

MICHIGAN (DETROIT, KALAMAZOO, AND ANN ARBOR)

The housing sites included in this assessment are the following:

Site Name	J40	Address	Housing Provider	URL
Lexington Village	yes	1310 Pallister Street, Detroit, MI 48202, United States	KMG Prestige	https://housingapartments.org/rental_detail/3263
Rivercrest Apartments	yes	9303 E Jefferson, Detroit, MI	Cinnaire	https://housingapartments.org/rental_detail/43613
Dreamtroit	yes	1331 Holden St, Detroit, MI 48202	Life is a Dreamtroit, LCC	https://www.dlandgroup.com/dreamtroit
The Stoudamire	no	4401 Conner St, Detroit, MI 48215	Eastside Community Network	https://www.ecn-detroit.org/stoudamire
The Creamery	yes	1101 Portage St, Kalamazoo, MI 49001-3009	Hollander Development	https://creamerykalamazoo.com/
Spring Manor	no	610 Mall Dr, Portage, MI 49024-2885	Hollander Development	
Baker Commons	no	"106 Packard St Ann Arbor, MI 48104	River Run LDHA / Ann Arbor Housing Authority	https://www.a2gov.org/departments/Housing/programs/Pages/Baker-Commons.aspx
701 Miller Apartments	no	701 Miller Ave, Ann Arbor, MI 48103	Avalon Housing	https://www.michigan.gov/mshda/rental/project-based-vouchers/project-based-developments-listing/assets/pbv-developments-list-washtenaw
Carrot Way Apartments	no	31 Carrot Way, Ann Arbor, MI 48105	Avalon Housing	https://affordablehousingonline.com/housing-search/Michigan/Ann-Arbor/Carrot-Way-Apartments---Avalon/10044965
Hickory Way Apartments	yes	1120 S Maple. Ann Arbor, MI	Avalon Housing	https://affordablehousingonline.com/housing-search/Michigan/Ann-Arbor/Hickory-Way-Apartments-/10105720

As noted in the “Method” section at the end of this document, US Census Block Group (BG) data represents a significant data source for this analysis. These data include the housing sites, but should be interpreted with caution as the BG may not coincide fully with residents of each site. Justice40 (J40) sites that are located in Justice40 communities designated in the [Climate and Economic Justice Screening Tool](#) (CEJST) that identifies disadvantaged communities that are marginalized and overburdened by pollution and underinvestment.

City Overview

This assessment includes four sites in Detroit, MI, four sites in Ann Arbor, MI and two sites near Kalamazoo, MI. The sites are a mix of apartment or townhouse-style residential complexes.

- Detroit: Lexington Village has 351 units, Rivercrest Apartments has 161 units, Dreamtroit has 81 units, and The Stoudamire is a 17,000-square-foot community center.
- Kalamazoo: The Creamery has 48 units and Spring Manor has 107 units.
- Ann Arbor: Baker Commons has 64 units, 701 Miller Apartments has 30 units, Carrot Way Apartments has 39 units and Hickory Way Apartments has 106 units.

As shown in Figures 1-3, 5 of the sites are located in a J40 disadvantaged tract. The tracts with the darker shading indicate greater transportation barriers (higher relative cost and time spent on transportation relative to other tracts¹).



Figure 1. Detroit, MI sites mapped with J40 tracts (hashed area) and relative travel barriers (shading)

¹ See “transportation barriers” on the Climate and Economic Justice Screening tool “Methodology” web page: <https://screeningtool.geoplatform.gov/en/methodology>



Figure 2. Kalamazoo, MI sites mapped with J40 tracts (hashed area) and relative travel barriers (shading)

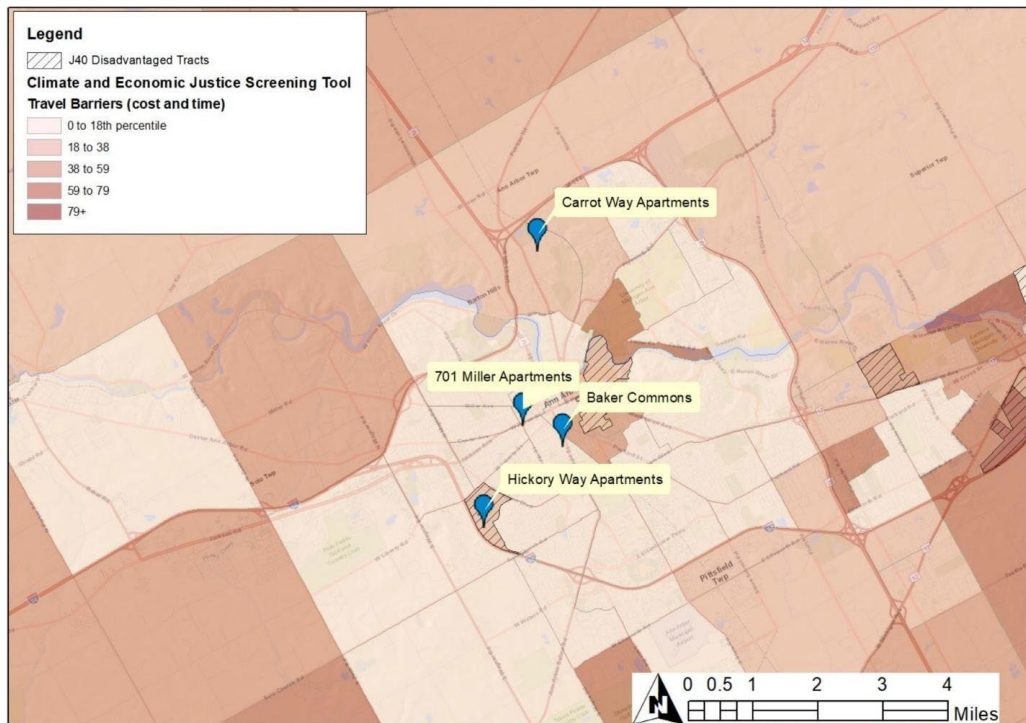


Figure 3. Ann Arbor, MI sites mapped with J40 tracts (hashed area) and relative travel barriers (shading)

HOUSEHOLD LANGUAGES SPOKEN:

Language information, particularly areas with limited English households, can help reveal barriers that residents may face in learning about and utilizing car share, as well as inform possible outreach and service needs. Language spoken information for the block groups in which the sites are located is shown below. In general, English is predominantly spoken at the sites. There are households with higher percentages of Spanish, other Indo-European and Asian/Pacific Island languages spoken primarily in the household, but with at least one English speaker. There are sites with significant Limited English proficiency.

	English only	Limited English (total)	Spanish		Other Indo-European lang.		Asian / Pacific Island lang.		Other lang.	
			Limited English	Not	Limited English	Not	Limited English	Not	Limited English	Not
Lexington Village	87%	0%	0%	11%	0%	1%	0%	0%	0%	1%
Rivercrest Apartments	99%	0%	0%	0%	0%	1%	0%	0%	0%	0%
Dreamtroit	99%	0%	0%	1%	0%	0%	0%	0%	0%	0%
The Stoudamire	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
City: Detroit, MI	90%	2%	1%	4%	0%	1%	0%	0%	0%	2%
The Creamery	88%	0%	0%	8%	0%	0%	0%	0%	0%	5%
Spring Manor	89%	2%	2%	0%	0%	2%	0%	3%	0%	4%
City: Kalamazoo, MI	89%	1%	0%	4%	0%	3%	0%	1%	1%	1%
Baker Commons	68%	2%	0%	4%	0%	3%	2%	22%	0%	0%
701 Miller Apartments	88%	3%	0%	8%	3%	2%	0%	0%	0%	0%
Carrot Way Apartments	72%	2%	0%	2%	0%	10%	0%	10%	2%	3%
Hickory Way Apartments	71%	0%	0%	2%	0%	17%	0%	2%	0%	8%
City: Ann Arbor, MI	74%	4%	0%	3%	1%	8%	3%	9%	1%	3%

(Source: 2021 ACS 5-yr BG data)

HISPANIC/LATINO AND NOT HISPANIC/LATINO BY RACE:

Information about race and ethnicity can help to understand the diversity of the area surrounding study sites, which can help inform outreach strategies. This section is closely related to household languages spoken, particularly Spanish.

The Detroit sites are majority Black or African American (79-94%), with the Stoudamire having higher concentration of Hispanics or Latinos (33%). The Ann Arbor and Kalamazoo sites have more diverse sites, which have higher percentages Black or African Americans, Asians, and Hispanics or Latinos than the city demographics.

	Hisp. or Latino	Not Hispanic or Latino						
		White alone	Black or African American alone	American Indian / Alaska Native alone	Asian alone	Native Hawaiian / Pacific Islander alone	Some Other Race alone	Two or more races
Lexington Village	2%	10%	79%	0%	4%	0%	1%	4%
Rivercrest Apartments	1%	3%	94%	0%	0%	0%	0%	2%
Dreamtroit	1%	7%	87%	0%	0%	0%	1%	4%
The Stoudamire	33%	33%	0%	0%	0%	0%	0%	33%
City: Detroit, MI	8%	10%	77%	0%	2%	0%	0%	3%
The Creamery	16%	42%	34%	0%	2%	0%	0%	6%
Spring Manor	6%	75%	8%	0%	5%	0%	0%	6%
City: Kalamazoo, MI	9%	58%	23%	0%	2%	0%	1%	6%
Baker Commons	7%	65%	5%	0%	18%	0%	1%	5%
701 Miller Apartments	4%	74%	12%	0%	4%	0%	1%	5%
Carrot Way Apartments	4%	49%	24%	0%	17%	0%	1%	5%
Hickory Way Apartments	3%	49%	33%	0%	6%	0%	0%	8%
City: Ann Arbor, MI	5%	66%	7%	0%	16%	0%	1%	6%

(Source: 2021 ACS 5-yr BG data)

HOUSEHOLD COMPOSITION AND INCOME:

Household level factors such as household size and income level can help to understand residents’ travel needs and budgets, and gauge the potential market and impact of reduced car share rates. All of the sites have median income levels well below the citywide median incomes and have high percentages of renter occupied units. The Ann Arbor sites do have significantly higher median incomes than Detroit and Spring Manor in Kalamazoo, with the exception of Baker Commons.

	Percentage renter occupied	Average household size	Median Income (BG)	Median Income (Tract)
Lexington Village	82%	2.0	\$35,367	\$40,127
Rivercrest Apartments	70%	2.5	n/a	\$28,836
Dreamtroit	60%	1.5	n/a	n/a
The Stoudamire	n/a	n/a	n/a	n/a
City: Detroit, MI	52%	2.6	\$34,762	\$34,762
The Creamery	73%	2.0	\$43,710	\$43,769
Spring Manor	64%	1.8	\$34,432	\$60,857
City: Kalamazoo, MI	56%	2.5	\$44,296	\$44,296
Baker Commons	93%	2.4	\$33,833	\$29,347
701 Miller Apartments	88%	2.3	\$46,378	\$62,743
Carrot Way Apartments	56%	2.2	\$68,438	\$70,685
Hickory Way Apartments	71%	2.2	\$53,711	\$53,376
City: Ann Arbor, MI	54%	2.5	\$73,276	\$73,276

(Sources: 2021 ACS 5-yr BG and Census Tract data)

RESIDENT AGE AND POVERTY:

Resident age can help understand the proportion of the population that is working age and older adult populations. Information about the proportion of the population living at or below poverty level can help reveal potential market and impact of reduced car share rates.

Notably, the 701 Miller Apartments (Ann Arbor) and the Kalamazoo sites have large proportions of residents who are 65 years or older compared to the citywide percentages. Poverty rates are a mix with some site tracts are all at or above the citywide percentages. Some sites are below the average, Carrot Way Apartments and Hickory Way Apartments in Ann Arbor, both Kalamazoo sites and Lexington Village in Detroit. Figures 4-6 shows the site locations with tracts shaded by proportion of the population below the poverty line (percentile).

	Percentage of population age:		Percentage below poverty (tract)		
	18 to 64	65+	Total (tract)	Ages 18 to 64	Ages 65+
Lexington Village	63%	14%	23%	22%	39%
Rivercrest Apartments	61%	11%	41%	41%	32%
Dreamtroit	63%	10%	58%	53%	48%
The Stoudamire	n/a	n/a	n/a	n/a	n/a
City: Detroit, MI	61%	14%	32%	29%	21%
The Creamery	52%	15%	16%	13%	2%
Spring Manor	66%	17%	6%	6%	7%
City: Kalamazoo, MI	71%	10%	28%	30%	8%
Baker Commons	98%	1%	64%	65%	0%
701 Miller Apartments	73%	19%	38%	44%	13%
Carrot Way Apartments	74%	9%	11%	15%	7%
Hickory Way Apartments	68%	6%	17%	15%	9%
City: Ann Arbor, MI	75%	12%	23%	28%	6%

(Sources: 2021 ACS 5-yr BG and Census Tract data)



Figure 4. Detroit, MI sites mapped with J40 tracts (hashed areas) and proportion of population below the poverty level (shading)



Figure 5. Kalamazoo, MI sites mapped with J40 tracts (hashed areas) and proportion of population below the poverty level (shading)

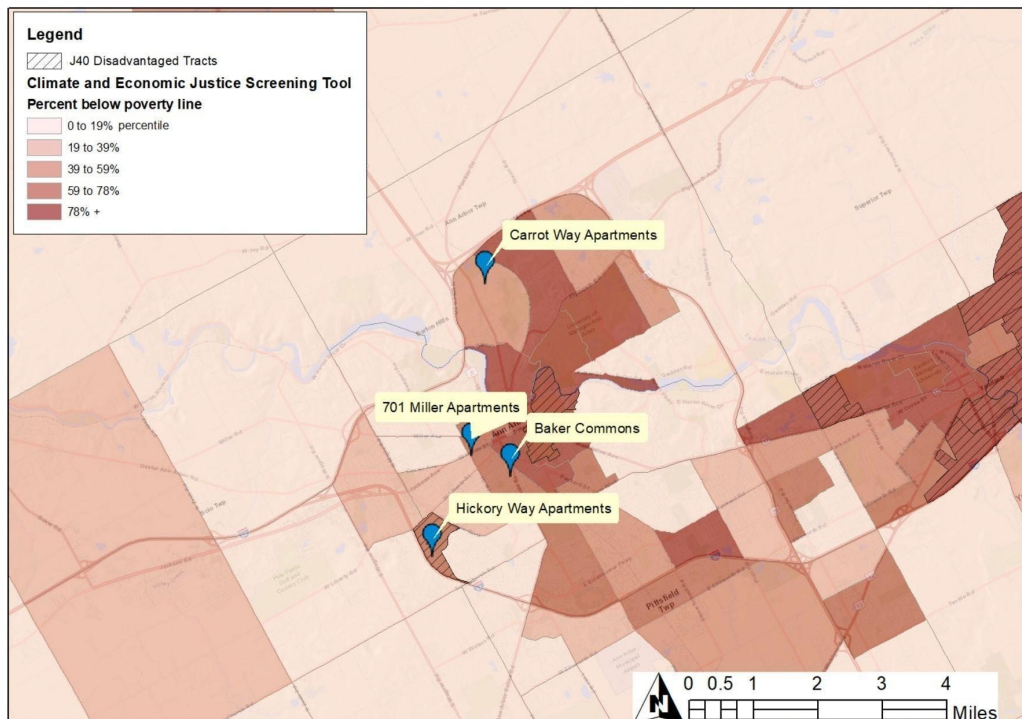


Figure 6. Ann Arbor, MI sites mapped with J40 tracts (hashed areas) and proportion of population below the poverty level (shading)

Household vehicles and commuting

CAR OWNERSHIP:

Zero-car households may be an indicator of need or market for alternative transportation modes. In addition, the proportion of single and multi-car households can reveal opportunities for car share. Among renter occupied units, all sites have a higher proportion of zero-car households than the city average. Rivercrest Apartments (73%) Dreamtroit (58%) and 701 Miller Apartments (48%) have approximately half the units or higher with no cars.

HH car ownership	Zero-car HHs	One-car HHs	Two-plus-car HHs
	Among renter occupied units		
Lexington Village	32%	54%	14%
Rivercrest Apartments	73%	26%	2%
Dreamtroit	58%	38%	4%
The Stoudamire	n/a	n/a	n/a
City: Detroit, MI	31%	49%	19%
The Creamery	34%	27%	39%
Spring Manor	21%	61%	19%
City: Kalamazoo, MI	19%	44%	37%
Baker Commons	29%	24%	47%
701 Miller Apartments	48%	41%	11%
Carrot Way Apartments	27%	34%	40%
Hickory Way Apartments	23%	46%	31%
City: Ann Arbor, MI	20%	47%	33%

(Source: 2021 ACS 5-yr BG data)

COMMUTE MODE

Commute mode information provides some insight into currently available and used travel modes, at least for work trip purposes. Residents in Detroit and Ann Arbor are more multimodal than their cities overall, with residents who commute doing so by carpool, transit, or walking. Kalamazoo sites are highly dependent on cars and driving alone. Though only 18% of residents at Rivercrest and Dreamtroit commute to work, they are also highly dependent on a car.

	Percent of residents who commute	Commute Mode				
		Drive Alone	Carpool	Public Transit	Walk	Taxi, motorcycle, bicycle, other
Lexington Village	27%	67%	0%	16%	14%	3%
Rivercrest Apartments	18%	85%	0%	12%	3%	0%
Dreamtroit	18%	98%	0%	1%	1%	0%
The Stoudamire	n/a	n/a	n/a	n/a	n/a	n/a
City: Detroit, MI	32%	73%	13%	7%	4%	3%
The Creamery	28%	100%	0%	0%	0%	0%
Spring Manor	43%	97%	0%	0%	3%	0%
City: Kalamazoo, MI	45%	80%	9%	3%	7%	2%
Baker Commons	42%	25%	4%	1%	66%	4%
701 Miller Apartments	42%	39%	5%	27%	22%	7%
Carrot Way Apartments	55%	67%	9%	15%	5%	5%
Hickory Way Apartments	53%	62%	16%	6%	13%	3%
City: Ann Arbor, MI	42%	60%	6%	10%	19%	5%

(Source: 2021 ACS 5-yr BG data)

PERCENTAGE OF COMMUTES WITH 45+ MINUTE COMMUTES BY MODE

Commute mode travel information provides some insight on the length of time individuals need to travel to work. Often transit dependent individuals spend significantly longer in getting to and from work. Over 20% of the residents of the Lexington Village, Rivercrest and Carrot Way experience longer commutes of 45+ minutes. For Lexington Village, Rivercrest, Dreamtroit and Carrot Way, those who commute by transit are more likely to experience those longer commutes.

45+ Minute commutes by	All commuters	Drive Alone	Carpool	Public Transit	Walk	Taxi, motorcycle, bicycle, other
Lexington Village	21%	16%	n/a	63%	50%	0%
Rivercrest Apartments	26%	17%	n/a	100%	0%	n/a
Dreamtroit	7%	5%	n/a	100%	100%	n/a
The Stoudamire	n/a	n/a	n/a	n/a	n/a	n/a
City: Detroit, MI	13%	9%	11%	57%	3%	12%
The Creamery	0%	0%	n/a	n/a	n/a	n/a
Spring Manor	8%	9%	n/a	n/a	0%	n/a
City: Kalamazoo, MI	6%	5%	10%	32%	3%	10%
Baker Commons	7%	28%	0%	0%	0%	0%
701 Miller Apartments	6%	9%	0%	10%	0%	0%
Carrot Way Apartments	20%	24%	8%	21%	0%	0%
Hickory Way Apartments	2%	4%	0%	0%	0%	0%
City: Ann Arbor, MI	8%	10%	7%	12%	2%	1%

(Source: 2021 ACS 5-yr BG data)

Walkability

WALK SCORE

Walk Score (Walkscore.com) provides an all-in-one metric for gauging the walkability of a place based on a proprietary algorithm for accessing a set of defined key destination types. Scores range from 0 (completely car dependent) to 100 (all errands can be done by walking). Walkable neighborhoods and car share can be contributing factors to helping people accomplish daily needs without owning a car.

The Walk Score² for the sites are listed below. All sites have higher walk scores than their city’s average and most are considered “Somewhat Walkable” (50-69), which means some errands can be accomplished on foot. Carrot Way is the only site that falls into the “car dependent” Walk Score category, denoting that “almost all errands require a car.”

	Walk Score Rating
Lexington Village	59
Rivercrest Apartments	53
Dreamtroit	59
The Stoudamire	50
City: Detroit, MI	51
The Creamery	81
Spring Manor	63
City: Kalamazoo, MI	47
Baker Commons	98
701 Miller Apartments	87
Carrot Way Apartments	6
Hickory Way Apartments	63
City: Ann Arbor, MI	52

(Source: walkscore.com)

KEY DESTINATIONS

Another way to assess walkability for everyday needs is to look at distances to key destinations, particularly to daily services (groceries, pharmacies, and schools) but also for medical services and other essential services.

² Walk Score Ratings: 90–100 Walker's Paradise (Daily errands do not require a car); 70–89 Very Walkable (Most errands can be accomplished on foot); 50–69 Somewhat Walkable (Some errands can be accomplished on foot); 25–49 Car-Dependent (Most errands require a car); 0–24 Car-Dependent (Almost all errands require a car)

Another way to assess walkability for everyday needs is to look at distances to key destinations. Most sites have a number of key destinations available within a half mile, including a grocery store, pharmacy, and high school, which is considered on the edge of walkable. Though many of the sites are over a mile to at least one of the key destinations. Carrot Way has the largest distances to travel (around 2 miles) to any key destinations.

Distance to:	Grocery	Pharm.	Hardware	Hosp. / ER	Urgent care	Elem. school	High school
Lexington Village	0.5 (Fancy Groceries)	0.3 (Henry Ford)	3.0 (Brooks Lumber)	0.3 (Henry Ford)	1.0 (BMC Urgent Care)	1.0 (Thirkell)	1.4 (Northern Senior)
Rivercrest Apartments	0.5 (Indian Village Marketplace)	0.3 (Wrigley's RX)	2.3 (Riverfront Building Supply)	4.3 (Beaumont Hospital)	2.6 (Concentra)	1.2 (Nichols)	2.0 (Martin Luther King Jr.)
Dreamtroit	0.5 (Fancy Groceries)	0.5 (CVS)	2.9 (Brooks Lumber)	0.8 (Henry Ford)	1.3 (BMC Urgent Care)	1.3 (Thirkell)	1.0 (Northwestern)
The Stoudamire	0.2 (Save A Lot)	0.2 (Canfield Pharmacy)	1.2 (East Warren Avenue)	3.6 (Beaumont Hospital)	3.5 (Urgent Care - Team Wellness)	2.3 (Defer)	4.1 (Grosse Pointe South)
The Creamery	0.5 (Town & Country)	0.6 (Arcadia)	1.0 (Landlord Supply)	0.9 (Bronson Methodist)	2.6 (WellNow)	1.7 (Milwood)	3.1 (Loy Norrix)
Spring Manor	0.4 (Harding's Market)	0.4 (Westnedge Hardings)	0.9 (Home Depot)	5.0 (Bronson Methodist)	0.8 (WellNow)	1.5 (Woodland)	0.9 (Portage Community)
Baker Commons	0.5 (People's Food Co-op)	0.5 (Genoa Healthcare)	0.7 (Jack's)	2.0 (U of Michigan)	1.7 (Ann Arbor Urgent Care)	0.4 (Bach)	0.8 (Community)
701 Miller Apartments	0.5 (People's Food Co-op)	1.2 (Walgreen's)	1.7 (Jack's)	1.8 (U of Michigan)	1.8 (MD Ann Arbor)	0.9 (Bach)	0.8 (Community)
Carrot Way Apartments	2.0 (Kroger)	2.0 (Kroger)	2.0 (Carpenter Bros)	3.3 (U of Michigan)	4.0 (Trinity Health IHA)	1.6 (Logan)	3.2 (Community)
Hickory Way Apartments	0.5 (Arbor Farms Market)	0.7 (CVS)	0.4 (Ace Barnes)	4.0 (U of Michigan)	0.7 (MD Ann Arbor)	1.2 (Dicken)	1.9 (Pioneer)

(Distance in miles. Source: Google Maps)

HOUSING AND JOBS DENSITY:

Housing and employment densities provide information about the concentration of people and businesses in an area, which can inform the potential market or user base of a service. Employment density and ratios of jobs to households can also provide insight into the potential for local residents to easily access businesses and jobs.

Most of the sites have higher gross residential and population density than the cities overall, but on average have a lower number of jobs per household than the city average.

	Gross resid. density (HU/acre)	Gross pop. density (people/acre)	Gross empl. density (jobs/acre)	Jobs per household ³
Lexington Village	20.3	41.1	0.4	0.0
Rivercrest Apartments	6.8	16.8	1.0	0.1
Dreamtroit	4.2	6.3	2.1	0.5
The Stoudamire	0.0	0.0	9.7	n/a
City: Detroit, MI	2.8	7.3	2.7	1.0
The Creamery	8.0	15.9	1.3	0.2
Spring Manor	1.6	2.9	0.5	0.4
City: Kalamazoo, MI	1.8	4.7	2.4	1.3
Baker Commons	15.6	37.3	10.7	0.7
701 Miller Apartments	12.5	29.1	5.0	0.4
Carrot Way Apartments	2.9	6.4	0.2	0.1
Hickory Way Apartments	2.9	6.4	0.6	0.2
City: Ann Arbor, MI	2.8	6.8	3.5	1.3

(SLD and US Census)

³ EPA notes that “An employment to housing ratio in the range of 0.75 to 1.5 is considered beneficial for reducing vehicle miles traveled” (<https://enviroatlas.epa.gov/enviroatlas/datafactsheets/pdf/supplemental/employmenthousingratio.pdf>)

Transit access

Transit can be a useful means of transportation if people can easily get to a transit stop (bus or light rail), the service is relatively frequent, and it gets them where they need to go. Walk Score (Walkscore.com) also provides a Transit Score metric, which gauges access to destinations by transition.

All of the study sites in Detroit and Baker Commons and 701 Miller in Ann Arbor have Transit Scores above the city-wide score (Walkscore.com). The Kalamazoo sites are not very well serviced by transit. Overall, the Detroit and Ann Arbor sites, with a couple exceptions, have more transit trips per week and jobs accessible in a 30 minute trip than the cities overall.

Transit access stats	Transit Score	Transit Routes within 1/2 Mile	Transit Trips per Week within 1/2 Mile	Jobs Accessible in 30-minute trip	Commuters Who Use Transit
Lexington Village	53	12	2,226	238,509	19.1%
Rivercrest Apartments	46	7	1,578	198,820	9.1%
Dreamtroit	54	18	2,092	244,729	2.4%
The Stoudamire	46	9	2,795	218,241	0.0%
City: Detroit, MI	36	8	1,901	165,696	7.9%
The Creamery	n/a	5	577	57,067	0.0%
Spring Manor	n/a	4	474	42,914	1.0%
City: Kalamazoo, MI	n/a	5	542	47,148	3.2%
Baker Commons	72	29	14,456	131,565	5.3%
701 Miller Apartments	57	23	3,268	113,415	13.4%
Carrot Way Apartments	26	5	2,562	101,920	13.6%
Hickory Way Apartments	38	5	2,050	103,071	24.0%
City: Ann Arbor, MI	49	12	4,613	115,863	11.9%

(Source: Transit Score from Walkscore.com. All other data from alltransit.cnt.org)

Other transport

Zipcar is available in Detroit and Ann Arbor, but not in Kalamazoo.

MoGo bike share is available in Detroit. Bird, Lime and Link e-scooter share are available in Detroit. Spin e-bike and e-scooter share is available in Ann Arbor.

	Bike Score	Bike Share available within 1/4 Mile	Scooter Share available within 1/4 Mile	Zipcar available? Distance to?
Lexington Village	70	Yes	Yes	1.5
Rivercrest Apartments	80	No	Yes	3.1
Dreamtroit	75	No	Yes	1.3
The Stoudamire	67	No	Yes	5.1
City: Detroit, MI	52	Yes	Yes	Y
The Creamery	74	No	No	No
Spring Manor	54	No	No	No
City: Kalamazoo, MI	50	No	No	N
Baker Commons	84	Maybe	Maybe	0.3
701 Miller Apartments	76	Maybe	Maybe	0.5
Carrot Way Apartments	64	Maybe	Maybe	2.3
Hickory Way Apartments	65	Maybe	Maybe	1.9
City: Ann Arbor, MI	71	Yes	Yes	Y

(Source: Bike Score from Walkscore.com; Bike and Scooter share data from US Bureau of Transportation Statistics <https://data.bts.gov/stories/s/Bikeshare-and-e-scooters-in-the-U-S-/fwcs-jprj/>; Zipcar data from Google Maps and Zipcar.com)

City Summary

OVERVIEW:

- The Detroit sites are primarily in Black or African American communities, the Stoudamire has a higher percentage of Hispanic and Latinos (33%). Rivercrest and Dreamtroit both have sizable zero-car households (73% and 58% respectively), and percentage of residents commuting, which is only 18%. All sites are “Somewhat Walkable.”
- The Kalamazoo sites are a diverse population of individuals, but not significantly different from the city demographics (race and age), except the Creamery which has slightly higher Latino and Black populations. Both the Creamery and Spring Manor have sizable zero-car households (34% and 21% respectively), but both are very car dependent locations, with no public transportation readily available.
- The Ann Arbor sites are a diverse population of individuals, which have higher percentages Black or African Americans, Asians, and Hispanics or Latinos than the city demographics. There are households with higher percentages of Spanish, other Indo-European and Asian/Pacific Island languages spoken primarily in the household. The 701 Miller Apartments does have a higher than average percentage of 65+ (19%), which also has a higher percentage of zero-car households (48%) and transit users. Carrot Way has a high proportion of residents who spend a long time commuting: 21% of commuters spend 45 or more minutes on their trips – this is concentrated in the carpool and public transit commuters. Carrot Way also has a very low Walk Score (6).

LIMITATIONS

- Stoudamire is not a residential site, but related to the Eastside Community Network. This location will act differently than a traditional housing site.
- Note that most of the data utilized in this assessment is based on the block group(s) which make up the preponderance of the site location, and the tract in which the site is located. These do not in most cases directly correlate to residents of the sites, as they often include residents of some adjacent blocks. The Methods section provides some additional detail on the block group as it relates to the individual sites.
- Relatedly, ACS 2021 5-year data is used for many Census variables, and would not, for example, include details on residents who had moved into the site since 2021.

Method

This basic transportation needs assessment is a review of transportation, sociodemographic and built environment data for the site.

Key data sources include the US Census American Community Survey (2021 5-year data in most cases), the 2020 Decennial US Census, the TransitCenter’s AllTransit tool (<https://alltransit.cnt.org/>), Walk Score (Walkscore.com), the US EPA Smart Location Database (“SLD”; <https://www.epa.gov/smartgrowth/smart-location-mapping>), and calculations using mapping software include ArcMap and Google Maps.

Primary address: For analyses utilizing walkscore.com, alltransit.cnt.org, and proximity to various specific types of destination, we utilize the primary address provided for each site, generally representing the building mailing address (for individual buildings) and/or housing site office. For larger multi-building complexes, the actual access information would be expected to vary slightly for residents housed elsewhere in the community.

Census data: A major component of the data in this analysis is based on census block group, or in a few cases, census tract data. In cases where a site made up less than a block group, the data presented is for the entire block group. In cases where a site made up more than 1 block group, or a portion of multiple block groups, we first looked to see if one single BG made up the preponderance of the site (and if so, data is present for that BG), or if significant portions of the site were split between multiple BGs, in which case we took the average of those BGs. See the table below for information about the BG used for each site.

2020 Census BG and Tract info	Primary Address	BG	BG notes	Tract
Lexington Village	1310 Pallister Street, Detroit, Michigan 48202, United States	Combination of Block Group 1, Census Tract 5326, Wayne County, Michigan Block Group 2, Census Tract 5326, Wayne County, Michigan		Census Tract 5326, Wayne County, Michigan
Rivercrest Apartments	9303 E Jefferson, Detroit, MI	Block Group 1, Census Tract 5138, Wayne County, Michigan	site makes up a small fraction of block group	Census Tract 5138, Wayne County, Michigan
Dreamtroit	1331 Holden St, Detroit, MI 48202	Block Group 1, Census Tract 5224, Wayne County, Michigan	The corner of the BG that this development is in also contains RR tracks and an interchange	Census Tract 5224, Wayne County, Michigan
The Stoudamire	4401 Conner St, Detroit, Michigan 48215	Block Group 1, Census Tract 9852, Wayne County, Michigan	BG is also not residential, but is bordered by residential areas.	Census Tract 9852, Wayne County, Michigan
The Creamery	1101 Portage St, Kalamazoo, MI 49001-3009	Block Group 5, Census Tract 10.02, Kalamazoo County, Michigan	BG mostly residential	Census Tract 10.02, Kalamazoo County, Michigan
Spring Manor	610 Mall Dr, Portage, MI 49024-2885	Block Group 3, Census Tract 19.07, Kalamazoo County, Michigan		Census Tract 19.07, Kalamazoo County, Michigan

2020 Census BG and Tract info	Primary Address	BG	BG notes	Tract
Baker Commons	106 Packard St Ann Arbor, MI 48104	Block Group 6, Census Tract 4005, Washtenaw County, Michigan	The BG is a mixed industrial/residential area NE of the RR tracks and the University of Michigan Campus.	Census Tract 4005, Washtenaw County, Michigan
701 Miller Apartments	701 Miller Ave, Ann Arbor, MI 48103	Block Group 3, Census Tract 4007, Washtenaw County, Michigan	The BG encompasses some residential area, but also a part or the edge of the downtown Ann Arbor area.	Census Tract 4007, Washtenaw County, Michigan
Carrot Way Apartments	31 Carrot Way, Ann Arbor, Michigan 48105	Block Group 1, Census Tract 4038, Washtenaw County, Michigan	The BG is located north of Ann Arbor near the intersection of two highways in an area that is sparsely developed.	Census Tract 4038, Washtenaw County, Michigan
Hickory Way Apartments	1120 S Maple. Ann Arbor	Block Group 2, Census Tract 4042, Washtenaw County, Michigan	The BG is bordered on the west by the interstate and on the east by "Stadium Blvd" seems like mostly residential, with apartments near the main roads, and retail.	Census Tract 4042, Washtenaw County, Michigan