



# GRANDMONT MONT ROSE DALE

QUALITY OF  
LIFE PLAN

## **Acknowledgements**

There are many people to thank and acknowledge for their participation in developing this Quality of Life Plan – too many, in fact, to list them all by name.

Special recognition, however, must be given to Detroit LISC for its role in providing support for GRDC staff, planning consultants, data gathering, and early action projects – without which this Quality of Life Plan could not have been completed.

We would also like to thank our planning consultants from Michigan Community Resources for their able support and guidance throughout the planning process, Data Driven Detroit for its help in compiling demographic and other data for the plan, and LivingLAB for its help in completing the architectural renderings included in this plan.

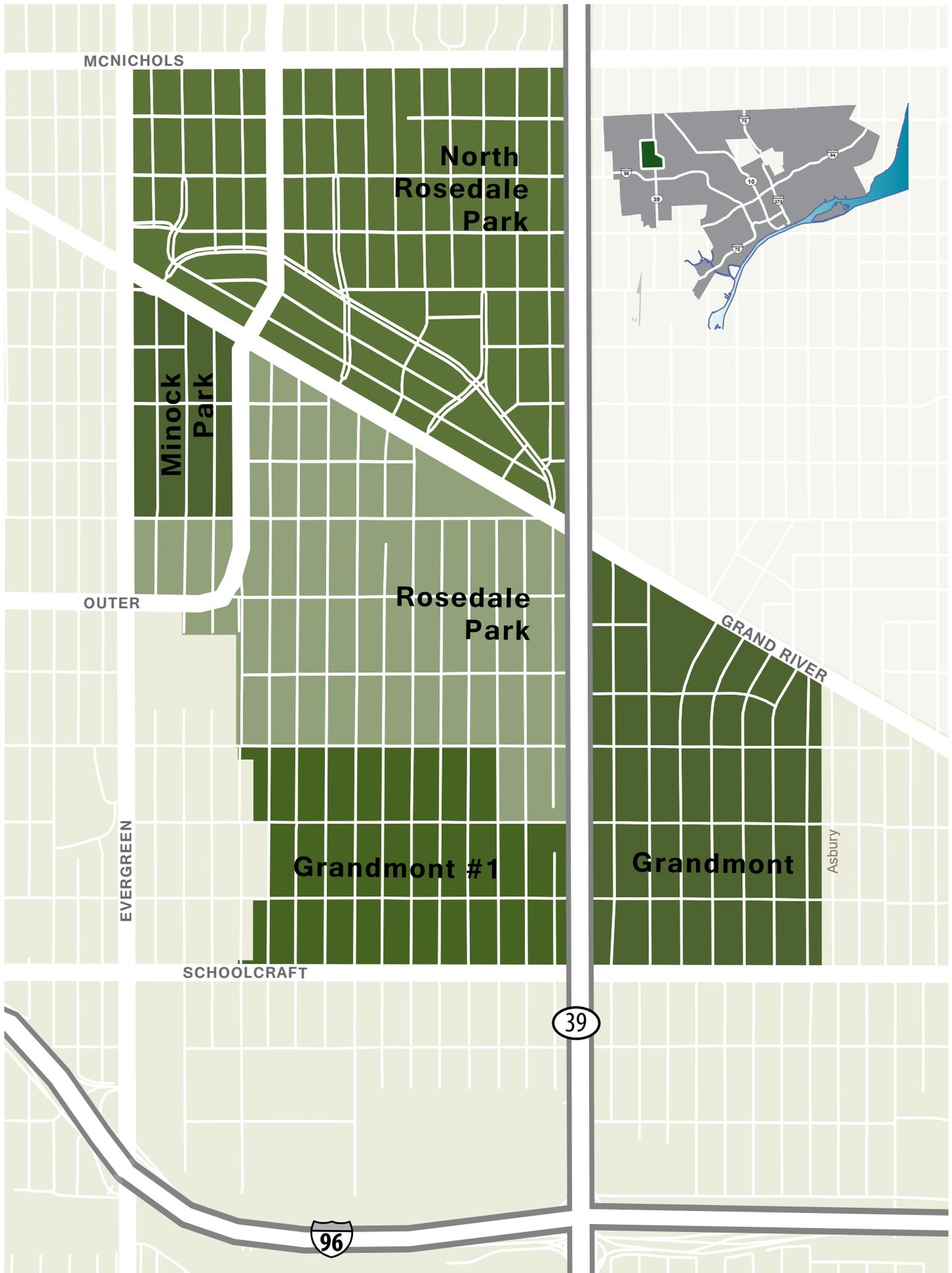
Most of all, we would like to thank the dozens of community residents, partner organizations and other stakeholders who attended our community forum, participated in a task force, served on the Steering Committee, or contributed to the planning process in some other way. In particular, thanks are due to the Grandmont Community Association, Grandmont #1 Improvement Association, Minock Park Block Association, North Rosedale Park Civic Association and Rosedale Park Improvement Association, whose members and leaders remain dedicated to improving the quality of life in the Grandmont Rosedale community.



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# THE GRANDMONT ROSEDALE NEIGHBORHOODS





# EXECUTIVE SUMMARY

The Grandmont Rosedale community is excited to present its Quality of Life Plan as part of the Building Sustainable Communities initiative sponsored by the Detroit Local Initiatives Support Corporation (Detroit LISC). This plan, forged by months of hard work and supported by years of grassroots community engagement, serves as the foundation for improving the quality of life in the Grandmont Rosedale community for the next three to five years.

Convened by the Grandmont Rosedale Development Corporation (GRDC), this plan brought together numerous community organizations, residents, and other partners to analyze neighborhood data, develop key neighborhood strategies, identify priority actions, and coordinate roles for implementation.

This document represents a strategic plan guiding future actions that will significantly improve the quality of life for those who live and work in the Grandmont Rosedale area.

**This plan... serves as the foundation for improving the quality of life in the Grandmont Rosedale community for the next three to five years.**

The vision of the Grandmont Rosedale community is to be a regionally competitive, mixed-income “neighborhood of choice” which can attract and retain a diverse population of residents and thriving businesses.

To achieve this vision, Grandmont Rosedale stakeholders will implement six main strategies:

- 1. Community Stabilization:** Stabilize the local housing market and preserve the community’s status as a “Neighborhood of Choice” in Southeast Michigan;
- 2. Community Security:** Lower the neighborhood crime rate and increase community capacity to address public safety concerns in an effective, community-wide, sustainable fashion;
- 3. Commercial Revitalization:** Improve the quality of the McNichols, Schoolcraft and Grand River commercial districts, with an emphasis on Grand River as the community’s commercial core and destination business district;
- 4. Beautification & Placemaking:** Enhance the community’s image and improve public spaces and amenities that convey a unique sense of place;
- 5. Youth Development:** Increase participation by neighborhood youth in positive programs and activities and increase volunteerism and leadership development for young people in the community; and
- 6. Community Engagement:** Increase participation by residents of all ages in neighborhood-based organizations and develop the next generation of community leadership.



# BACKGROUND INFORMATION

This Quality of Life Plan serves as a living guide for action in the Grandmont Rosedale neighborhoods. It outlines a vision for the communities and serves as a tool for strategic implementation.

## How to Use This Plan

This plan can inform a variety of stakeholders including public entities, the philanthropic community, and local community-based organizations. Public entities and the philanthropic community can use this plan to identify how their programs and initiatives can be leveraged to increase the impact of quality of life strategies in the Grandmont Rosedale community. Community-based organizations can use this plan to identify strategic action steps and to evaluate their progress in improving the quality of life for those who work and live in these communities.

This document is comprised of several elements:

**Community Overview** – This section outlines the rich heritage of the Grandmont Rosedale community and describes some of the assets and existing programs that make it special.

**Data Overview** – This section briefly describes some major data trends for the Grandmont Rosedale community, supplemented by anecdotal examples from stakeholder interviews.

**Community Action Plan** – The heart of the Quality of Life Plan, this section provides a detailed description of each of the six community strategies and associated action steps designed to accomplish each strategy's goal. The action plan also identifies performance measures for each action step and the lead organization(s) responsible for implementation.

**Current Projects** – This section describes some of the projects that were already under way at the start of the Quality of Life

planning process. They informed the community action plan and will continue to contribute to the comprehensive approach to the community's development.

**Early Action Projects** – This section describes certain early action projects that emanate from the action plan and which will have an immediate impact on the community.

## The Building Sustainable Communities Initiative

The Building Sustainable Communities initiative is a national program supported by the Local Initiatives Support Corporation (LISC). Each Sustainable Communities process is meant to be community driven and present a comprehensive approach to community development. The Quality of Life Plan is only the first step of the process and will facilitate future dialogue between LISC and the Grandmont Rosedale community as to how to implement the identified actions.

The national Building Sustainable Communities initiative has five main programmatic goals:

- Rebuilding the physical environment
- Increasing family income
- Stimulating the local economy
- Improving access to education
- Creating safe, healthy environments

## Neighborhood Planning Process

The Grandmont Rosedale Development Corporation (GRDC) is the local "Convening Agency" for the Building Sustainable Communities initiative within the Grandmont Rosedale community. As such, GRDC was the primary entity responsible for leading the Quality of Life (QOL) planning process. To assist in this effort, GRDC assigned two in-house Building Sustainable Communities (BSC) staff members that provided support and coordination assistance throughout the process.

While GRDC led the QOL process, to ensure that there was broad stakeholder engagement and ownership for the plan, GRDC assembled a Steering Committee to serve as the primary body to advise in the development of the QOL plan. The Steering Committee was comprised of leadership from the five Grandmont Rosedale neighborhood associations, representatives of the various planning task forces, and other stakeholders.

**Stakeholder Interviews** - GRDC and the BSC staff kicked off the QOL planning process by interviewing more than 20 key resident leaders and stakeholders in late 2011. Building from existing strength, the interviews allowed the BSC staff to inventory initiatives already taking place in the community. Interviewees were also asked to describe major community needs, brainstorm future programs, and identify important individuals or organizations that should be included in the process.

Many of the issues identified by interviewees fell into three broad categories:

- **Physical Development and Infrastructure** - Interviewees made it clear that the physical environment around them has a tremendous impact on their everyday quality of life. Interviewees expressed the need for housing stock that attracts a young and diverse population, reliable meeting spaces and recreation centers, stronger code enforcement, as well as better transportation options.

- **Community Partnerships** - Many interviewees expressed a desire to get more residents involved in solving community problems. These comments included a desire to expand community communication networks, raise the capacity of community groups and forge new partnerships to make existing groups more effective. Many of these comments cited the lack of capacity within the City government as a contributing problem.

- **Youth Activities and Programs** - Interviewees expressed the need to offer a wide range of activities for youth. This included a large need to bolster opportunities for teenagers to take ownership of community events.

**Strengths, Weaknesses, Opportunities, and Threats** - In an effort to draw input from a wide range of community stakeholders in the Grandmont Rosedale area, GRDC distributed electronic and paper surveys in February 2012.

These surveys asked participants to respond to these questions:

- **Strengths:** What makes Grandmont Rosedale a great community? What are our community's biggest assets?
- **Weaknesses:** What would you most like to change about our community?
- **Opportunities:** How can our community become a better place to live, work, and play?
- **Threats:** What are the greatest challenges we face as we try to preserve and improve the quality of life in Grandmont Rosedale?

Analyzing the strengths, weaknesses, opportunities and threats yielded further insight into the issues affecting Grandmont Rosedale stakeholders every day. Nearly 100 people returned the survey and their answers reflected the complexity of challenges facing the community, as well as the enormous optimism and resilience that stakeholders use to overcome those challenges. The responses were then put into "word clouds" which provided an easy way to convey the results to residents and allow for further analysis.

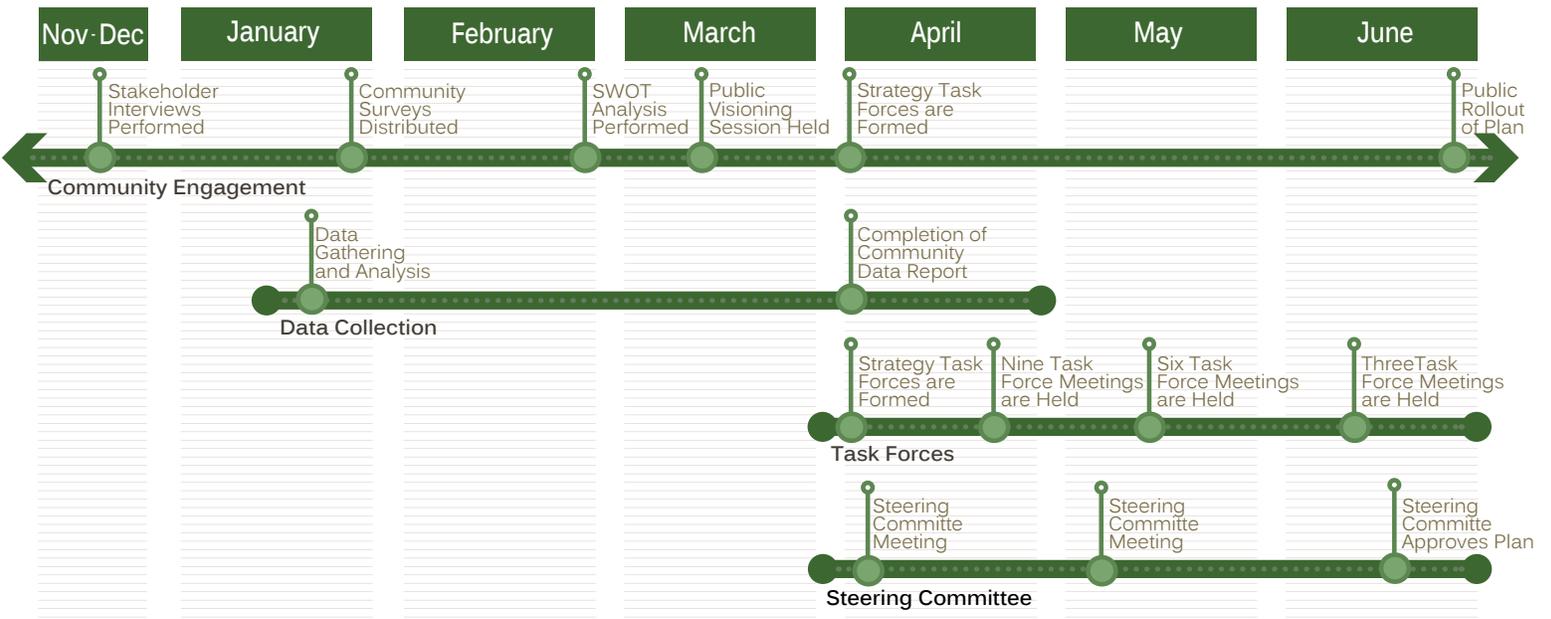
The responses illuminated several large trends:

**Crime and Vacant Properties** - Comments related to "crime" and "vacant properties" were listed as both major weaknesses and threats. Though the Grandmont Rosedale community has a very low crime rate compared to the rest of Detroit, crime and safety remain a dominant issue affecting the quality of life of local stakeholders. The sharp increase in vacant properties due to high rates of mortgage foreclosure is the community's other top concern.



A "word cloud" showing neighborhood strengths

# THE NEIGHBORHOOD PLANNING PROCESS



**Involved Residents** - Comments related to “good neighbors,” “community organizations” and “resident involvement” were listed as major strengths and opportunities. The residents of the Grandmont Rosedale community are extremely engaged and organized. This creates a powerful platform for collaboration and creating visible impact in the community.

However, comments related to “uninvolved residents” and “apathy” appeared as significant weaknesses and threats. Despite the high level of civic engagement, there are still many neighborhood residents that have limited involvement with the community organizations. Stakeholders believe that improving quality of life in the neighborhoods will depend on the sustained engagement of those residents currently involved as well as the activation of additional community residents.

**Commercial Revitalization** - Comments related to “commercial revitalization” were the most common response provided when stakeholders were asked to identify opportunities for their community. Comments related to a lack of business diversity were the third most common response when asked about neighborhood weaknesses.

### Community Visioning Session and Task Forces

After the SWOT analysis was complete, GRDC hosted a public visioning session on March 17th, 2012. Approximately 150 community residents and other stakeholders participated in the day long event and learned about neighborhood data trends, reviewed the results of the SWOT analysis, and identified and discussed what would create a more sustainable community. Participants broke out into facilitated, small group-discussions to brainstorm potential action steps that could address the major areas of concern.

The major areas of concern were categorized into eight broad categories:

- Education
- Beautification and Maintenance
- Youth Development
- Community Engagement and Collaboration
- Commercial Development and Amenities
- Crime and Safety
- Vacant Properties
- Other

These later became the six strategy topics on which the Grandmont Rosedale QOL Plan focused. During the visioning session, interested stakeholders were asked to volunteer for task forces that would meet regularly. These task forces met once or twice per month during April, May and June of 2012 to build on the ideas presented during the visioning session. These task forces developed action steps that were then submitted to the Steering Committee for adoption and are now included in the action plan in this document.

The task forces for the Grandmont Rosedale Quality of Life planning process were:

- Community Engagement
- Crime Prevention and Public Safety
- Commercial Revitalization
- Beautification and Placemaking
- Vacant Property
- Youth Development and Education
- Special Assessment District

These task forces plan to continue meeting after the completion of the QOL Plan and assist in the implementation of the work plan. They will be led by neighborhood volunteers and will be coordinated by GRDC’s Building Sustainable Communities staff.



# COMMUNITY OVERVIEW

During the early 20th century, the city of Detroit was booming, growing both in population and in geographic size. Solidifying its reputation as the “Paris of the Midwest,” Detroit was known as a city with wide, tree-lined boulevards. It was during this period of growth and grandeur that city planners began mapping out the Grandmont Rosedale communities.

The area is comprised primarily of single-family homes on tree-lined blocks in a traditional grid of streets. The neighborhood enjoys a high rate of homeownership, although like many other Detroit neighborhoods, the recent national foreclosure crisis has taken a toll. Today, 83% of occupied housing units are owner-occupied, a drop from 90% in 2000. This percentage is still much higher than the rest of the city, in which about half of the occupied housing units are owner-occupied.

There are three major commercial corridors in the area and more than 254 active businesses. The corridors are McNichols Road, which acts as the northern boundary of the neighborhood, Schoolcraft Road, which acts as the southern boundary, and Grand River Avenue, which crosses diagonally through the middle of the community.

Recognized for its historic strength, high-quality housing stock, and active community organizations, the area has been selected by numerous funding initiatives as a strategic place for investment. In the past ten years, Grandmont Rosedale has been selected as a target area for the ReStore Detroit Program of the Detroit Office of Neighborhood Commercial Revitalization, and as a “Cool Cities Neighborhood” by the State of Michigan. In 2005, the area was included in one of five Detroit LISC “Strategic Investment Areas” and was also included in Detroit LISC’s Organizational Sustainability Initiative in 2010.

The Grandmont Rosedale community is comprised of five vibrant neighborhoods: Grandmont, Grandmont #1, Minock Park, North Rosedale Park and Rosedale Park.

**Grandmont** - Grandmont was incorporated into the City of Detroit in 1923 and its original homeowner’s association was founded in 1927. Today, the Grandmont Community Association serves its more than 800 homes by publishing a monthly newsletter and coordinating a variety of community activities throughout the year, such as an Arts and Crafts Fair, a flower sale, and a Home and Garden tour.

**Grandmont #1** - To the south of the Rosedale Park communities, Grandmont #1 features almost 1,000 homes and the recently renovated Rosemont Acacia Park. The Grandmont #1 Improvement Association publishes a monthly newsletter and holds monthly community meetings. Since many of the homes feature post-war construction, the houses have a more modern feel compared to the other Grandmont Rosedale neighborhoods.

**Minock Park** - Minock Park is located on the western edge of the Grandmont Rosedale community and is comprised of 300 homes. It offers a diverse array of housing options and prices. The Minock Park Block Association publishes a monthly newsletter and helps coordinate numerous activities throughout the neighborhood including tracking nuisance automobiles and promoting an “adopt-a-house” program.

**North Rosedale Park** - North Rosedale Park is comprised of 1,700 homes and has had an active neighborhood association since 1932 for its residents and the larger community. The North Rosedale Park Civic Association provides numerous services including a monthly newsletter, social activities and classes for its residents. It is the only neighborhood association in the City of Detroit to own and operate its own Community House. The Community House

offers unique amenities, including seven acres of grounds, modern playground equipment and a beautiful ballroom event space. It is home to the popular Park Players, which has been performing two plays per year for over 55 years and is Detroit's oldest community theatre group.

**Rosedale Park** - Rosedale Park is the only neighborhood in the Grandmont Rosedale community that is designated as a historic district by the City of Detroit. The neighborhood's housing stock dates back to 1917. The Rosedale Park Improvement Association, founded in 1922, offers many services to the residents of its 1,600 homes such as a regular newsletter, boulevard beautification awards, a holiday pancake breakfast, a community-wide June picnic, and a 30-block garage sale every summer.

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## In the past 22 years, GRDC has had many accomplishments:

- 75 once-abandoned single family homes successfully renovated and sold,
  - More than 130 low-income homeowners assisted with various home repair grants and loans,
  - 4 commercial buildings renovated,
  - 40 business-owners assisted making storefront façade improvements,
  - Hundreds of buildings cleaned up,
  - 7 neighborhood parks and school playgrounds renovated,
  - Over \$2 million in investment brought in to improve the Grand River Avenue streetscape,
  - A new football field at Stoepel Park installed, and
  - More than 200 dead ash trees removed and more than 600 new trees planted throughout the community.
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### **The Grandmont Rosedale Community Development Corporation**

The Grandmont Rosedale Development Corporation (GRDC) is a non-profit community organization run by residents and dedicated to preserving and improving the Grandmont Rosedale neighborhoods and to creating a stronger and more vital community for all those who live and work in the area. GRDC was founded in 1989 and initially focused solely on selling rehabbed vacant homes. During the mid-nineties, GRDC's efforts to stabilize the local residential market were proving successful enough to grow staff capacity and expand its focus to also include commercial revitalization, beautification and community organizing efforts.

GRDC has a long history of business organization, housing rehabilitation, public placemaking, and community engagement. Part of its strength is derived from its organizational structure that serves as a model of collaboration for other Detroit-based community organizations. GRDC's Board of Directors is made up entirely of residents from each of the five area neighborhoods.

Building off of its historic expertise in residential rehab, new construction and resale, GRDC offers several other housing related services. Its homeowner home repair program uses a variety of financing and grant sources to help low income homeowners in the community repair their houses. It also helps coordinate a neighborhood-wide Vacant Property Task Force (VPTF). Through the VPTF, resident volunteers work diligently to track vacant properties, board and maintain them when possible and advocate for their demolition when necessary. In 2012, GRDC began offering unique home financing options through Grandmont Rosedale Lending Solutions, in partnership with Michigan Lending Solutions.

GRDC has traditionally focused on physical development in the neighborhood, although its scope has expanded to other services including a new Community Security Initiative. The centerpiece of this initiative is a campaign to establish an innovative Special Assessment District with the City of Detroit that will enable 24-hour paid security patrols and other community safety programs. GRDC also provides support to a multi-neighborhood Crime Prevention Task Force that hosts regular community meetings with law enforcement agencies and organizes other crime prevention activities.

GRDC organizes the Northwest Detroit Farmer's Market in the south parking lot of Bushnell Congregational Church. The Market fosters local food sustainability and offers fresh fruits, vegetables, dairy products and baked goods all grown or produced in Southeast Michigan.



# DATA OVERVIEW

The Grandmont Rosedale community is a stable community that holds significant opportunity for investment and growth. This is strongly felt by its residents but is also supported by data and research. This profile summarizes some of the salient facts about the neighborhoods. The data and research was compiled by Data Driven Detroit (D3) as a part of the Building Sustainable Communities initiative. A complete report is available upon request.

**Stable, Educated, and Employed** - The population of the Grandmont Rosedale community is a little more than 14,400 people. In the past ten years, the population has dropped by around 15%, as a result of a decline in average household size and a rise in housing vacancy due to foreclosure. Over 90% of its adult residents have a high-school degree or GED equivalent. This is a good deal higher than the citywide rate of 77%. Additionally, 28% of Grandmont Rosedale's residents have a Bachelors degree or higher, compared to only 12% for the city. The educational attainment of residents in these communities likely supports the high employment rate, as compared to the city as a whole. At 13% however, unemployment is well above the state-wide average. The combination of the population stability, high educational attainment, and employment has contributed to the overall stability in the Grandmont Rosedale communities throughout the years.

**Owner-Occupied, Single-Family Homes** - The Grandmont Rosedale community is primarily zoned for single-family residential use. Between the years 2000 and 2010, Detroit lost 6.9% of its housing units citywide. However, during the same period, Grandmont Rosedale had a net gain of 8 housing units. Grandmont Rosedale's housing stock is predominately owner-occupied. Nearly 83% of occupied housing units in the Grandmont Rosedale community are owner-occupied. This is compared with the rest of the city of Detroit, where

only half of occupied housing units are owner-occupied. The majority of households in Grandmont Rosedale (73%) are family households, as compared to only 61% for the city.

**Low Crime** - The overall crime rates (for violent, property, vandalism and drug offenses) in the Grandmont Rosedale area are lower than citywide averages. The violent crime rate in Grandmont Rosedale is about half the citywide rate. Across the Grandmont Rosedale community, instances of property crime are more common than violent crime. Of the neighborhood property crimes, over half them are instances of larceny. Property crime is also more common along the major commercial corridors.

**Retail Market Potential** - While the majority of the Grandmont Rosedale communities are zoned for single-family housing, the area does have two major commercial corridors located along Grand River and McNichols. These locations provide the largest concentration of local employers. Administrative services and retail trade are the top two business sectors locally, employing over 1,000 people. The business vacancy rate in the area is relatively low at 14%. The vacancy rate provides an opportunity for business attraction when combined with over 44,000 square feet of potential for new restaurants and other retail uses. New commercial development could help capture some of the \$51 million dollars residents currently spend on retail goods and services outside the Grandmont Rosedale area annually.

**Increased Vacancy** - While vacancy in Detroit has been steadily increasing in the past few decades, the Grandmont Rosedale communities had until recently been able to buck that trend. In 2000, the vacancy rate for housing units in Grandmont Rosedale was a mere 2%. However, in the past decade that number has quintupled. While the 10% vacancy rate in this area is still low compared to 23% for the city, the

# COMMUNITY DATA PROFILE

	Grandmont	Grandmont 1	Minock Park	North Rosedale Park	Rosedale Park	Total Area	Detroit
Census Tract #	5424	5428	5434	5430-5431	5429		
Population	2,489	2,531	828	4,220	4,338	<b>14,406</b>	<b>713,777</b>
Population under 18 years of age	569	611	213	1,014	1,027	<b>3,434</b>	<b>190,347</b>
Percent of population under 18 years of age	23%	24%	26%	24%	24%	<b>24%</b>	<b>27%</b>
Population over 65 years of age	298	308	77	461	474	<b>1,618</b>	<b>81,925</b>
Percent of population over 65 years of age	12%	12%	9%	11%	11%	<b>11%</b>	<b>11%</b>
Total housing units	1,039	1,052	420	1,698	1,775	<b>5,984</b>	<b>348,637</b>
Vacant housing units	114	86	81	175	172	<b>628</b>	<b>79,648</b>
Percent of housing units that are vacant	11%	8%	19%	10%	10%	<b>10%</b>	<b>23%</b>
Number of owner-occupied housing units	741	781	211	1,338	1,367	<b>4,438</b>	<b>137,730</b>
Percent of housing units that are owner-occupied	80%	81%	62%	88%	85%	<b>83%</b>	<b>51%</b>
Percent of housing units that are owner-occupied with a mortgage	71%	74%	69%	76%	74%	<b>74%</b>	<b>59%</b>
Number of households	925	966	339	1,523	1,603	<b>5,356</b>	<b>336,428</b>
Percent of households that are family households	72%	71%	64%	76%	72%	<b>73%</b>	<b>61%</b>
Percent of households that are one-person households	25%	26%	34%	21%	24%	<b>25%</b>	<b>34%</b>

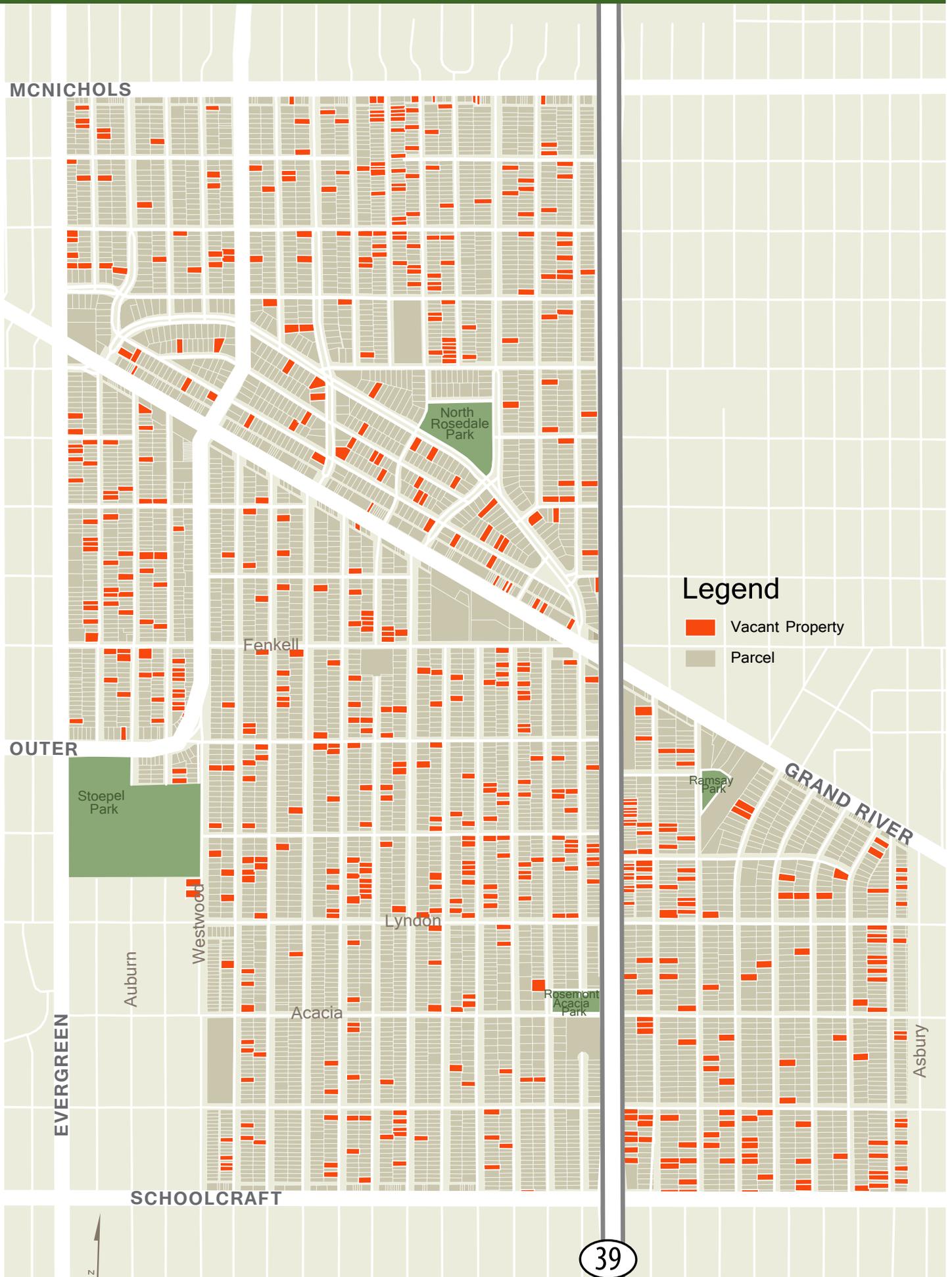
uncharacteristic rise in vacancy is a threat to the future quality of life in the area. This spike in vacant units correlates to the heavy toll that the national foreclosure crisis exacted on the neighborhood in the past few years.

**Conclusions and Implications for Programming** - The Grandmont Rosedale community has a highly educated and well-employed population. While the area has lost population, attrition has been significantly less than for the city as a whole; in fact the area has seen a net gain in housing units. Households are largely comprised of families and owner-occupants. Housing vacancy has been a recent issue in the community, as a result of foreclosure, but still remains lower

than for the city as a whole. Crime in the area is significantly lower than the rest of the city and is typically property related. There is an opportunity for retail growth along the commercial corridors in the neighborhoods.

Stabilization initiatives should focus on preserving the existing housing stock and population through foreclosure prevention, housing rehab and home repair programs. New homeowners will want to take advantage of the local schools, youth activities and the increasingly diverse and emergent commercial district in Grandmont Rosedale. In order to ensure the success of future housing programs, the community will need to continue marketing its for-sale homes at a regional level.

# VACANT STRUCTURES IN GRANDMONT ROSEDALE





# COMMUNITY ACTION PLAN

The vision of the Grandmont Rosedale community is to be a regionally competitive, mixed-income “neighborhood of choice” which can attract and retain a diverse population of residents and thriving businesses.

**To achieve this vision, Grandmont Rosedale stakeholders will implement six main strategies:**

- 1. Community Stabilization:** Stabilize the local housing market and preserve the community’s status as a “Neighborhood of Choice” in Southeast Michigan;
- 2. Community Security:** Lower the neighborhood crime rate and increase community capacity to address public safety concerns in an effective, community-wide, sustainable fashion;
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# COMMUNITY STABILIZATION

# # 1

**Goal: Stabilize the local housing market and preserve the community's status as a "Neighborhood of Choice" among homebuyers in Southeast Michigan.**

**Indicators of Success:** Decreasing vacancy rate and rising home values.

## Why This Matters:

■ The Grandmont Rosedale area has over 5,300 households. The vast majority of those households live in detached, single family homes and 82% of all occupied housing units are owner-occupied. As a result, the strength of the local housing market has a major influence over the economic well-being of a large majority of area residents.

■ While Grandmont Rosedale has long been one of Detroit's most stable and desirable communities, the community has been hard hit by the national foreclosure crisis and economic recession which began in late 2007. A spike in mortgage foreclosures led to a sharp rise in housing vacancy and an equally sharp drop in housing values. A 2012 survey counted over 600 vacant homes in the area.

■ This situation has had a negative impact on every homeowner in the area. With a drop in home values has come an enormous loss of home equity, and therefore household wealth. A homeowner is considered "underwater" when they owe more on an outstanding mortgage than their home is worth. It is estimated that at least 50% of all homeowners in Wayne County are 25% or more underwater and it can be assumed that the percentage in Grandmont Rosedale is similar or higher.

■ While foreclosures continue due to economic hardship for some families, others are opting for "strategic defaults", not due to an inability to make monthly payments but instead, due to a desire to shed large mortgages which far exceed the values of their homes.

■ At the same time, large numbers of vacant homes undermine the day-to-day quality of life of all area residents. These homes attract crime and vandalism, and if not quickly reoccupied, create blight in the community.

■ Despite these challenges, Grandmont Rosedale remains a desirable and attractive community. Occupancy and

homeownership rates, although lower than historical norms, remain very high compared to most other areas of the city and many suburban communities.

■ A recent neighborhood analysis by the city of Detroit's Detroit Works Project placed the Grandmont Rosedale in the highest neighborhood category for physical quality and in the top 10% of neighborhoods for market strength.

■ The community remains attractive to new homebuyers, both from the suburbs as well as other parts of Detroit. Over 40% of recent buyers of homes renovated by the Grandmont Rosedale Development Corporation (GRDC) have moved into the community from the suburbs, indicating that the community remains regionally competitive at this time. In fact, one result of the drop in home values is that new home buyers can enjoy unprecedented affordability in home values.

## Community Stabilization Strategies:

### 1.1 Attract new homeowners to the community

**1.1.1 Purchase, renovate and sell vacant houses to new homeowners** - GRDC will expand its successful program to purchase, renovate and sell vacant single family homes. This strategy is designed to attract new homeowners to the community while introducing price-stabilizing "comparable sales" into the market place.

A pilot project launched in June 2010 has already demonstrated the value of this approach. GRDC-renovated homes are selling for more than twice the average area sale price and represent a high proportion of all non-distressed sales in the community. Furthermore, over 40% of GRDC sales have been to households moving to Detroit from suburban locations.

Low resale values make it impossible to conduct substantial rehabilitation of foreclosed homes and sell them at a profit. The federally funded Neighborhood Stabilization Program round three (NSP3) may provide a portion of the gap financing needed to support this strategy. Three census block groups in Rosedale Park and North Rosedale Park are currently included in the NSP3 target areas and the City of Detroit is proposing to expand NSP3 to other areas in Grandmont Rosedale as well.



**1.1.2 Provide flexible financing options and down payment assistance to incentivize buyers** - Detroit Development Fund (DDF) is providing down payment assistance programs for GRDC home buyers and City of Detroit employees, funded by the Kresge Foundation and the JP Morgan Chase Foundation respectively. These programs are proving effective in providing added incentives to support area home sales and should be continued and expanded. Five GRDC homebuyers, including one City employee, have already taken advantage of this down payment assistance.

GRDC has become a member/owner of Michigan Lending Solutions, a low profit limited liability company (L3C), which will operate a northwest Detroit office doing business as Grandmont Rosedale Lending Solutions (GRLS). GRLS will expand the range of mortgage products available for home buyers and should help boost housing demand.

**1.1.3 Market the community on a regional basis** - Marketing plays an important role in increasing demand for housing in the Grandmont Rosedale area. GRDC will continue to play a leading role in generating publicity and news coverage of the community, utilizing both traditional and social media.

The annual Grandmont Rosedale Communities Neighborhood Open House, which is jointly sponsored by the five area neighborhood associations and GRDC, will be held each May to promote houses for sale and to showcase the community in general. This event has been able to draw hundreds of potential homebuyers to our community, while garnering significant media attention for the Grandmont Rosedale area.

Individual neighborhood associations will continue to sponsor home and garden tours, art fairs, garage sales, concerts and other events throughout the year which also help market the community and attract interest from homebuyers.

An on-line neighborhood-wide information portal will be created, which will not only enhance internal communication among residents, but will also be used for promoting the community to a wider external audience.

## **1.2 Reduce blight resulting from home vacancy**

**1.2.1 Eliminate dangerous buildings requiring demolition** - Less than one percent of houses in the Grandmont Rosedale communities require demolition. Those that do require demolition are heavily concentrated on just three streets - Stahelin in North Rosedale Park, Grandville in Grandmont #1 and the Southfield Freeway Service Drive in Grandmont. The Vacant Property Task Force (VPTF) will continue to press for demolition of these properties by the Detroit Buildings, Safety, Engineering and Environmental Department (BSEED).

The Grandmont Rosedale area has been selected by the Southeast Michigan Council of Governments (SEMCOG) for a targeted demolition program in the Rouge River watershed. The VPTF Task Force has provided assistance to SEMCOG and BSEED to identify demolition priorities and will continue to work with SEMCOG to facilitate demolitions.

However, frustrated by the City's lack of progress, the VPTF will explore the potential of funding the acquisition and demolition or deconstruction of dangerous buildings outside of the city's normal condemnation process.

**1.2.2 Engage owners of vacant property to ensure that properties are maintained and secured** - Community residents from each neighborhood association research the ownership of vacant properties and reach out to the owners, property managers and realtors associated with these properties to advocate for high maintenance standards. The VPTF will continue to meet on a regular basis to share information between communities.

## Community Stabilization Strategies (Cont):

The VPTF will continue to maintain a data base to track all vacant properties in the area. A partnership with Data Driven Detroit (D3) and Code for America is being created to develop a web-based tracking system, which will streamline data collection and analysis.

The VPTF will conduct outreach efforts to convey community maintenance standards to vacant property owners, realtors and property managers.

**1.2.3 Organize to maintain properties when owners don't act responsibly** - SAFE Grant funds, when available from Michigan Community Resources, will be used to maintain and secure properties when the property owners fail to do so. Maintenance may include lawn mowing, lot clean-up, boarding, and/or board painting.

Individual residents will be encouraged to step in to maintain properties next to or near their own homes and groups of volunteers will be organized from time to time to work on property maintenance activities.

**1.2.4 Advocate for enforcement of residential property maintenance codes** - Code enforcement committees within each neighborhood will continue to engage with property owners that are violating property maintenance codes, to encourage compliance. Committees will work with the City of Detroit and the Detroit Police Department to get tickets issued to property owners that are unresponsive.

### 1.3 Support current homeowners to stay in and maintain their homes

**1.3.1 Share information about mortgage and tax foreclosure prevention resources** - The VPTF will coordinate efforts to share information concerning foreclosure prevention with current residents. Residents are encouraged to contact HUD and MSHDA certified counselors, which has proven to be an effective way to help many homeowners in trouble. Tax foreclosure has emerged as an increasingly significant problem and the VPTF will also work with United Community Housing Coalition (UCHC) to address this issue.

Michigan Lending Solutions is also developing a strategy to help "underwater" homeowners stay in their homes through a Short Sale Program that would allow it to purchase homes in foreclosure directly from financial institutions on a short sale basis and lease the homes back to the current homeowners. This, and other strategies for assisting underwater homeowners will help stabilize the housing market over the long term.

**1.3.2 Provide home repair loans and grants to low-income homeowners** - GRDC will continue to provide grants and loans to low-income residents for Owner-occupied Home Repair.

Funding is currently provided by the Michigan State Housing Development Authority (MSHDA) and the City of Detroit, with additional support from the Federal Home Loan Bank. The demand for this assistance far exceeds the available funds, so it is important that these programs continue and grow.

The city is currently redesigning its minor home repair program, which may present some opportunities for GRDC to expand its role in city-funded home repair.

**1.3.3 Expand available home repair resources for moderate and middle income homeowners** - Most publicly funded home repair programs are targeted at low-income households. However, with the drop in housing values, it is also difficult for moderate and middle income families to find the resources needed to maintain and repair their homes. GRDC will explore options to expand resources available to these homeowners.

Grandmont Rosedale Lending Solutions will also expand the opportunities for current homeowners to refinance their current mortgages at lower rates and to obtain home repair financing, thus helping homeowners stay in their homes.

**1.3.4 Share information about energy efficiency resources** - GRDC will continue its partnership with BetterBuildings for Michigan (BBM) to promote energy efficiency to Grandmont Rosedale homeowners. BBM will provide energy assessments at a reduced rate and inform homeowners of available rebates and other incentives for making energy efficient home improvements.

### 1.4 Develop a long-term plan for stabilization or redevelopment of areas on the borders of Grandmont Rosedale and align with city-wide strategies.

**1.4.1 Collaborate with the Detroit Works Project, the City of Detroit and neighboring community organizations to develop joint strategies** - GRDC will explore opportunities for collaboration between the Grandmont Rosedale communities and neighboring communities to address land use and stabilization issues in the areas immediately adjacent to our community.

GRDC will also lead efforts to integrate local stabilization strategies with emerging city-wide strategies such as the Detroit Works Project, whose recommendations are expected in the fall of 2012.

**1.4.2 Develop a strategy for reuse or demolition of the vacant Vetal School site** - Vetal School was closed in the fall of 2011 and is currently vacant. Vacant school buildings have been destabilizing elements in neighborhoods across the city. GRDC will lead an effort to study the possible reuse or demolition of this building and property.

# # 2

# COMMUNITY SECURITY

**Goal: Lower the neighborhood crime rate and increase community capacity to address public safety concerns in an effective, community-wide, sustainable fashion.**

**Indicators of Success:** Decreasing crime rate and increasing number of volunteers.

## **Why This Matters:**

- Feeling safe and secure is essential to enjoying a high quality of life. Crime and safety are high on the list of concerns for all Detroiters and Grandmont Rosedale residents are no exception.
- Area residents and neighborhood associations have long played an active role in keeping their communities safe through block clubs, citizen patrols and neighborhood watch groups.
- While the Grandmont Rosedale area has low rates of crime relative to most areas of Detroit, crime must be reduced if the area is to retain current residents and remain regionally competitive in attracting new residents.
- The City of Detroit's financial crisis has forced reductions in police personnel. Other budget cutting has also had a negative impact on public safety.
- The number of vacant houses resulting from foreclosure has led to a rise in crime targeted at vacant properties.

## **Community Security Strategies:**

**2.1 Establish a Neighborhood Benefits District to fund and administer security programs on a sustainable, annual basis.**

**2.1.1 Institute around the clock paid security patrols to supplement Detroit Police Department efforts** - GRDC is coordinating an effort within Grandmont Rosedale to establish what it is calling a Neighborhood Benefits District (NBD), which is another name for a Special Assessment District (SAD).

In 2011, the GRDC called together a new task force to explore the possibility of creating a SAD in the Grandmont Rosedale area to support public safety. As authorized by state SAD legislation, local residents could petition city government to allow a special assessment to be levied against all property

in the area. Funds raised through this assessment would be set aside for a local authority to spend on security and snow removal services in the community. The strength of this concept is that it would provide substantial resources on an annual, sustainable basis.

Community surveys have shown strong support among residents for a special assessment, assuming that funds raised would be locally controlled and used specifically to improve public safety. The term Neighborhood Benefits District is now being used in place of Special Assessment District to emphasize the positive value that will be provided to area residents.

While a Neighborhood Benefits District could generate funds for a wide range of community security programs, at the core of this concept is the provision of around the clock paid security patrols that would supplement the services provided by the Detroit Police Department.

This concept has garnered strong support from other communities across the city, and a coalition of neighborhoods, led by GRDC, has been formed to advocate for adoption of an enabling ordinance by the Detroit City Council. Once an ordinance is adopted, a grass roots campaign will be needed to collect the signatures of a majority of area property owners to enact a district on the neighborhood level.

Implementation of the Neighborhood Benefits District concept will require a major effort and a large scale grass roots organizing campaign. However, the positive impact on the community could be enormous.

**2.2 Foster collaboration between area residents and Detroit Police Department to help identify, document and prevent criminal behavior.**

**2.2.1 Hold monthly Neighborhood Safety Meetings with the Detroit Police Department to share information** - Monthly Neighborhood Safety Meetings will continue to be held with the Detroit Police Department (DPD) to discuss community safety issues and share information. These meetings are open to all members of the community and draw hundreds of residents. The meetings are organized by an area-wide Crime Prevention Task Force (CPTF), made up of residents from each of the Grandmont Rosedale neighborhoods.



Strong collaboration between local organizations and the Detroit Police Department led to the selection of the Grandmont Rosedale area as the initial pilot neighborhood for a new community policing initiative in June 2012.

**2.2.2 Expand citizen patrol programs and coordinate them more closely with the Detroit Police Department** - The CPTF will encourage the growth and expansion of volunteer citizen patrol efforts throughout the area. The Grandmont Radio Patrol has been cited by DPD as a model citizen patrol program which should be replicated.

### **2.3 Educate residents regarding crime prevention techniques and behaviors**

**2.3.1 Share information about crime prevention best practices through a variety of means including in-person trainings, web sites and printed materials** - The CPTF will continue to provide information on crime prevention to area residents through a variety of vehicles and media.

**2.3.2 Provide Neighborhood Watch training to block club leaders and certify more block clubs as Neighborhood Watch groups** - The CPTF will coordinate efforts to expand training for block club leaders in crime prevention methods known as Neighborhood Watch (NW). Many blocks throughout the community have block clubs and block captains. This provides a natural base upon which to promote community safety at the block level. "Train the Trainer" workshops can be used to educate block captains on NW techniques.

**2.3.3 Maintain an area-wide crime alert e-mail system to keep residents informed about known crimes and crime patterns** - The CPTF will continue to coordinate an area-wide e-mail based crime alert system. This system keeps residents informed about crimes which occur in the neighborhood, almost in real time. This helps residents understand where, how and by whom crimes are being committed so they can better protect themselves. Additional crime alert systems are also maintained by the Grandmont and Rosedale Park neighborhoods with similar purposes.

# # 3

# COMMERCIAL REVITALIZATION

**Goal: Improve the quality of the McNichols, Schoolcraft and Grand River commercial districts, with an emphasis on Grand River as the community's commercial core and destination business district.**

**Indicators of Success:** Decreasing commercial vacancy rate; increasing number of new “destination” businesses opening, and increasing sales at area businesses.

## **Why This Matters:**

- The commercial districts within Grandmont Rosedale are perceived as both a strength and a weakness by area residents. Compared to most neighborhoods in Detroit, our commercial areas, and in particular the Grand River commercial corridor, are relatively strong.
  - The area boasts a wide variety of quality businesses, including both independent, locally owned businesses and major national chain stores. Currently there are 254 active businesses along Grand River, McNichols and Schoolcraft in the Grandmont Rosedale area. However, business vacancy has risen in recent years, especially along McNichols and Schoolcraft.
  - The commercial areas lack many of the types of businesses that residents and new home buyers desire, such as coffee shops, dine-in restaurants, and unique destination businesses that can draw customers from beyond the immediate area.
  - The high residential density and higher than average household incomes found in Grandmont Rosedale represent a tremendous opportunity for businesses operating or wishing to locate to the area. The Grandmont Rosedale neighborhoods are among the highest income density areas (household income/square mile) in the region.
  - It is estimated that \$51 million dollars of resident spending on retail goods and services is spent outside of the Grandmont Rosedale area annually. This phenomenon is known as “retail leakage.”
  - In addition to traditional storefront businesses located along commercial corridors, there are hundreds of home-based businesses in the area, creating even more opportunities to patronize locally based businesses and to circulate money in the neighborhood economy.
- Despite beautification, streetscape, and business façade improvements spearheaded by GRDC over the last several years, the commercial areas lag far behind the residential neighborhoods in terms of appearance, walk-ability and sense of place.

## **Commercial Revitalization Strategies:**

### **3.1. Encourage resident support of local businesses**

**3.1.1 Create an on-line business directory** - As part of the proposed neighborhood information portal, GRDC will coordinate the creation of an on-line business directory that will include businesses located along each of the area's three commercial corridors, as well as home-based businesses.

**3.1.2 Promote a “buy local” marketing theme** - The on-line directory will be an important tool for helping residents connect to local businesses. GRDC will seek funding to launch a “buy local” marketing campaign, encouraging residents to consider buying from locally-based and -owned stores. This directory will also include information about the benefits of buying locally and the impact on the neighborhood economy.

### **3.2 Attract new desirable businesses to the area**

**3.2.1 Purchase and renovate vacant commercial properties for sale or rent to identified entrepreneurial businesses** - GRDC has a successful track record of renovating commercial buildings and is actively seeking opportunities to partner with entrepreneurial businesses that are interested in locating in the Grandmont Rosedale area. GRDC could provide a range of services to prospective businesses up to and including purchase and build-out of commercial space.

Residents have long expressed the desire for a neighborhood coffee house and additional cafes and dine-in restaurants. Although these are often difficult businesses to finance, they add real value to a business district by creating gathering places that draw customers to the area. GRDC may explore innovative approaches to attract these types of businesses, such as “pop-up” trials.

**3.2.2 Partner with the Detroit Economic Growth Corporation neighborhood retail initiative to identify business opportunities, potential partners and retail enhancement strategies** - GRDC will work closely with the Detroit Economic

## Commercial Revitalization Strategies (Cont):

Growth Corporation (DEGC) and their neighborhood retail initiative to identify business opportunities, potential partners and retail enhancement strategies. Although DEGC has traditionally focused on downtown, industrial and shopping center development, they have begun to turn more attention to the needs of neighborhood-based retail.

**3.2.3 Connect entrepreneurs to available resources for small business development and encourage location in our community** - GRDC will continue its partnership with the Small Business Detroit Micro-loan Program operated by the Center for Empowerment and Economic Development (CEED), which is housed in a GRDC-owned property within the community. CEED holds weekly loan program orientation meetings at the GRDC offices throughout the year.

GRDC will continue its partnership with the MORE Program and will offer access to the InsYght business development tool through its web site.

**3.2.4 Develop a plan to control key land commercial parcels for future new development** - One of the biggest obstacles to redevelopment along Detroit's aging commercial strips is the lack of consolidated development parcels.

GRDC will seek funding to develop a plan to acquire and control key parcels of commercial property for future development. This will require funds for planning to determine strategic land parcels and possible future developments, as well as funding for acquisition and holding costs.

## 3.3 Improve the appearance and maintenance of commercial districts

**3.3.1 Reduce litter and graffiti in commercial corridors** - GRDC will seek funding to partner with Goodwill Industries to continue its successful Clean Team program along Grand River. The Clean Team is a job-readiness program that hires and supervises individuals to collect litter and empty trash containers in commercial areas. This program has operated in Downtown Detroit, Grandmont Rosedale and other neighborhoods. Depending on available funding, the program could be expanded to include McNichols and Schoolcraft and/or it could be extended for additional weeks. Businesses located along these streets will be solicited to contribute funds to continue the program in future years.

GRDC will continue to organize volunteers to do clean-up and maintenance projects along the commercial streets from time to time. GRDC and other neighborhood-based organizations will also carry out periodic graffiti paint-out events, utilizing volunteers. Efforts will be made to increase the involvement of area youth in these activities.

**3.3.2 Advocate for demolition of dangerous commercial structures** - The Vacant Property Task Force will continue to advocate with the City of Detroit for demolition of dangerous commercial buildings.

**3.3.3 Advocate for enforcement of commercial property maintenance codes** - The Vacant Property Task Force, GRDC, and neighborhood-based Code Enforcement Committees will continue to advocate to the City of Detroit for enforcement of commercial property maintenance codes.



## Commercial Revitalization Strategies (Cont):

### 3.4 Continue to grow the Northwest Detroit Farmers' Market

**3.4.1 Enhance the quality of the Market as a destination for shoppers from inside and outside the neighborhood** - GRDC will continue to operate the Northwest Detroit Farmers' Market, a seasonal open air market started in 2006. The Market is open Thursday afternoons and evenings from June until October and offers fresh produce, baked goods and other locally grown or produced items.

The Market serves many functions: it is a source of fresh, healthy food; it supports small businesses and farmers; it draws shoppers and visitors to the area; and it serves as a social gathering place for neighborhood residents.

The market participates in programs like Project FRESH and Double Up Food Bucks, which provide subsidies to low-income shoppers. A GRDC-operated shuttle bus service also helps provide transportation for senior citizen and low-income shoppers to attend the market. This shuttle is being supported in 2012 by the Health and Wellness Foundation of Greater Detroit. Other Market support is being provided by The Michigan Economic Development Corporation, Charter One Bank and the Eastern Market Corporation.

A recent study by the Project for Public Spaces recommended moving the market to the grounds of the North Rosedale Park Community House and adding more programming in order to enhance the quality of place and attract more visitors.

In many ways, the Market is also a model of how direct entrepreneurial action by a neighborhood-based organization like GRDC can be used to fill a community need for retail and services.



OUTER DRIVE BOULEVARD

# BEAUTIFICATION & PLACEMAKING

# # 4

**Goal:** Enhance the community's image and improve public spaces and amenities that convey a unique sense of place.

**Indicators of Success:** More public areas kept clean; more Beautification and Placemaking projects completed.

## Why This Matters:

- A clean and beautiful environment is basic to establishing a sense of place, whether in residential, commercial or civic settings. Cleanliness and beauty enhance civic pride, project a positive image and have been shown to discourage anti-social behavior.
- Fostering a sense of place has become increasingly important, especially when trying to appeal to populations that are specifically attracted to urban neighborhoods.
- The concept of "placemaking" is really very simple: people want to live in, work in and visit places that have character. Character derives from the way a place looks, its history, the quality of its physical and social environments and the amenities it has to offer.
- The Grandmont Rosedale communities already have a strong sense of place derived from their high quality homes, tree-lined streets and boulevards, attractive parks, and the obvious pride so many home owners take in maintaining and beautifying their properties. Preserving these assets is at the core of retaining a sense of place in the community.
- Neighborhoods need high quality public places for residents to gather and interact. The Grandmont Rosedale communities have a few such places, but need more to generate the sense of place required to be a regionally competitive community.

## Beautification And Placemaking Strategies:

### 4.1 Clean and maintain public spaces and parks

**4.1.1 Develop an anti-littering campaign** - A Beautification and Placemaking Task Force (BPTF) was created as part of the planning process for Building Sustainable Communities. This task force will develop a campaign to discourage littering. Research indicates that an effective anti-littering effort must

include efforts to change littering behavior, provide a sufficient number of well-maintained litter receptacles and clean up litter as it accumulates.

**4.1.2 Mobilize residents, property owners and volunteers to maintain public spaces** - Organizing residents to clean and beautify the community has a long tradition in the Grandmont Rosedale neighborhoods. Volunteer-based projects are organized throughout the year by GRDC and the various neighborhood associations. These often draw on volunteer groups from outside the community as well as local residents.

The Beautification Task Force will supplement the efforts of individual neighborhood-based committees and help coordinate area wide clean up events such as the annual Motor City Makeover and Detroit Partnership Day.

### 4.2 Enhance neighborhood image through landscape plantings, signage and public art

**4.2.1 Develop a neighborhood-wide image enhancement plan for neighborhood entries, boulevards, edges and thoroughfares** - In 1997 GRDC commissioned a Neighborhood Investment Framework plan for the community that identified several image enhancement priorities for the community, especially around signage and neighborhood entryways. A subsequent Image Improvement Plan was developed specifically for Grand River in 2002. Many of the recommendations contained in these plans have since been implemented and more than \$2 million dollars have been invested in streetscape, signage and landscaping projects.

However, both plans are now several years old and need to be updated to reflect current conditions and to identify community priorities for future projects. GRDC will seek funding to update these plans in collaboration with the BPTF.

The Southfield Freeway Service Drive and the Southfield-Grand River intersection are frequently cited by residents as areas of concern, especially since they are such high visibility areas.

**4.2.2 Implement specific projects identified in the image enhancement plan** - Once a plan has been developed and endorsed by community stakeholders, individual projects can be developed by the appropriate entity, which may include the BPTF, GRDC or any of the individual neighborhood associations.

## Beautification And Placemaking Strategies (Cont):

Collaborations can also be sought out with other potential partners. For example arts organizations or art schools could partner on projects to install public art in the community. The BPTF will focus short term, early action efforts on maintaining and enhancing existing planting beds, especially around areas of neighborhood identification signs.

### 4.2.3 Build masonry entry structures along Grand

**River** - The Grandmont Community Association proposes to build masonry entry structures along Grand River, similar to existing gateway entrance structures in Rosedale Park and North Rosedale Park. The concept is to visually connect and unify the Grandmont community by connecting the only Grandmont Rosedale neighborhood located east of the Southfield Freeway to the other four neighborhoods west of the Southfield Freeway.

## 4.3 Improve local parks and gathering places

### 4.3.1 Upgrade North Rosedale Park Community House and Grounds and utilize them more intensively for community programs

- One unique asset in the area is the North Rosedale Park Community House and Grounds. This property is owned and operated by the North Rosedale Park Civic Association (NRPCA), which has just recently obtained 501c3, non-profit tax status.

NRPCA has launched a major capital campaign to upgrade the Community House and Grounds to preserve this asset for years to come. They are also exploring ways to bring even more activities and programs to the facility to ensure that it is utilized to its fullest potential.

The Community House and Grounds are home to the Park Players community theatre group, Rosedale Soccer League, Rosedale Grandmont Little League, Neighborhood Safety Meetings and numerous other community activities. Although owned by NRPCA, the park and building serve the entire community.

### 4.3.2 Move Northwest Detroit Farmers' Market to North

**Rosedale Park** - A recently completed study by the Project for Public Spaces recommended relocating the Northwest Detroit Farmers' Market to North Rosedale Park in order to enhance the quality of place for both the park and the market.

Moving the market will require some physical improvements to the North Rosedale Park grounds, and GRDC is working with the NRPCA to incorporate those changes into the capital improvement plan.

### 4.3.3 Upgrade Stoepel Park to enhance use by Rosedale Grandmont Little League

- Planning is also underway for a potential major renovation of Stoepel Park, one of the main playfields used by the Rosedale Grandmont Little League. The Little League is seeking funding from several grantors, including the Baseball Tomorrow Fund which is affiliated with Major League Baseball, to support their efforts.

Hundreds of children and their families visit Stoepel Park for baseball games and practice each week during the spring and summer. Yet, the park lacks some of the basic amenities, such as bathrooms and concession stands, needed to support this use. In its current condition, Stoepel Park cannot accommodate tournaments or other special events that would draw people from outside the community.

Financial constraints within the City of Detroit Recreation Department mean that the volunteer-based Little League program must assume much of the responsibility for maintaining and upgrading the fields.

### 4.3.4 Upgrade and maintain Ramsay Park

- Ramsay Park, in the heart of the Grandmont community, serves a dual purpose as a neighborhood park and playground for Edison Elementary School. The park had a major renovation in 2001 through the joint efforts of Grandmont Community Association (GCA), GRDC, the city of Detroit and Detroit Public Schools (DPS). Additional upgrades were made in 2011-2012. However, financial deficits at both the city and DPS mean that the burden for maintaining a high quality park falls to the community.

GCA will continue to work to keep the park maintained and to enhance it as a site for more community events, including the annual Grandmont Art Fair, which takes place each September.

### 4.3.5 Upgrade and maintain Rosemont Acacia Park

- Rosemont Acacia Park (also known to many long time residents as Flintstone Park) straddles the border between the Rosedale Park and Grandmont #1 neighborhoods. The park serves as a site for annual community events as well as everyday use by residents.

This park also underwent a major renovation in 2001, through a partnership between GRDC, the Rosedale Park Improvement Association (RPIA), the Grandmont #1 Improvement Association (GR1), Macedonia Baptist Church and the city of Detroit. As with Ramsay Park, further improvements have been made in the last 18 months. RPIA and GR1 will continue to work together to ensure that the park is maintained as high quality public space.

**Goal: Increase participation by neighborhood youth in positive programs and activities and increase volunteerism and leadership development for young people in the community**

**Indicators of Success:** Increasing number of youth programs offered; more youth participating in programs and assuming leadership roles

### **Why This Matters:**

- More than 3,400 children under the age of 18 live in the Grandmont Rosedale community – nearly a quarter of all residents. Children are present in 37% of all area households.
  - There are several strong examples of youth programming in the community including the Rosedale Grandmont Little League, the Rosedale Soccer League, and local Girl Scouts. These programs serve hundreds of area children each year and are among the community’s strongest assets.
  - Youth programming is also family programming. Youth programs bring families together and create social bonds across the community.
  - Area youth represent a largely untapped resource for creative ideas, volunteerism, and leadership within the community. Residents have cited fostering youth leadership as a way to encourage long-term stability and success for the neighborhood.
- Engaging young people in constructive, educational and healthy activities will also lead to reductions in petty crime, loitering, vandalism, littering and other negative behaviors associated with uninvolved and idle youth.

### **Youth Development Strategies:**

#### **5.1. Support existing youth programming and attract additional youth-serving organizations and programs to our community**

**5.1.1 Continue to support existing programs such little league baseball, soccer, Girl Scouts, etc.** - The Grandmont Rosedale community has two very active youth sports leagues and numerous existing youth programs. These programs not only provide important opportunities for youth recreation, but also serve as catalysts for fostering a sense

of community. These programs are run by independent volunteer-based organizations, but enjoy broad community support and cooperation.

**5.1.2 Compile and share information about available youth programming with area families** - Expanding participation in existing youth programs is important to ensure sustained neighborhood stability. Often, lack of information about available programs is the biggest obstacle to participation. As the Youth Development Task Force, in conjunction with GRDC and various neighborhood associations, learns about available youth programming, they will make the information available through the community information portal and various neighborhood newsletters. Youth program information will also be distributed at community events.

**5.1.3 Establish partnerships with schools, churches and youth-serving organizations that could offer their programs to our community at large** - The Grandmont Rosedale community has numerous schools and churches in the area. Each of these organizations presents new opportunities for collaboration and opportunities for youth engagement.

The Youth Development Task Force has already identified potential new collaborations with the Michigan State Extension 4-H Program, Youth Voice, Burnette Baptist Church and Macedonia Baptist Church, all of which will enhance opportunities for youth programming in the area.

**5.1.4 Conduct a survey to see what youth programs are needed in the community** - While many youth programs are already known throughout in the Grandmont Rosedale community, there are additional youth programs that can be identified. The Community Engagement Task Force can also assist in putting both the survey and its results on the neighborhood information portal. These activities will open the door for new partnerships and collaboration and provide additional opportunities for youth to engage in extracurricular activities.

#### **5.2. Engage more young people in community organizations and events and provide opportunities for leadership development**

**5.2.1 Encourage volunteerism by young people within the community** - The Youth Development Task Force, in conjunction with GRDC and local neighborhood associations, will develop strategies to engage more youth in local

## Youth Development Strategies (Cont):

volunteer efforts. Some of these volunteer efforts may be in conjunction with the Beautification Task Force or Community Engagement Task Force.

**2.2 Increase engagement of youth in planning community events and activities** - The Youth Development Task Force, in conjunction with GRDC and local neighborhood associations, will develop strategies to engage more youth in planning community events and activities. Providing youth more input and ownership of community events will encourage them to be more involved and ensure that youth needs are being met.

Such community events will be planned and coordinated with the Community Engagement Task Force and will be advertised through the neighborhood information portal as well as social media platforms. There are also opportunities for youth to serve as webmasters and coordinators of these social media outlets.



STOEPPEL PARK FIELDS

# COMMUNITY ENGAGEMENT

# # 6

**Goal: Increase participation by residents of all ages in neighborhood-based organizations and develop the next generation of community leadership.**

**Indicators of Success:** Increasing membership levels in neighborhood associations and other types of community organizations; more residents assuming leadership roles

## **Why This Matters:**

- Residents of the Grandmont Rosedale community cite “good neighbors,” “resident involvement” and “community organizations” as some of the biggest strengths of the neighborhood.
- Area residents have created a strong network of neighborhood associations, block clubs, and other community based non-profit organizations. These grass roots organizations and inter-personal networks are among the most important assets upon which to build a sustainable future for the community.
- Despite the high level of organization, membership in the neighborhood associations is declining and there is a concern that new residents are less likely to get involved.
- Training is needed to help develop new leadership at all levels of community based organizations.
- On-line media offers an opportunity to share information with residents across the entire community in an efficient and cost effective way.

## **Community Engagement Strategies:**

**6.1. Develop a neighborhood-wide web site as a common source of information about neighborhood activities for all residents**

**6.1.1 Develop a common neighborhood website into a “one-stop” neighborhood information portal** - GRDC will work with the Community Engagement Task Force to create a common website for the whole Grandmont Rosedale area. This information portal will provide residents with convenient access to a variety of resources and information, including a unified calendar of upcoming events, an online business directory, and good news stories about things happening in the community.

**6.1.2 Keep neighborhood information portal up to date and generate original content** - GRDC and the Community Engagement Task Force will ensure that the information portal is regularly maintained and up to date with all partner organizations contributing.

**6.2 Provide leadership and organizing training for association directors and block club captains on a regular basis**

**6.2.1 Convene occasional neighborhood-wide workshops and trainings on topics of interest to neighborhood leaders -**

Much of the success that the Grandmont Rosedale community enjoys is a result of the strong collaboration that exists between its block clubs, neighborhood associations and GRDC. Continuing to bolster this existing community leadership, as well as fostering future leaders, is critical to supporting long-lasting stability in the neighborhood.

It is also important for local leaders to be able to nimbly respond to the neighborhood issues as they emerge. The Community Engagement Task Force will regularly communicate with GRDC and the area neighborhood associations about the obstacles they are facing at that moment and schedule trainings and other events to amplify the capacity of local leaders.

**6.3. At least once per year, convene a neighborhood-wide summit meeting open to all residents**

**6.3.1 Organize annual neighborhood summit to update and report on QOL Plan progress** - The Sustainable Communities Quality of Life Plan Steering Committee will work with GRDC, the Community Engagement Task Force, and the various neighborhood associations to organize an annual summit to provide an update to local residents.

The Steering Committee will also review how the plan is progressing, using goal performance measures, established data indicators, and anecdotal evidence. The Steering Committee will update the plan goals as necessary. This component is necessary to ensure that the plan responds to emerging issues, is making progress on increasing quality of life, and is a living document.

# COMMUNITY ASSETS AND CURRENT PROJECTS





# CURRENT PROJECTS

Because the Grandmont Rosedale community boasts a strong network of numerous and well-organized community organizations, it has an exceptional track record of successfully implementing projects. The items listed below are just some of the current projects the Grandmont Rosedale community is already working on. Bolstered by this Quality of Life Plan, they are already spurring and will continue to spur positive sustainable change in the community.

**1 Vacant House Purchase, Renovation and Resale Program** - GRDC will continue to expand its successful program to purchase, renovate and sell vacant single family homes throughout the community. The program is designed to attract new homeowners while introducing price-stabilizing “comparable sales” into the market place. GRDC-renovated homes are selling for more than twice the average area sale price and represent a high proportion of all non-distressed sales in the community.

Federal Neighborhood Stabilization Program (NSP3) funds may provide a portion of the gap financing needed to support this strategy in the three identified NSP3 target areas. These target areas makeup a total of 33 neighborhood blocks. However, the Detroit City Council is considering the approval of a substantial expansion to the existing NSP3 target areas.

**2 Neighborhood Benefits District** - In 2011, GRDC called together a new task force to explore the possibility of creating a Neighborhood Benefits District (NBD) in the Grandmont Rosedale area to support public safety. While a Neighborhood Benefits District could generate funds for a wide range of community security programs, at the core of this concept is the provision of around the clock paid security patrols that would supplement the services provided by the Detroit Police Department.

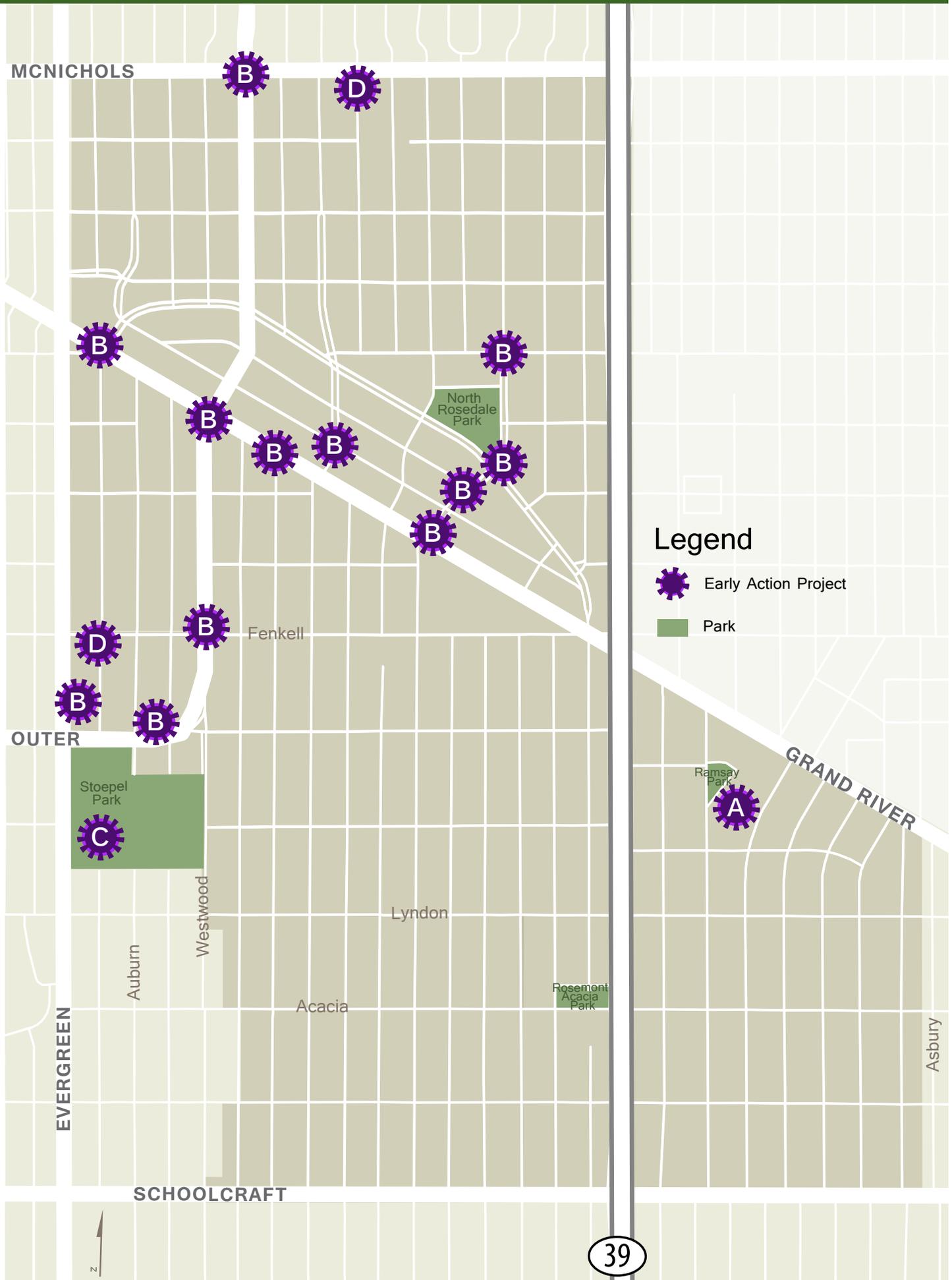
The NBD concept has garnered strong support from other communities across the city. Led by GRDC, a coalition of neighborhoods formed to advocate for adoption of an enabling ordinance. Detroit City Council is expected to consider adopting an NBD ordinance soon. At that point, area residents and property owners will participate in a petition process to establish a district in our community.

**3 Targeted Commercial Development** - GRDC has a successful track record of renovating commercial buildings and is actively seeking opportunities to partner with entrepreneurial businesses interested in locating in the Grandmont Rosedale area. The Vacant Property Task Force will also continue to advocate with the city of Detroit for demolition of dangerous commercial buildings throughout the neighborhood.

**4 North Rosedale Park Capital Campaign** - The North Rosedale Park Community House and Grounds is owned and operated by the North Rosedale Park Civic Association (NRPCA). NRPCA has launched a major capital campaign to upgrade the Community House and Grounds to preserve this asset for years to come. GRDC is also working with the NRPCA to make the physical improvements needed to move the Northwest Detroit Farmer’s Market to this site.

**5 Stoepel Park Renovation Project** - Planning is underway for a major renovation of Stoepel Park. Hundreds of children and their families visit Stoepel Park for baseball games and practice each week during the spring and summer. Yet, the park lacks some of the basic amenities, such as bathrooms and concession stands, needed to support this use. The Rosedale Grandmont Little League Baseball program is spearheading this project.

# EARLY ACTION PROJECTS





# EARLY ACTION PROJECTS

During the planning process, several “early action” projects were identified to kick start the implementation process and build support for the Quality of Life Plan.

**A Ramsay Park Improvements** - The Grandmont Community Association (GCA) used early action funds to complete a renovation project at Ramsay Park. The project included installing new picnic tables and benches, planting new trees and landscaping, upgrading an existing softball diamond and installing solar-powered lighting. Other support for this project came from the KaBOOM! and the Kresge Foundation.

**B Median Beautification Projects** - Early action funds were used to support 14 separate landscape enhancement projects at neighborhood entry points and within boulevard medians. These projects involved planting new rose bushes and annual flowers and were carried out by volunteers under the coordination of the Beautification Task Force.

**C Stoepel Park Baseball Diamond Repairs** - Just weeks before the opening of little league baseball season, thieves stole much of the chain link fence that enclosed the baseball diamonds at Stoepel Park. Thanks to early action funds and a grant from the Ford Motor Company, the missing fence was replaced, other fencing repaired and the baseball diamonds re-graded, all in time for opening day. Volunteers from Ford and the little league program were involved in implementing the improvements.

**D Lot Fencing Projects** - Installation of split rail fencing around the perimeter of a vacant lot has proven to be an effective strategy for preventing illegal dumping while simultaneously beautifying our area. Volunteers pitched in to install a new fence to transform a prominent vacant lot at the corner of Plainview and Fenkell. Another group of volunteers installed a fence to enclose a vacant lot which had previously been turned into a tree nursery by GRDC.

**E. Community Policing Pilot Program** - In June, the Detroit Police Department launched a community Policing Pilot Program across the entire Grandmont Rosedale area. The Crime Prevention Task Force used this opportunity to distribute 5,000 “door-hangers” encouraging residents to volunteer for citizen patrols, participate in the Community Policing Project and visit the Crime Prevention page of the GRDC web site.

**F. Youth Interest Survey** - The Youth Development Task Force conducted a survey to identify the interests of young people in the community. The information will be used to select priority topics for developing or attracting youth programming to the community. Early action funds were used to fund prizes which were used as an incentive to get young people to fill out the survey.

**G. Tax Foreclosure Prevention Workshop** - The Vacant Property Task Force teamed up with United Community Housing Coalition to host a community meeting for people facing tax foreclosure in our neighborhood. The number of tax foreclosures has jumped dramatically over the past year to approximately 500 homes. Early action funds were used to targeted outreach to homeowners facing foreclosure.

**H. Vacant Property Maintenance** - The Grandmont Rosedale area has a very active Vacant Property Task Force including residents from each of the area’s neighborhood associations. One of the central neighborhood stabilization strategies used by this Task Force is the maintenance of vacant houses. For the past two years, these activities have been funded by grants from Michigan Community Services, but these funds were running out in early summer 2012. Early action funds will be used to extend these activities through to the end of the critical summer months.



# ACTION PLAN AT A GLANCE

The table below outlines the different action steps and strategies as well as the year in which the activity will take place, the lead organization, partner organization, performance measure and neighborhood priority: **HIGH**, **MEDIUM**, and **LOW**.

Action Steps	Year					Lead Organization	Partner Organizations	Performance Measures	Priority
	1	2	3	4	5				
<b>1.1 Attract new homeowners to the community</b>									
1.1.1 Purchase, renovate and sell vacant houses to new homeowners	■	■	■	■	■	GRDC	DDF, City of Detroit	Number of homes sold	<b>HIGH</b>
1.1.2 Provide flexible financing options and down payment assistance to incentivize buyers	■	■	■	■	■	GRDC	Grandmont Rosedale Lending Solutions, DDF, Opportunity Resource Fund	Number of homebuyers assisted	<b>HIGH</b>
1.1.3 Market the community to a regional audience	■	■	■	■	■	GRDC	Neighborhood Associations	Extent of media coverage	<b>HIGH</b>
<b>1.2 Reduce blight resulting from home vacancy</b>									
1.2.1 Eliminate dangerous buildings requiring demolition	■	■	■	■	■	Vacant Property Task Force	GRDC, DWSD, BSEED, SEMCOG	Number of homes demolished	<b>HIGH</b>
1.2.2 Engage owners of vacant property to ensure that properties are maintained and secured	■	■	■	■	■	Vacant Property Task Force	GRDC, Neighborhood Associations	Number of homes maintained	<b>HIGH</b>
1.2.3 Organize to maintain properties when owners don't act responsibly	■	■	■	■	■	Vacant Property Task Force	GRDC, Neighborhood Associations	Number of homes maintained	<b>HIGH</b>
1.2.4 Advocate for enforcement of residential property maintenance codes	■	■	■	■	■	Neighborhood Associations	Vacant Property Task Force, GRDC	Number of homes maintained	<b>HIGH</b>
<b>1.3 Support current homeowners to stay in and maintain their homes</b>									
1.3.1 Share information about mortgage and tax foreclosure prevention resources	■	■	■	■	■	Vacant Property Task Force	GRDC, Neighborhood Associations, UCHC	Information distributed	<b>HIGH</b>

Action Steps	Year					Lead Organization	Partner Organizations	Performance Measures	Priority
	1	2	3	4	5				
1.3.2 Provide home repair loans and grants to low-income homeowners	■	■	■	■	■	GRDC	MSHDA, City of Detroit, FHLBI	Number of loans & grants given	HIGH
1.3.3 Expand available home repair resources for moderate and middle income homeowners		■	■	■	■	Grandmont Rosedale Lending Solutions	GRDC	Number of loans & grants made	HIGH
1.3.4 Share information about energy efficiency resources	■	■				Better Buildings for Michigan	GRDC	Number of completed audits	MEDIUM
<b>1.4 Develop a long-term plan for stabilization or redevelopment of areas on the borders of Grandmont Rosedale and align with city-wide strategies</b>									
1.4.1 Collaborate with the Detroit Works Project, the City of Detroit and neighboring community organizations to develop joint strategies	■	■				GRDC	DWP, CDAD, Neighborhood Associations	Existence of collaboration	HIGH
1.4.2 Develop a strategy for reuse or demolition of the vacant Vetal School site		■	■			GRDC		Completion of strategy	HIGH
<b>2.1 Enact a Neighborhood Benefits District to fund and administer security programs on a sustainable, annual basis</b>									
2.1.1 Institute around the clock paid security patrols to supplement Detroit Police Department policing efforts	■	■	■	■	■	GRDC	City of Detroit, Neighborhood Associations	Existence of NBD	HIGH
<b>2.2 Foster collaboration between area residents and Detroit Police Department to help identify, document and prevent criminal behavior</b>									
2.2.1 Hold monthly Neighborhood Safety Meetings with the Detroit Police Department to share information	■	■	■	■	■	Crime Prevention Task Force	GRDC, Neighborhood Associations, DPD	Attendance at monthly meetings	HIGH
2.2.2 Expand citizen patrol programs and coordinate them more closely with the Detroit Police Department	■	■	■	■	■	Crime Prevention Task Force	Neighborhood Associations, DPD	Area covered by radio patrols	HIGH
<b>2.3 Educate residents regarding crime prevention techniques and behaviors</b>									
2.3.1 Share information about crime prevention best practices through a variety of means including in-person trainings, web sites and printed materials	■	■	■	■	■	Crime Prevention Task Force	GRDC, Neighborhood Associations	Information distributed	HIGH
2.3.2 Provide Neighborhood Watch training to block club leaders and certify more block clubs as Neighborhood Watch groups	■	■				Crime Prevention Task Force	GRDC, Neighborhood Associations	Number of clubs and leaders certified	HIGH
2.3.3 Maintain an area-wide crime alert email system to keep residents informed about known crimes and crime patterns	■	■	■	■	■	Crime Prevention Task Force	GRDC, Neighborhood Associations	Number of e-mail alert subscribers	HIGH
<b>3.1 Encourage resident support of local businesses</b>									
3.1.1 Create an on-line business directory	■	■				GRDC		Existence of directory	MEDIUM
3.1.2 Promote a “buy local” marketing campaign		■	■	■	■	GRDC	Neighborhood Associations	Annual sales at local businesses	MEDIUM
<b>3.2 Attract new desirable businesses to the area</b>									
3.2.1 Purchase and renovate vacant commercial properties for sale or rent to identified entrepreneurial businesses		■	■	■	■	GRDC		Number of commercial properties renovated	HIGH

Action Steps	Year					Lead Organization	Partner Organizations	Performance Measures	Priority
	1	2	3	4	5				
3.2.2 Partner with the Detroit Economic Growth Corporation neighborhood retail initiative to identify business opportunities, potential partners and retail enhancement strategies	■	■	■	■	■	GRDC	City of Detroit, DEGC	Number of businesses identified	HIGH
3.2.3 Connect entrepreneurs to available resources for small business development and encourage location in our community	■	■	■	■	■	GRDC	City of Detroit, DEGC	Number of businesses in community	MEDIUM
3.2.4 Develop a plan to control key land commercial parcels for future new development	■	■				GRDC	City of Detroit, DEGC	Completion of Plan	MEDIUM
<b>3.3 Improve the appearance and maintenance of commercial districts</b>									
3.3.1 Reduce litter and graffiti in commercial corridors	■	■	■	■	■	Beautification & Placemaking Task Force	GRDC, Neighborhood Associations	Number of clean-up events organized	MEDIUM
3.3.2 Advocate for demolition of dangerous commercial structures	■	■	■	■	■	Vacant Property Task Force	GRDC, City of Detroit, BSEED	Number of structures demolished	HIGH
3.3.3 Advocate for enforcement of commercial property maintenance codes	■	■	■	■	■	Neighborhood Associations	GRDC, Vacant Property Task Force	Number of properties maintained	HIGH
<b>3.4 Continue to grow Northwest Detroit Farmers' Market</b>									
3.4.1 Enhance the quality of the Market as a destination for shoppers from inside and outside the neighborhood	■	■	■	■	■	GRDC		Number of customers per week	HIGH
<b>4.1 Clean and maintain public spaces and parks</b>									
4.1.1 Develop an anti-littering campaign		■	■	■	■	Beautification & Placemaking Task Force	GRDC, Neighborhood Association	Existence of campaign	HIGH
4.1.2 Mobilize residents, property owners and volunteers to maintain public spaces	■	■	■	■	■	Beautification & Placemaking Task Force	GRDC, Neighborhood Association	Number of volunteers	HIGH
<b>4.2 Enhance neighborhood image through plantings, signage and public art</b>									
4.2.1 Develop a neighborhood-wide image enhancement plan for neighborhood entries, boulevards, edges and thoroughfares		■				Beautification & Placemaking Task Force	GRDC, Neighborhood Association	Existence of plan	HIGH
4.2.2 Implement specific projects identified in the image enhancement plan		■	■	■	■	Beautification & Placemaking Task Force	GRDC, Neighborhood Association	Number of projects completed	HIGH
4.2.3 Build masonry entry structures along Grand River				■	■	GCA		Number of structures completed	LOW
<b>4.3 Improve local parks and gathering places</b>									
4.3.1 Upgrade North Rosedale Park Community House and Grounds and utilize more intensively for community programs		■	■	■	■	NRPCA		Extent of completed improvements	HIGH
4.3.2 Move Northwest Detroit Farmers' Market to North Rosedale Park		■				GRDC	NRPCA	Market moved	LOW
4.3.3 Upgrade Stoepel Park to enhance use by Rosedale Grandmont Little League		■	■			Rosedale Grandmont Little League	GRDC, Wayne County, Brightmoor Alliance	Extent of completed improvements	MEDIUM

Action Steps	Year					Lead Organization	Partner Organizations	Performance Measures	Priority
	1	2	3	4	5				
4.3.4 Upgrade and maintain Ramsay Park		■	■	■	■	GCA		Extent of completed improvements	MEDIUM
4.3.5 Upgrade and maintain Rosemont Acacia Park		■	■	■	■	GCA, RPIA		Extent of completed improvements	MEDIUM
<b>5.1 Support existing youth programming and attract additional youth-serving organizations and programs to our community</b>									
5.1.1 Continue to support existing programs such Little League Baseball, Soccer, Girl Scouts, etc	■	■	■	■	■	Youth Development Task Force	GRDC, Neighborhood Associations	Number of youth involved in existing programs	HIGH
5.1.2 Compile and share information about available youth programming with area families	■	■	■	■	■	Youth Development Task Force	GRDC, Neighborhood Associations	Number of families receiving information	HIGH
5.1.3 Establish partnerships with schools, churches and youth-serving organizations that could offer their programs to our community at large	■	■	■	■	■	Youth Development Task Force	GRDC, Michigan State Extension 4-H, Youth Voice	Number of partnerships established	HIGH
5.1.4 Conduct survey to see what programs youth are needed in the community	■					Youth Development Task Force	GRDC, Civic Engagement Task Force	Number of youth surveyed	MEDIUM
<b>5.2 Engage more young people in community organizations and events and provide opportunities for leadership development</b>									
5.2.1 Encourage volunteerism by young people within the community	■	■	■	■	■	Youth Development Task Force	GRDC, Neighborhood Associations, Beautification & Placemaking Task Force	Number of youth volunteers	HIGH
5.2.2 Increase involvement of youth in planning community events and activities	■	■	■	■	■	Youth Development Task Force	GRDC, Neighborhood Associations, Civic Engagement Task Force	Number of youth taking leadership roles	HIGH
<b>6.1 Develop a neighborhood-wide web site as a common source of information about neighborhood activities for all residents</b>									
6.1.1 Develop a common neighborhood website into a “one-stop” neighborhood information portal	■					GRDC	Civic Engagement Task Force	Existence of website	HIGH
6.1.2 Keep neighborhood portal up to date and generate original content	■	■	■	■	■	GRDC	Civic Engagement Task Force	Ongoing maintenance	HIGH
<b>6.2 Provide leadership and organizing training for association directors and block club captains on a regular basis</b>									
6.2.1 Convene occasional neighborhood-wide workshops and trainings on topics of interest to neighborhood leaders	■	■	■	■	■	Civic Engagement Task Force	GRDC, Neighborhood Associations	Number of workshops held	HIGH
<b>6.3 At least once per year, convene a neighborhood wide summit meeting open to all residents</b>									
6.3.1 Organize annual neighborhood summit to report on QOL Plan progress and to update plan	■	■	■	■	■	QOL Steering Committee	GRDC, Civic Engagement Task Force, Neighborhood associations	Attendance at annual summit	HIGH



**GRANDMONT  
ROSEDALE  
DEVELOPMENT  
CORPORATION**

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# GRANDMONT ROSEDALE QUALITY OF LIFE PLAN

GRANDMONT GRANDMONT 1 MINOCK PARK NORTH ROSEDALE PARK ROSEDALE PARK

WELCOME TO THE  
Grandmont Rosedale Communities

