit the surrounding neighborhoods and community as a whole. One option to transform this property is to construct small - scale retail buildings on out lots along Emerick Street to provide a more walkable setting for shopping and dining. Another option would be to raze the property, and construct a mixed use development. A mixed use development at this scale could potentially offer ground floor retail, multiple-family housing, and even a bungalow court.

**TO:** Ypsilanti Township Planning Commission, Ypsilanti Township 2040 Steering Committee and Ypsilanti Township Community

**FROM:** Carlisle/Wortman Associates

**DATE:** March 1, 2019

**RE:** February Master Plan Workshop Summary

A Master Plan workshop was held February 14<sup>th</sup>-16<sup>th</sup>, for members of the Ypsilanti Township community to contribute their input on how to preserve and build great neighborhoods, jobs and places in their community. Throughout the three-day workshop, over 60 unique visitors attended one or more of the open studios and a pancake breakfast. Below are summaries of events and activities that were offered to the public throughout the workshop:

### **Open Studio**

The open studio was held at the UAW Hall at 8975 Textile Rd. Visitors had the opportunity to provide input on 44 unique strategies grouped around issues of Neighborhood, Jobs, and Places. They were given worksheets with potential actions for the Township to take.

Listed below are the top twenty-seven strategies based upon open studio feedback by neighborhoods, jobs and places:

### Neighborhoods

Objective: *Preserve and create great neighborhoods, which more than meet the daily needs of all residents.*

### Top Strategies

1. Ensure all neighborhood streets have sidewalks on both sides of the street on all blocks.
2. Create bike paths or routes link neighborhoods to each other, shopping areas and employment areas.
3. Ensure bus routes link neighborhoods to shopping area and employment areas.
4. Improve and maintain street lights in neighborhoods.
5. Create neighborhood clean-up days where free trash and bulk pick up provided.

6. Create a welcome packet for renters, like the packet given now by the Township to homeowners, that details Township services and ordinances.
7. Proactively improve and maintain all neighborhood underground infrastructure (sewer, water and drains).
8. Repurpose vacant lots as parks, community gardens, urban farms or rain gardens.
9. Create home ownership programs, ranging from Habitat to Humanity to loan programs with local banks.
10. Establish neighborhood tool lending libraries, where residents can check out tools ranging from hammers to power drills.

#### Places

Objective: *Create great places to shop, work, play and live*

#### Top Strategies

1. Proactively recruit desired businesses including regional commercial, restaurants, medical services, and entertainment.
2. Adopt design requirements and form-based zoning for corridors such as Washtenaw, Michigan Avenue, Ecorse Road, Packard, Huron and Whittaker.
3. Fill in sidewalk gaps along corridors.
4. Improve pedestrian/bicycle connections to corridors.
5. Improve appearances of corridors with landscaping, lighting, signs, roadway improvements, etc.
6. Upgrade and enforce property maintenance code.
7. Sponsor cultural events such as concerts, festivals, storytelling events, etc.
8. Create public places such as parks and plazas along corridors.
9. Establish a public arts program.
10. Preserve farmland in southern part of Township via partnerships and programs with land conservancies and county, state and federal preservation programs.

## Jobs

**Objective:** *Support entrepreneurs and cutting-edge firms alike to increase economic stability and create jobs with lasting livelihoods, while building a workforce with 21-st century skills.*

### Top Strategies

1. Educate investors and lenders on the commercial opportunities in Ypsilanti Township.
2. Work with city of Ypsilanti to create a “Shop Local” initiative.
3. Assess the Ypsilanti Township government is to ensure its business-friendly. Review should include everything from zoning to tax policies.
4. Coordinate with local schools and employers to create a program that provides youth with internship opportunities with local companies.
5. Create redevelopment plans for Township owned properties that could support jobs.
6. Extend Wiard Road over the railroad to Parkwood to connect E. Michigan Avenue to Ecorse Road and the area surrounding the former Willow Run Bomber Plant.
7. Partner to offer job training to help Ypsilanti Township residents and entrepreneurship skills for small business owners.

### **Pancake Breakfast**

At the pancake breakfast, all participants were broken into two groups. Each group was asked to discuss the 27 strategies identified during open studio, brainstorm their top strategies, and then identify the vote for their top three strategies. During the brainstorm, many of the items listed were different from the twenty-seven strategies. Some had not been listed, such as “better relationship with the City” and “Sustainable Development. Others were strategies that had been listed in the open studio, for example “transfer of development rights”. Many of the new ideas are small steps the Township could take outside of the Master Plan, for instance fireworks or a park day event. The discussion results from each group are listed on the following page.

At the end, participants were asked to use 10 dots to vote for the strategies they felt the Township should pursue in the Master Plan. Each strategy received votes, somewhere between seven to twenty votes.



Small Group Discussion Results

Group 1:

Group 2:

*Top Three Strategies*

- |  |  |
|--|--|
| 1. Pedestrian/bike friendly            | 1. Recruit businesses                  |
| 2. Sustainable development             | 2. Township/neighborhood communication |
| 3. Revitalize corridors (Ecorse, etc.) | 3. Better partnership with the city    |

*Brainstorm (# of votes)*

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• Preserve diversity of densities (3)</li> <li>• Transfer of development rights (3)</li> <li>• Underground conduits for utilities (3)</li> <li>• Fiberoptic internet (1)</li> <li>• Pedestrian/bike friendly (8)</li> <li>• Better lighting (4)</li> <li>• Sustainable Development – overall goal (7)</li> <li>• Park day (0)</li> <li>• Fixing sidewalks, expanding (3)</li> <li>• Revitalize Ecorse/corridors (6)</li> <li>• Transits options (2)</li> <li>• Gault Village revitalize to be active and meet community needs (1)</li> <li>• Avoid overregulation (1)</li> <li>• Add green space and gathering @ corridors/shopping areas (5)</li> <li>• Host anchor events (fest, partner w. businesses) (1)</li> <li>• Packet to renters, homeowners (1)</li> <li>• Signs, unified style, wayfinding (0)</li> <li>• Recruit desired businesses (0)</li> <li>• Green infrastructure (2)</li> <li>• Rosie the Riveter as symbol (0)</li> <li>• Prioritize Brownfield Redevelopment (2)</li> <li>• Allow/incentivize alt. energy (0)</li> <li>• Infrastructure for elec. Vehicles (0)</li> <li>• Keep neighborhood schools, reuse (0)</li> </ul> | <ul style="list-style-type: none"> <li>• Coordinate with local schools (6)</li> <li>• Shop local/educate investors (2)</li> <li>• Homeownership programs (3)</li> <li>• Tool lending library (1)</li> <li>• Bike paths/pedestrian connections (5)</li> <li>• Recruit businesses (9)</li> <li>• Job training for residents (0)</li> <li>• Create public spaces (0)</li> <li>• Welcome packet for renters (3)</li> <li>• Lights (1)</li> <li>• Design requirements/zoning (2)</li> <li>• Better partnership with the City (9)</li> <li>• Township neighborhood communication (9)</li> <li>• Park Access and Distribution (0)</li> <li>• Fireworks (0)</li> </ul> |
|--|--|

### **Resulting Actions**

Based on feedback from the Open Studio and Pancake Breakfast the consultant team has great direction moving forward with regards to identified vision, goals, objectives, strategies, and priorities. All twenty-seven strategies will be included in the Master Plan. The consultant team is now in drafting mode.

### **Attachments:**

February Workshop Strategy Tally Sheets for Neighborhoods, Places & Jobs

**To:** Ypsilanti Township Development Team and Ypsilanti Township 2040 Steering Committee

**From:** Megan Masson-Minock  
Ben Carlisle

**Date:** April 4, 2019

**Re:** Master Plan Reveal Summary Memo

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On April 2, 2019, a Master Plan Reveal meeting occurred at the Ypsilanti Township District Library. Over 30 people attended the event. The evening included a presentation by the consultant team, input and dialogue from attendees, attendee voting on the five catalyst projects, and an open house with one-on-one interaction.

#### Presentation

The presentation (see attached) focused on:

- Ypsilanti Township 2040 Process
- What is a Master Plan?
- Master Plan Themes: Neighborhoods, Jobs, Places
- Mission, Vision and Goals (see attached handout distributed to attendees)
- Five Catalyst Projects
  1. Zoning Ordinance update
  2. Wiard Road connection over railroad to East Michigan Avenue
  3. Open space and agriculture preservation
  4. Healthy neighborhoods
  5. Social and cultural presence
- Instructions for voting for catalyst projects

#### Input and Dialogue

After the presentation, attendees shared in a facilitated discussion what they were excited about in the Master Plan.

The answers varied and the group seemed to be excited about the following:

- Zoning Ordinance update
- Redevelopment of Gault Village
- Wiard Road/East Michigan Avenue connection
- Healthy neighborhoods
- Creating great places
- Corridor design improvement

Catalyst Project Voting

Attendees were given 10 chips to “spend” on the five catalyst projects. They could distribute the chips amongst catalyst projects any way they wanted. The tally was:

Zoning Ordinance update:	77
Wiard Road/East Michigan Avenue connection:	70
Open space and agriculture preservation:	63
Healthy neighborhoods:	62
Social and cultural presence:	54

The relative even distribution of chips indicates that the proposed catalyst projects resonated with attendees as important areas to focus township actions and resources.

Open House

For the last forty minutes of the meeting, an Open House was held where attendees could ask questions of consultant team, Township staff and the Steering Committee. The Open House included discussion boards of the catalyst projects, the proposed Future Land Use Map, Wiard Road/ACM Development Concept Plan, Township Core Concept Plan, and Gault Village Redevelopment Plan (see attached).

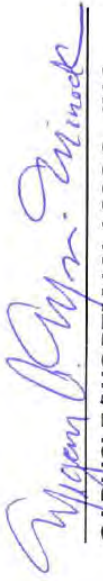
Discussion for the most part was positive. Attendees were very encouraging and excited about the Master Plan and the catalyst projects. Constructive criticism given included cautioning against planning for road diets, concerns about how to address traffic as a result of increased density (commercial and residential), suggestions to plan for an east to west road connection south of I-94 to better use the West Michigan Avenue freeway exchange and requests to work with AAATA to increase services to within Ypsilanti Township.



We are working on a draft of the Master Plan and hope to have a draft to share with you by the end of April. Please contact us if you have any questions.

Sincerely,

  
\_\_\_\_\_  
CARLISLE/WORTMAN ASSOC., INC.  
Benjamin R. Carlisle, AICP, LEED AP  
Principal

  
\_\_\_\_\_  
CARLISLE/WORTMAN ASSOC., INC.  
Megan Masson-Minock, AICP  
Planner

Attached:     Master Plan Reveal Power Point Presentation  
                 Draft Ypsilanti Township 2040 Mission, Vision and Goals  
                 Master Plan Reveal Boards

**Ypsilanti  
Township**  
2040

# Neighborhood Reports

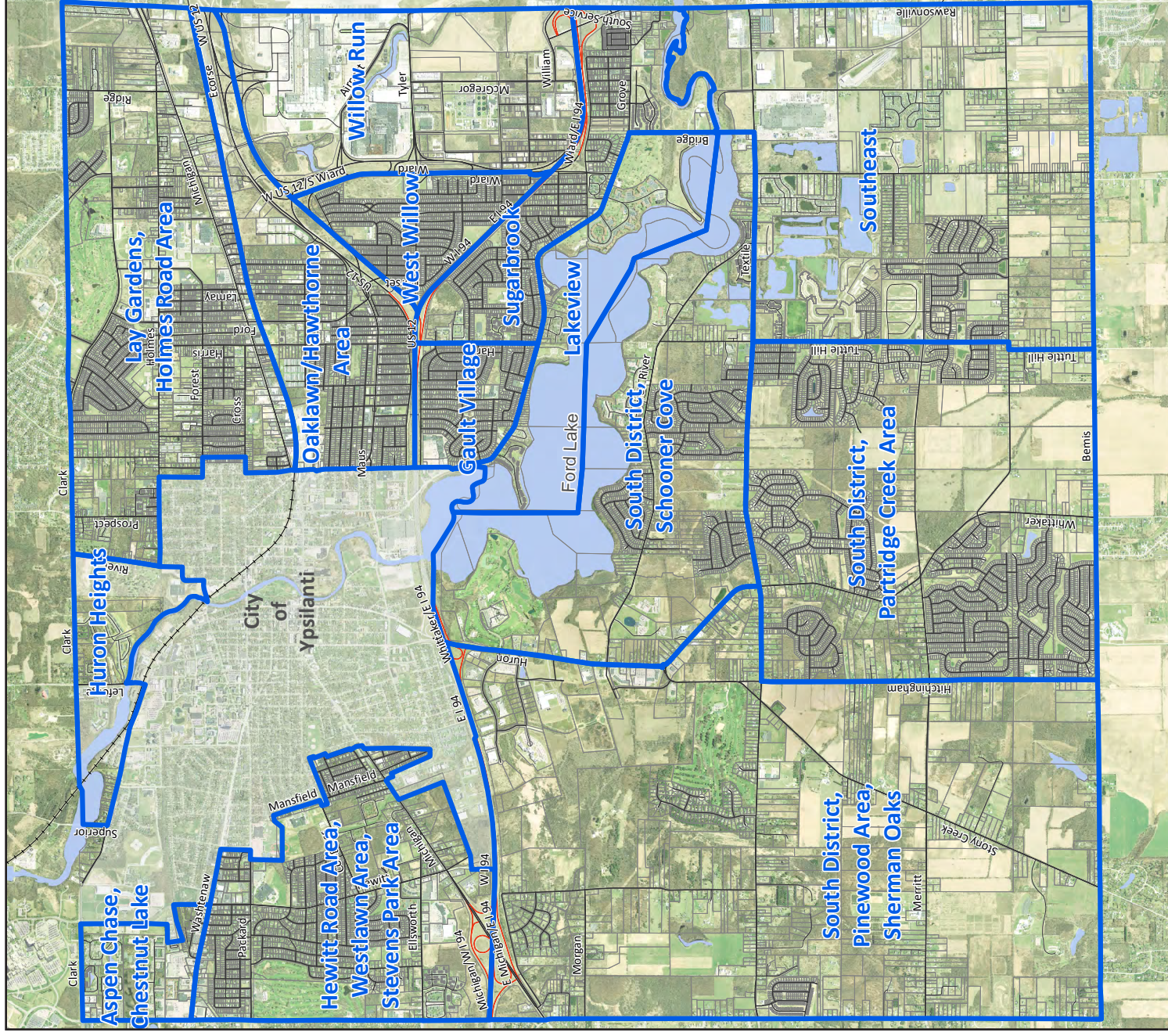
*for  
Ypsilanti Township 2040  
Master Plan*

DRAFT: <insert date>  
Adopted XXXXXXXX

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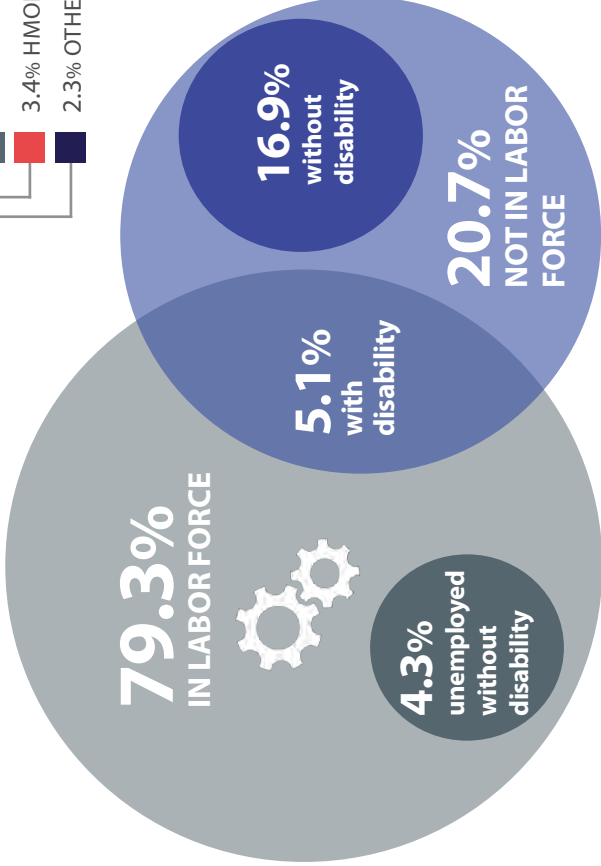
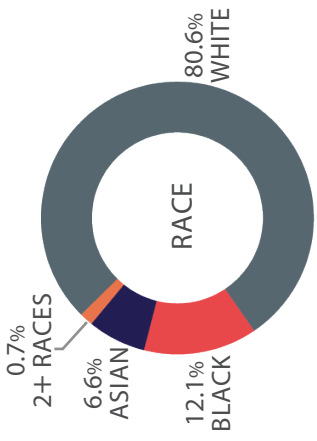
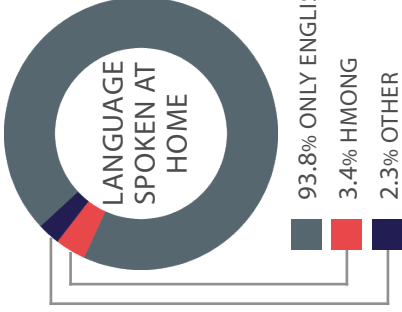
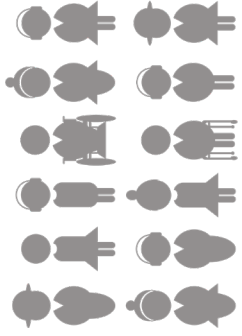
*These neighborhood reports are snapshots of Ypsilanti Township neighborhoods during the Ypsilanti Township 2040 process (summer of 2018 to end of 2019). All data is taken from the 2016 American Community Survey*





**NEIGHBORHOODS:**  
South District,  
Pineview,  
Sherman Oaks

TOTAL POPULATION: **2,102**



TOTAL OCCUPIED HOUSING UNITS: **744**

**94%** OWNER-OCCUPIED  
**6.0%** RENTER-OCCUPIED

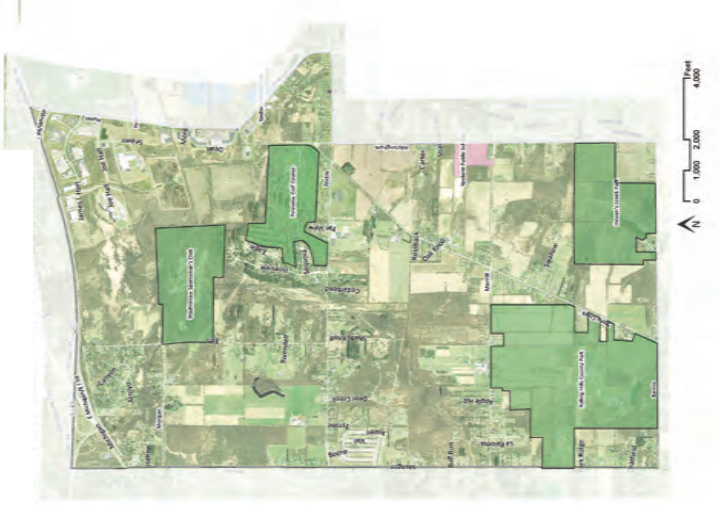
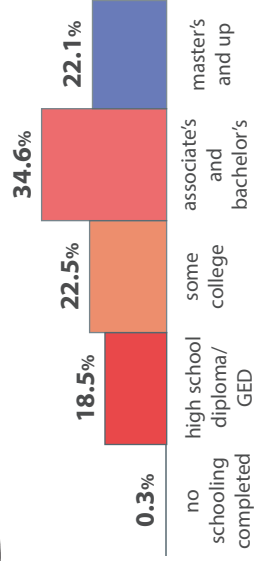


MEDIAN HOUSEHOLD INCOME: **\$93,250**

**4.3%** of householders moved into unit in **2015 or later**

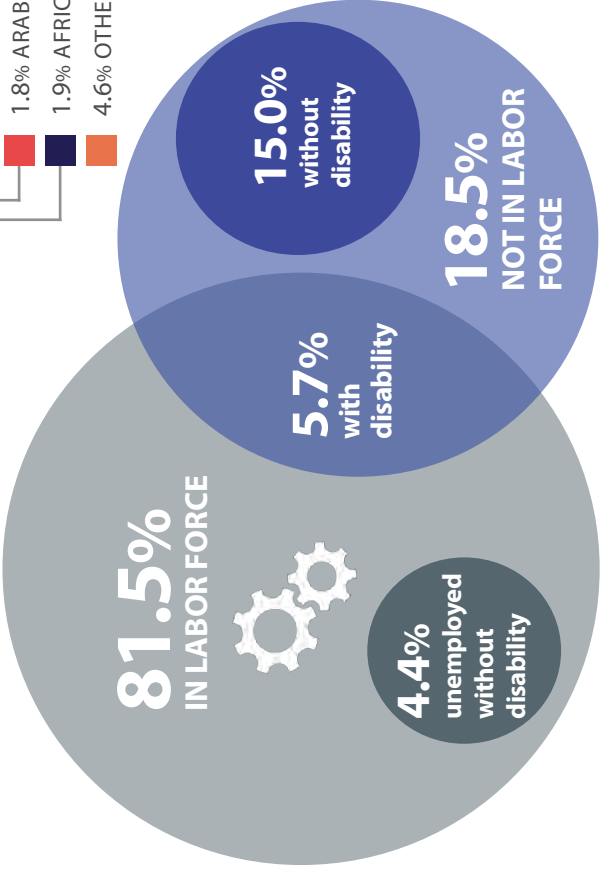
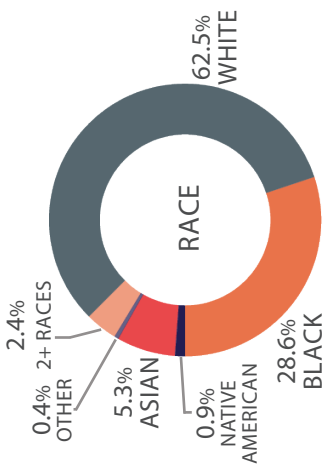
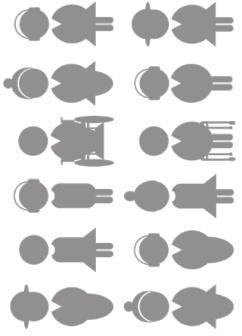


EDUCATIONAL ATTAINMENT FOR 25+ POPULATION:



**NEIGHBORHOODS:**  
South District,  
Creekside  
South

**TOTAL POPULATION: 9,856**



**TOTAL OCCUPIED HOUSING UNITS: 3,301**

**87.6% OWNER-OCCUPIED  
12.4% RENTER-OCCUPIED**

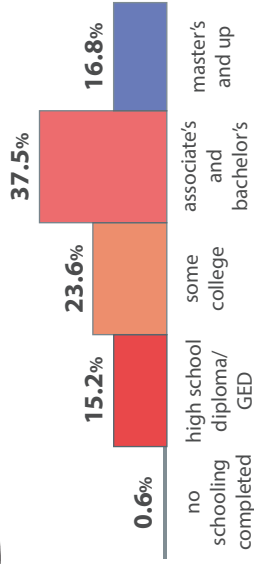


**MEDIAN HOUSEHOLD INCOME: (\$79,063, AND \$93,523)**

**3.7%** of householders moved into unit in **2015 or later**

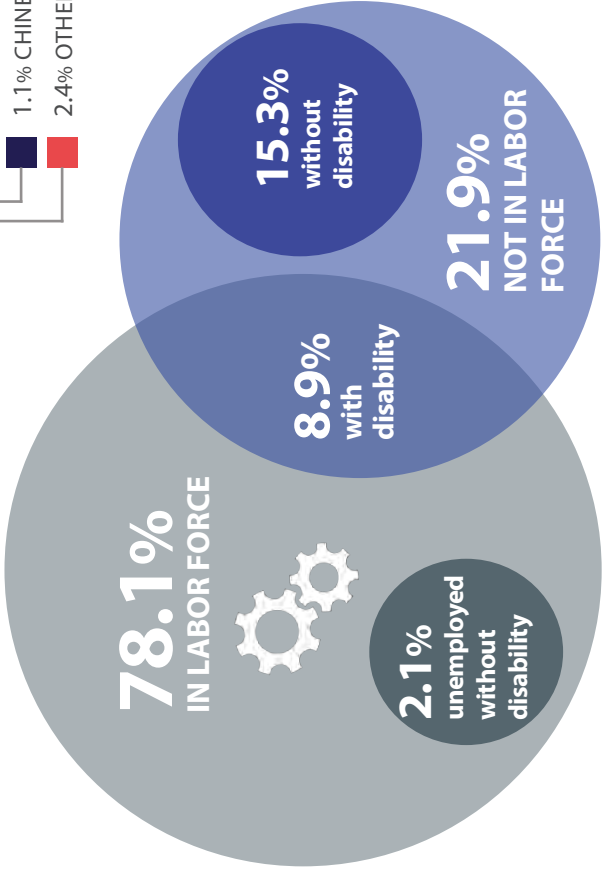
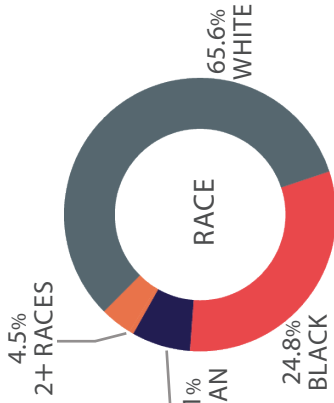
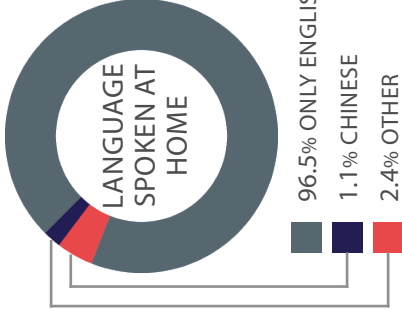
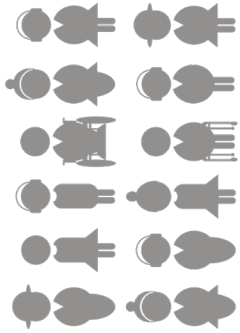


**EDUCATIONAL ATTAINMENT FOR 25+ POPULATION:**



**NEIGHBORHOODS:**  
South District,  
Schooner  
Cove

TOTAL POPULATION: **5,420**



TOTAL OCCUPIED HOUSING  
UNITS: **2,076**

**50.1%** OWNER-OCCUPIED  
**49.9%** RENTER-OCCUPIED

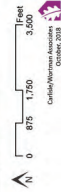
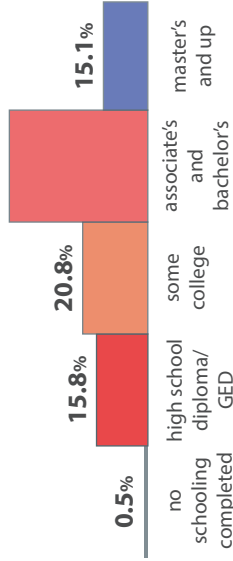


MEDIAN HOUSEHOLD  
INCOME: **\$63,910**

**7.6%** of  
householders  
moved into unit  
in **2015 or later**

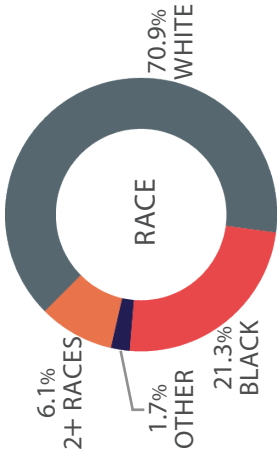
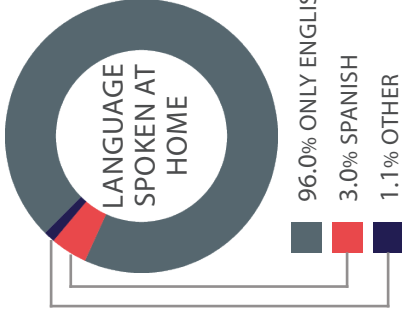
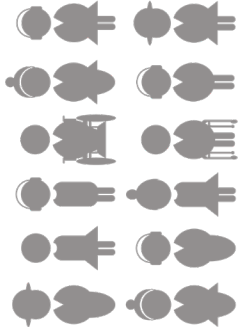


EDUCATIONAL ATTAINMENT  
FOR **25+** POPULATION: **43.9%**

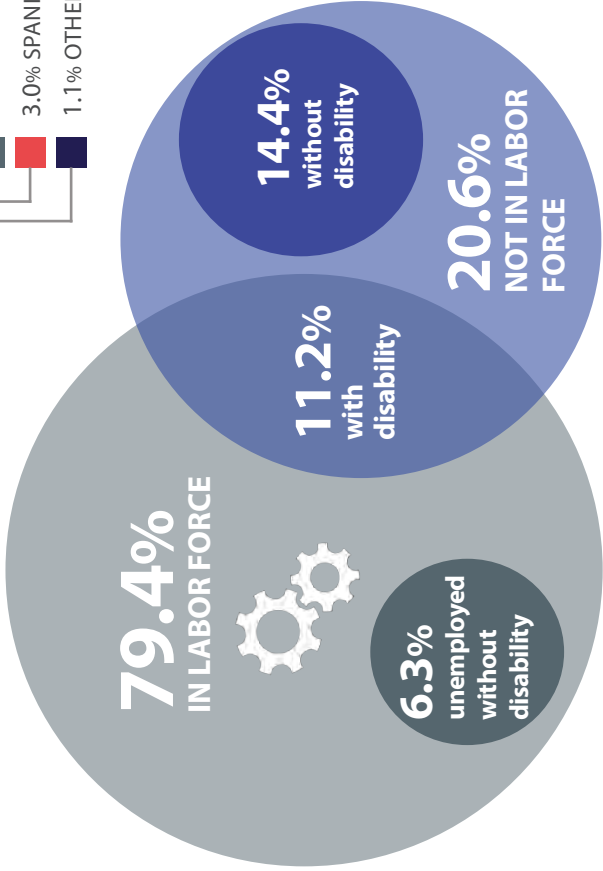


# NEIGHBORHOODS: South District

TOTAL POPULATION: **4,558**



**ETHNICITY:**



TOTAL OCCUPIED HOUSING UNITS: **1,634**

**84.6%** OWNER-OCCUPIED  
**15.4%** RENTER-OCCUPIED

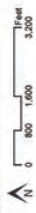
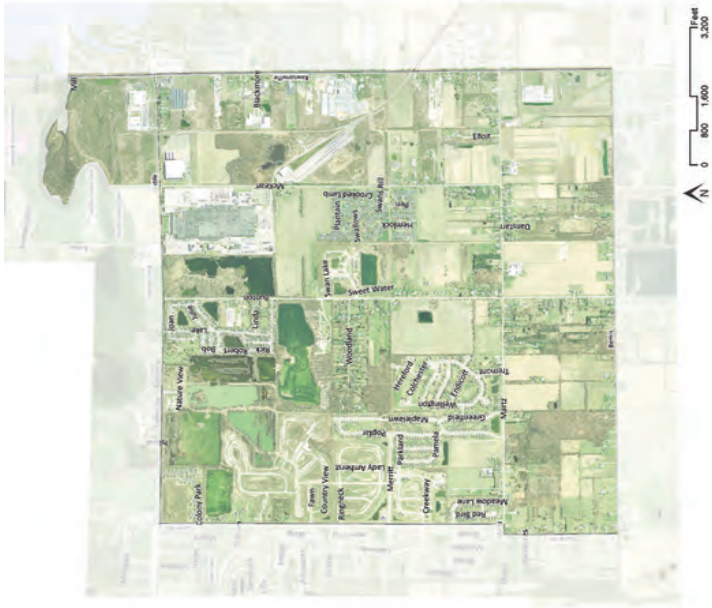
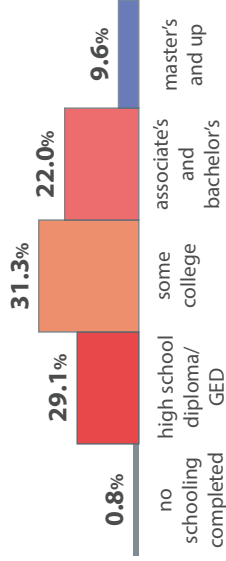


MEDIAN HOUSEHOLD INCOME: **\$54,621**

**3.2%** of householders moved into unit in **2015 or later**



EDUCATIONAL ATTAINMENT FOR **25+** POPULATION:

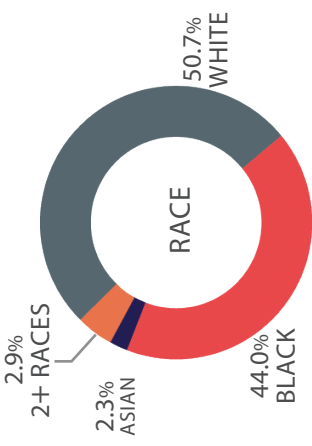
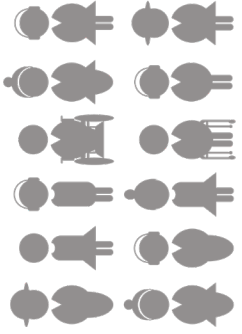




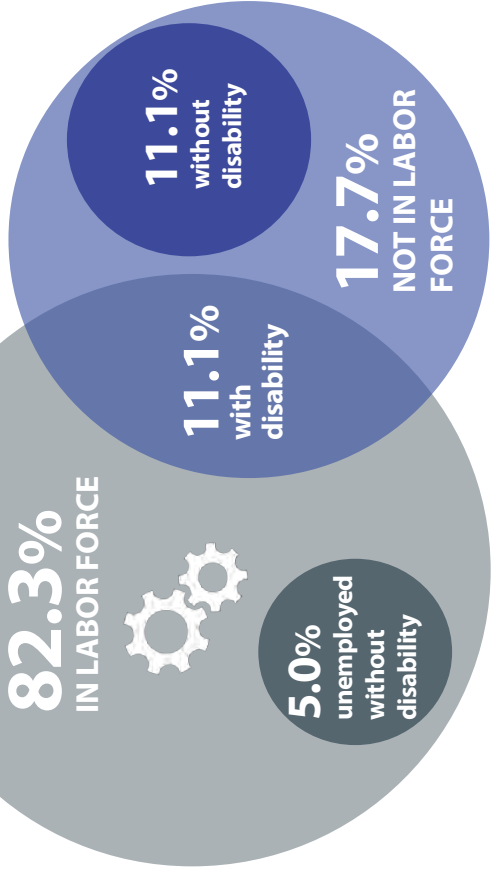
## NEIGHBORHOODS:

Lakeview,  
Wingate  
Condos,  
Sugarbrook

TOTAL POPULATION: **3,871**



## ETHNICITY:



TOTAL OCCUPIED  
HOUSING UNITS: **1,628**

**47.8%** OWNER-OCCUPIED  
**52.2%** RENTER-OCCUPIED

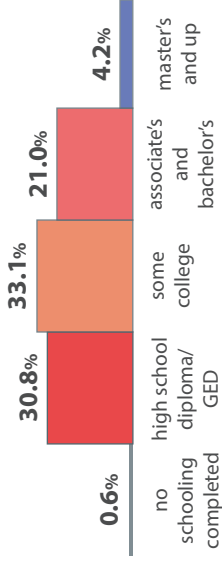


MEDIAN HOUSEHOLD  
INCOME: **\$35,777**

**6.5%** of  
householders  
moved into unit  
in **2015 or later**

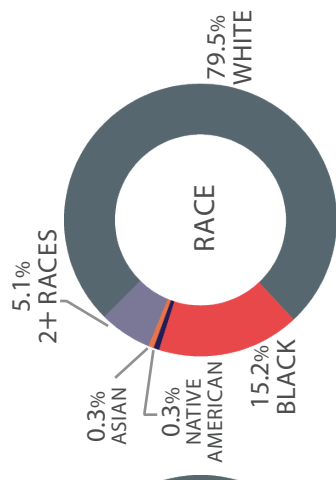
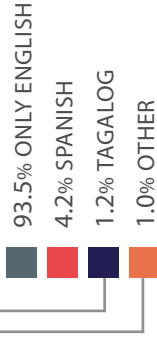
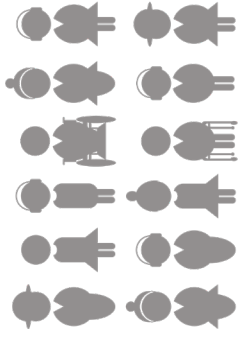


EDUCATIONAL ATTAINMENT  
FOR **25+** POPULATION:

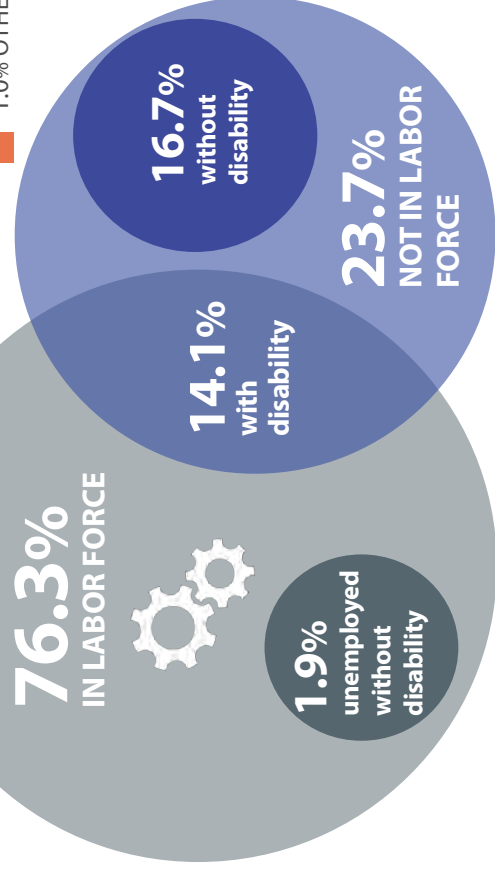


## NEIGHBORHOOD: Gault Village

TOTAL POPULATION: **2,150**



### ETHNICITY:



TOTAL OCCUPIED HOUSING UNITS: **891**

**88.1%** OWNER-OCCUPIED  
**11.9%** RENTER-OCCUPIED

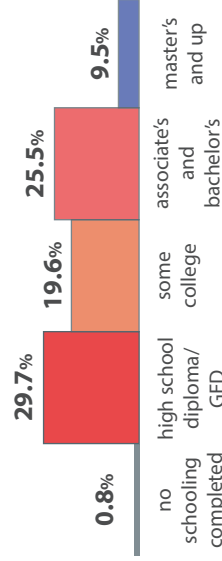


MEDIAN HOUSEHOLD INCOME: **\$50,404**

**1.1%** of householders moved into unit in **2015 or later**



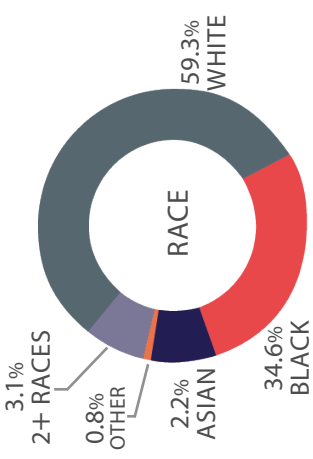
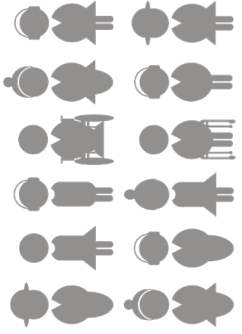
EDUCATIONAL ATTAINMENT FOR 25+ POPULATION:



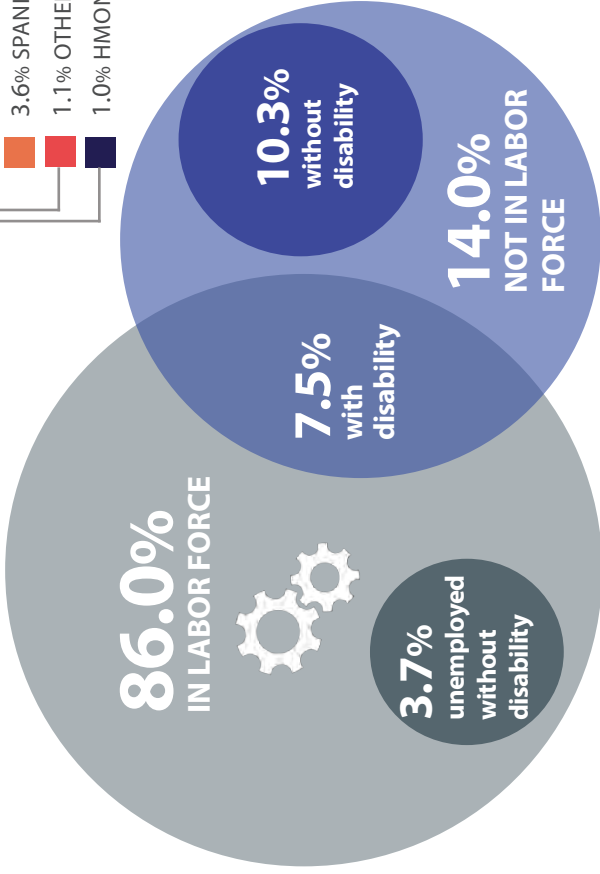
## NEIGHBORHOODS:

Lakeshore  
Apartments,  
Cliffs on the  
Bay Condos

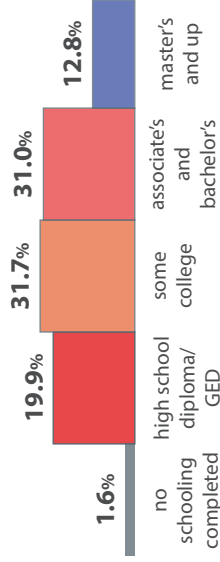
TOTAL POPULATION: **2,584**



## ETHNICITY:



## EDUCATIONAL ATTAINMENT FOR 25+ POPULATION:



TOTAL OCCUPIED HOUSING UNITS: **1,550**

**15.3%** OWNER-OCCUPIED  
**84.7%** RENTER-OCCUPIED



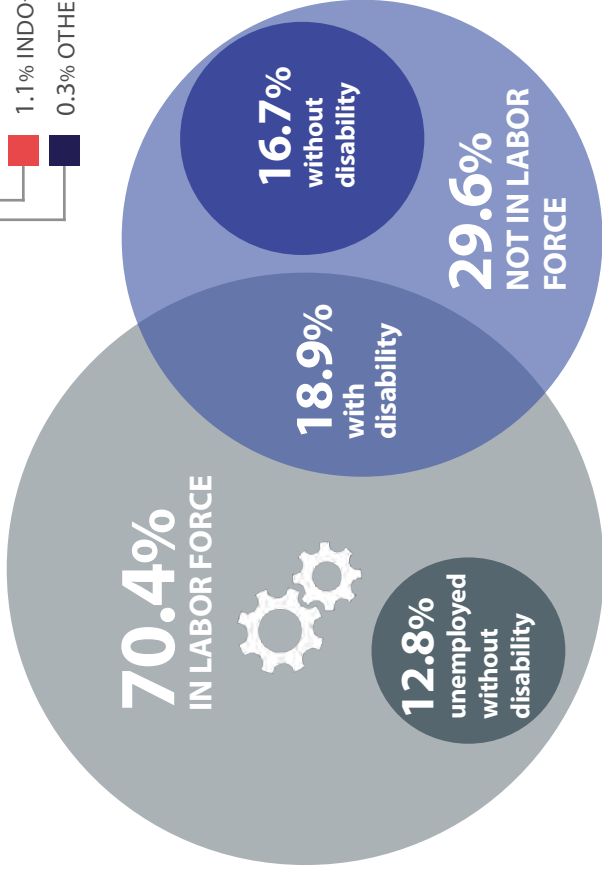
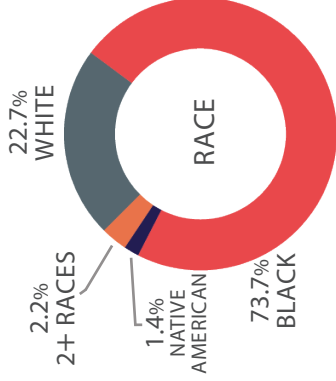
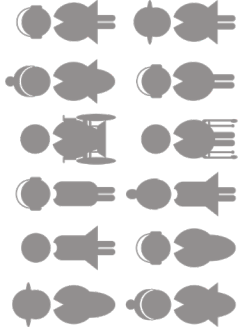
MEDIAN HOUSEHOLD INCOME: **\$40,917**

**8.5%** of householders moved into unit in **2015 or later**



## NEIGHBORHOOD: West Willow

TOTAL POPULATION: **3,282**



TOTAL OCCUPIED HOUSING UNITS: **1,104**

**60.5%** OWNER-OCCUPIED  
**39.5%** RENTER-OCCUPIED

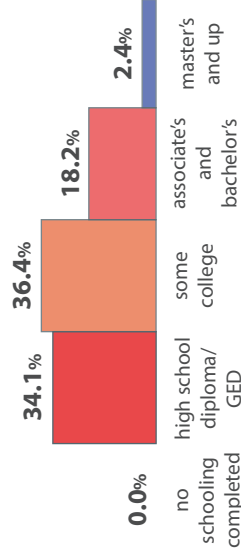


MEDIAN HOUSEHOLD INCOME: **\$45,577**

**0.0%** of householders moved into unit in **2015 or later**



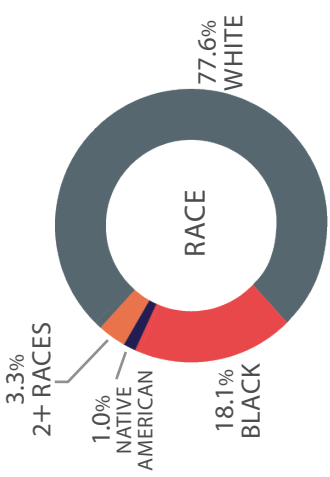
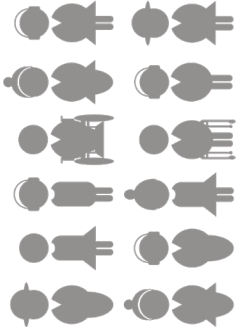
EDUCATIONAL ATTAINMENT FOR 25+ POPULATION:





**NEIGHBORHOODS:**  
Oaklawn/  
Hawthorne,  
Thurston

**TOTAL POPULATION: 3,496**



**ETHNICITY:**

**77.0%** white alone, not hispanic or latino

**2.5%** hispanic or latino origin of any race

**72.6%**  
IN LABOR FORCE



**3.1%**  
unemployed without disability

**17.3%**  
with disability

**14.1%**  
without disability

**27.4%**  
NOT IN LABOR FORCE



**TOTAL OCCUPIED HOUSING UNITS: 1,531**

**54.7%** OWNER-OCCUPIED

**45.3%** RENTER-OCCUPIED

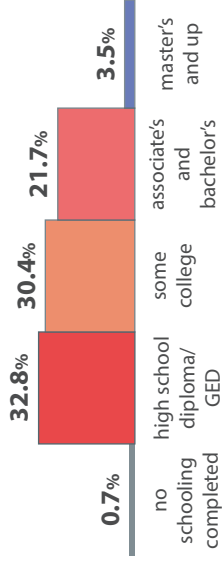


**MEDIAN HOUSEHOLD INCOME: \$39,063**

**8.2%** of householders moved into unit in **2015 or later**



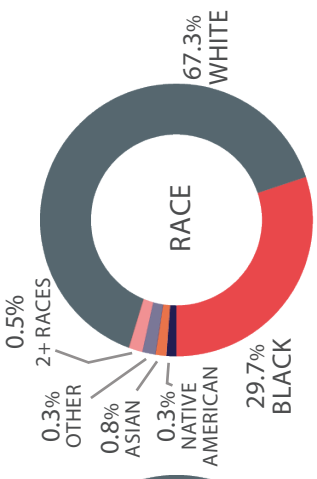
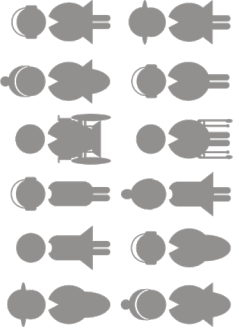
**EDUCATIONAL ATTAINMENT FOR 25+ POPULATION:**



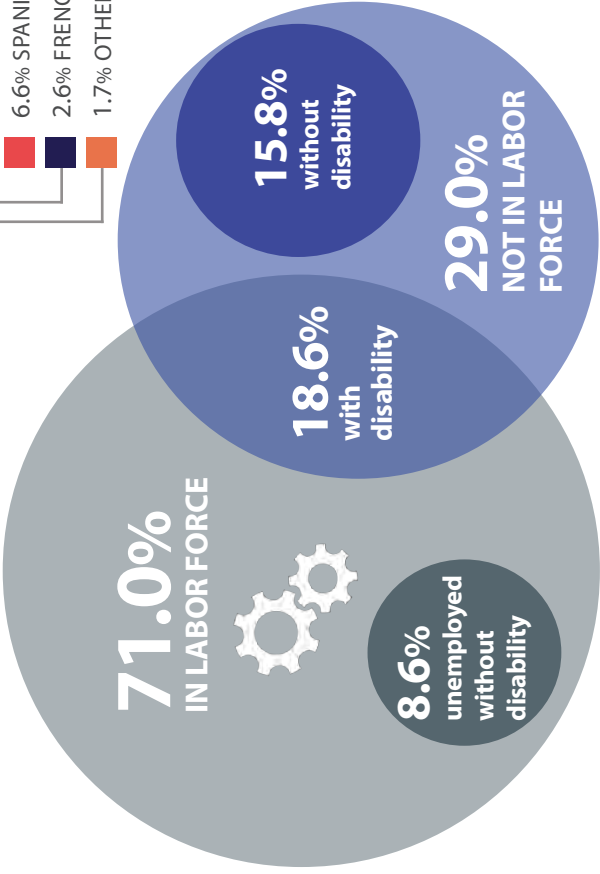
## NEIGHBORHOODS:

Lay Gardens,  
Manufactured Homes,  
Holmes Road, Clark  
East Towers, Huron  
Meadows Condos,  
Bud/Blossom,  
Appleridge

TOTAL POPULATION: **6,806**



## ETHNICITY:



TOTAL OCCUPIED  
HOUSING UNITS: **3,244**

**54.1%** OWNER-OCCUPIED  
**45.9%** RENTER-OCCUPIED

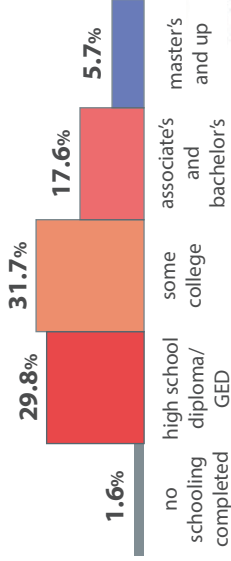


MEDIAN HOUSEHOLD  
INCOME: **(\$36,373,  
35,819)**

**6.1%** of  
householders  
moved into unit  
in **2015 or later**



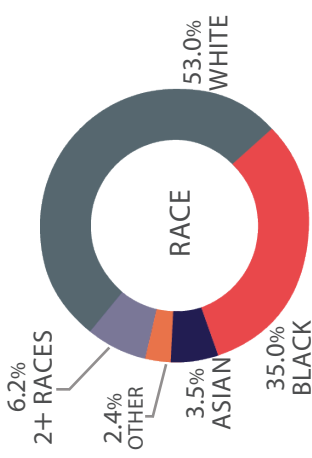
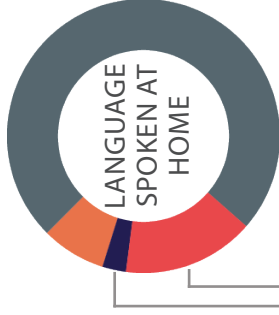
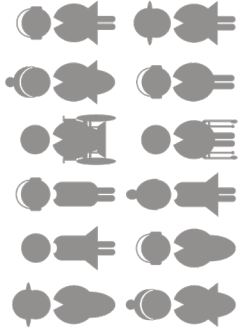
EDUCATIONAL ATTAINMENT  
FOR 25+ POPULATION:



## NEIGHBORHOODS:

Westlawn,  
Hewitt Road,  
Roundtree,  
Stevens Park

TOTAL POPULATION: **6,167**



## ETHNICITY:



**78.6%**  
IN LABOR FORCE



**16.8%**  
without  
disability

**6.3%**  
with  
disability

**7.0%**  
unemployed  
without  
disability

**21.4%**  
NOT IN LABOR  
FORCE



TOTAL OCCUPIED  
HOUSING UNITS: **2,793**

**47.4%** OWNER-OCCUPIED

**52.6%** RENTER-OCCUPIED

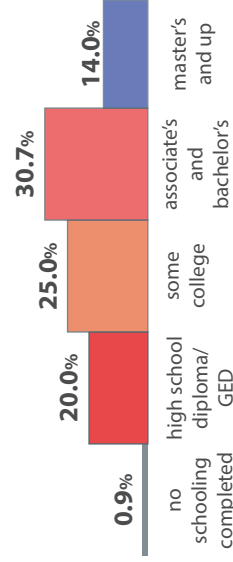


MEDIAN HOUSEHOLD  
INCOME: **\$54,608**

**8.5%** of  
householders  
moved into unit  
in **2015 or later**

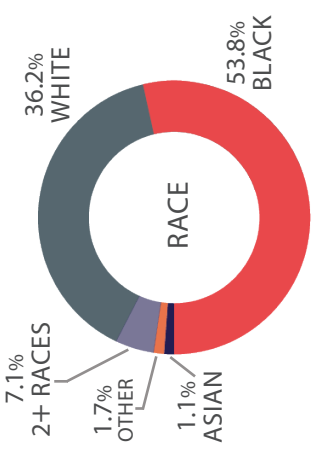
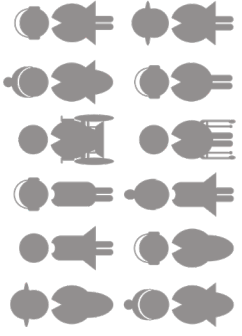


EDUCATIONAL ATTAINMENT  
FOR 25+ POPULATION:

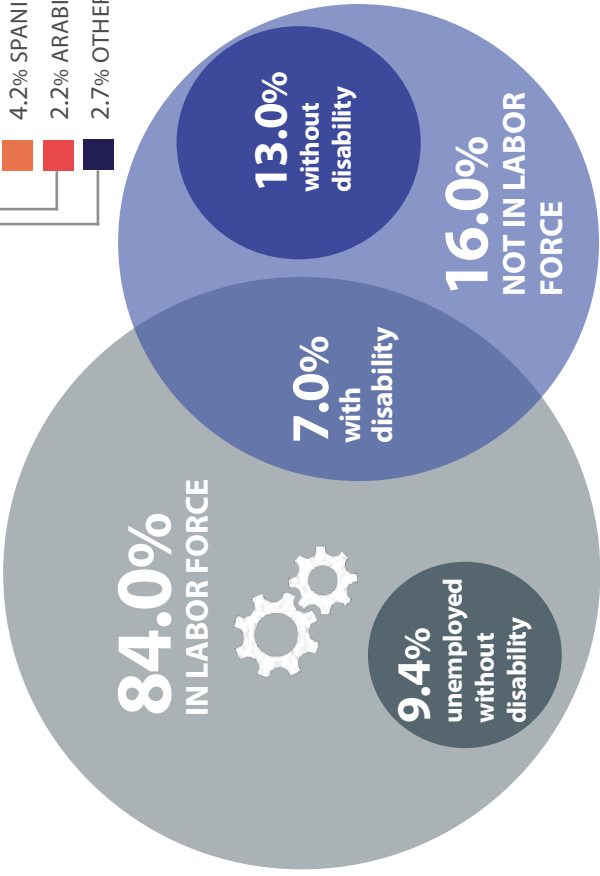


**NEIGHBORHOODS:**  
Huron  
Heights/Ridge  
Apartments

TOTAL POPULATION: **2,669**



**ETHNICITY:**



TOTAL OCCUPIED  
HOUSING UNITS: **1,134**

**1.3%** OWNER-OCCUPIED  
**98.7%** RENTER-OCCUPIED

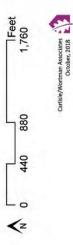
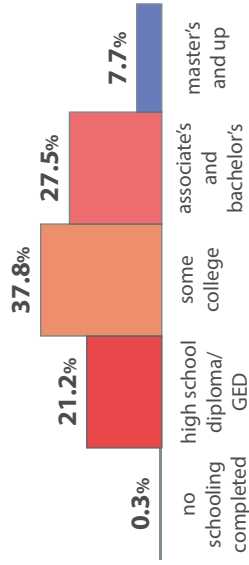


MEDIAN HOUSEHOLD  
INCOME: **\$29,280**

**18.3%** of  
householders  
moved into unit  
in **2015 or later**



EDUCATIONAL ATTAINMENT  
FOR 25+ POPULATION:

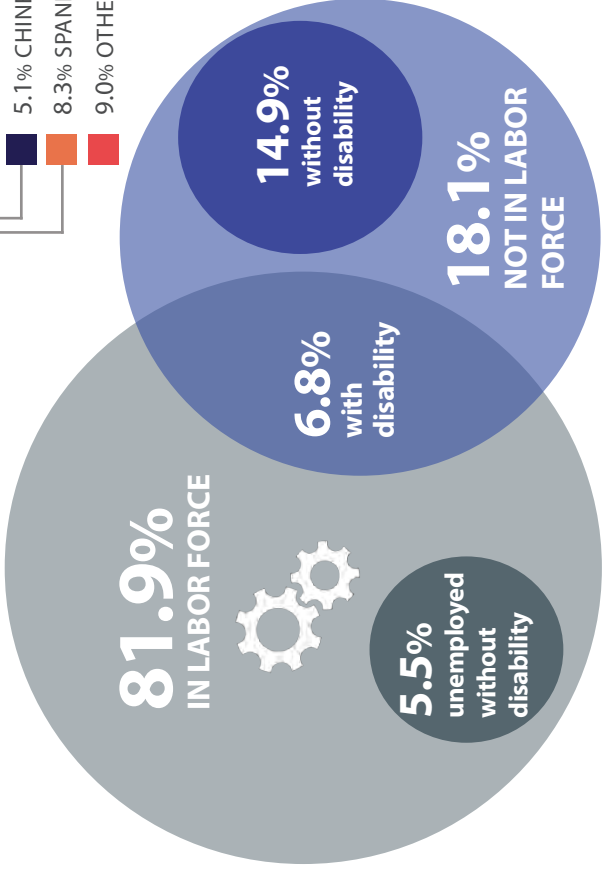
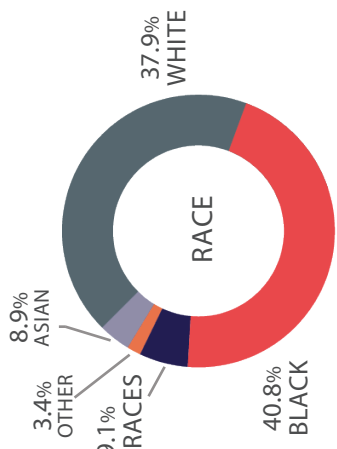
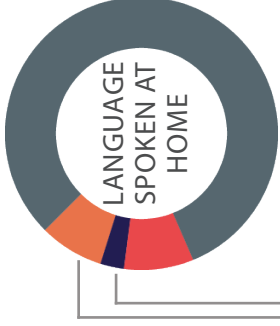
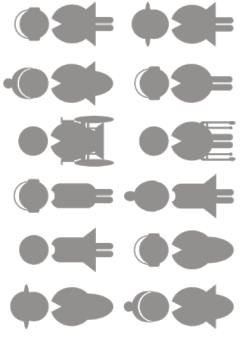




## NEIGHBORHOODS:

Aspen  
Chase/Villas  
Apartments,  
Chestnut Lake  
Apartments

TOTAL POPULATION: **2,973**



TOTAL OCCUPIED  
HOUSING UNITS: **1,568**

**2.2%** OWNER-OCCUPIED  
**97.8%** RENTER-OCCUPIED

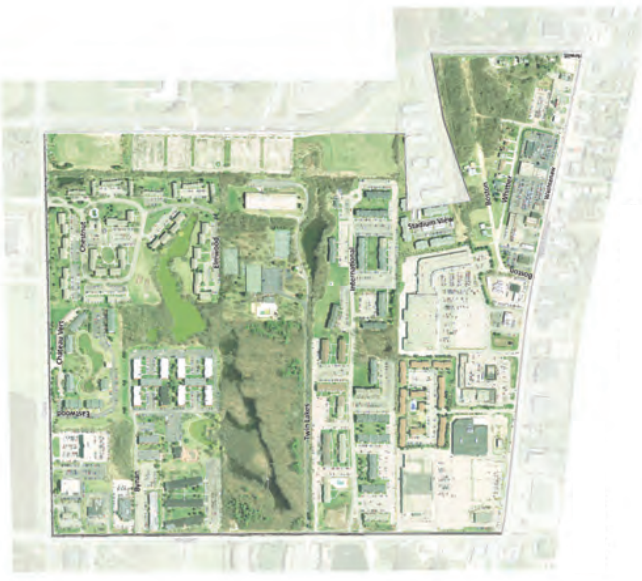
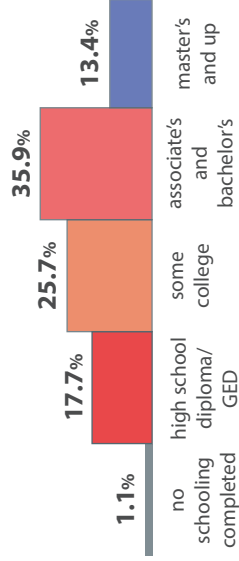


MEDIAN HOUSEHOLD  
INCOME: **\$31,154**

**10.8%** of  
householders  
moved into unit  
in **2015 or later**



EDUCATIONAL ATTAINMENT  
FOR **25+ POPULATION:**





# Ypsilanti Township

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## 2040 Master Plan

ADOPTED: March 3, 2020