

St. Martha's Commons Community Vision

Spring Semester 2012
MSU Practicum Team



Presbyterian Villages of Michigan : Courtesy PVM

Presbyterian Villages of Michigan
Roger L. Myers, CEO
26200 Lahser Road, Ste. 300
Southfield, Michigan 48033

RE: St. Martha's Commons Vision Project
City of Detroit
Wayne County, Michigan

Dear Mr. Myers:

Pursuant to your request we have prepared a report that provides a vision for the property known as the St. Martha's Commons and the surrounding neighborhood. In addition to a vision for the site, you will find included: regional and neighborhood descriptions, pertinent area demographics, strategies for encouraging community involvement and obtaining financing, and other analyses. In addition to delivering the report in bound and digital format, we have provided you with digital copies of the report which we hope you and your colleagues will find beneficial. This assignment was completed by undergraduate and graduate students in Urban and Regional Planning at Michigan State University. We would like to thank you, your staff, and your partners on the St. Martha's Planning Session for the opportunity to prepare this report.

Respectfully,

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St. Martha's Episcopal Church Nave

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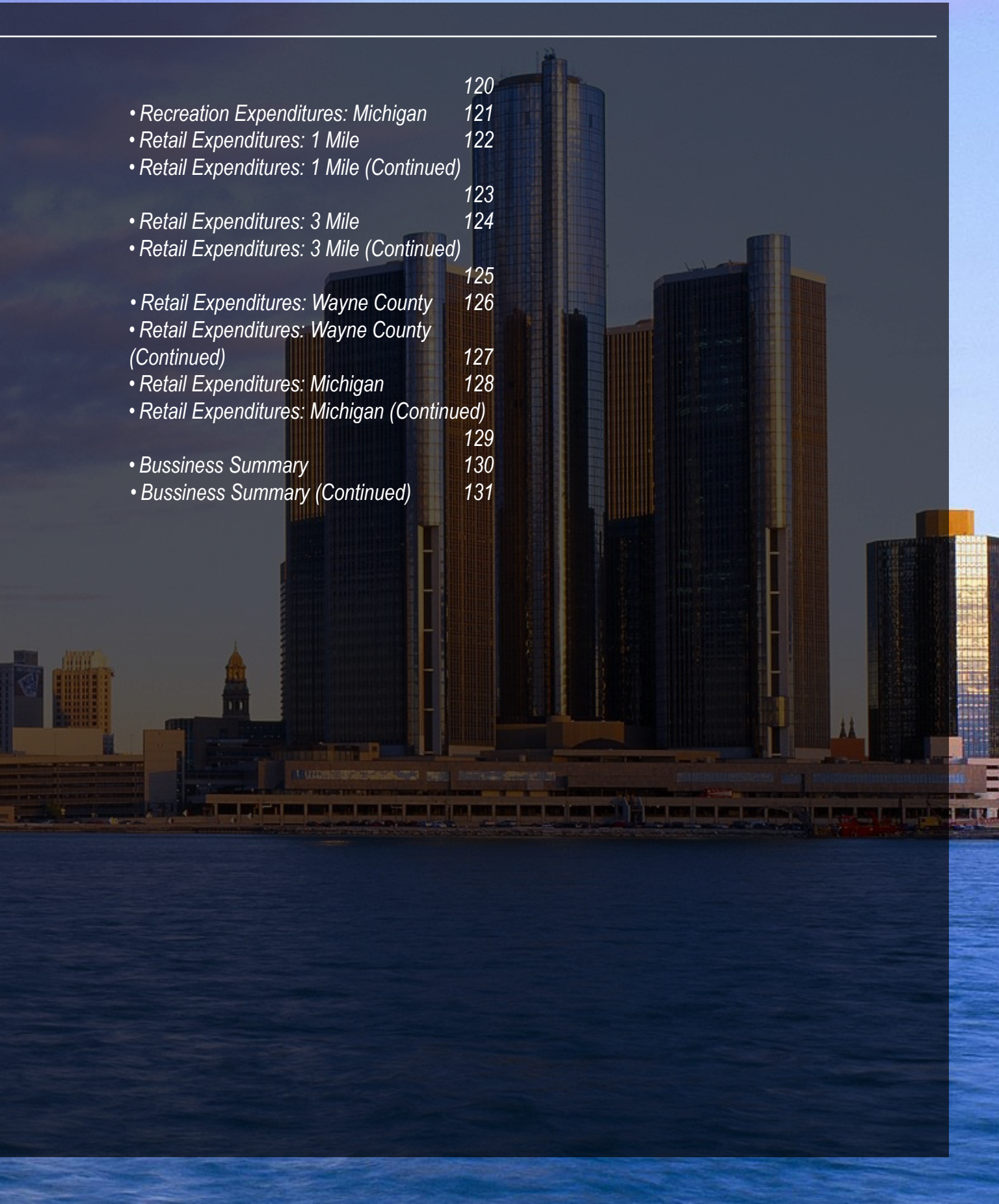
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St. Martha's Church Interior Scene

Executive Summary

"St. Martha's Commons Community Vision" was prepared on behalf of Canterbury on the Lake and Presbyterian Villages of Michigan (PVM) by Michigan State University students in the Urban and Regional Planning Program capstone practicum course. Canterbury, PVM and their partners on the St. Martha's Commons Planning Team have been working over the past year to develop a plan for reuse and redevelopment of St. Martha's Episcopal Church and surrounding sites. The property is located on the south side of Joy Road, west of Greenfield Road, in Detroit, Michigan. The MSU Practicum Team joined the project with the goal of creating a report that will aid the planning team in pursuing their revitalization objectives. Accordingly, the scope of this report encompasses: targeted

demographic data; a profile of community assets; an inventory and description of the parcels in the study area; a determination of strengths and weaknesses of the site and the surrounding neighborhood; conclusions about the needs and character of the neighborhood in the context of its past, present, and future; and a vision for the reuse and repurposing of the subject site with specific recommendations. The primary methodology used in achieving these objectives includes: gathering and compiling of demographic data; cataloguing of existing improvements and conditions; surveying community stakeholders; utilizing regional benchmarks for comparison to local data; and limiting recommendations and conclusions to elements that are supported by the data gathered.

The overall study area is an 85 acre site comprised of 36 contiguous tax parcels bounded by Joy Road to the north, Greenfield Road to the east, Metattal Road to the west, and the CSX Railroad to the south and west. Within this study area is an approximately 20 acre focus site comprised of four contiguous tax parcels, more or less rectangular in shape and fronting the south side of Joy Road approximately ½ mile west of the corner of Joy and Greenfield Roads. This smaller study area is the primary focus of this report, viewed within the context of the broader study area.

Properties in the overall study area are used for a myriad of uses including commercial, industrial, multi-family residential, group care homes, and institutional uses including churches, a mosque, a K-12 school, and a community college. Vacant properties include the community college, the K-12 school, some multi-family housing, and the churches. The 20 acre focus area includes institutional and group home uses on four parcels. First, the property includes the presently unused St. Martha's Episcopal Church. Second, the Village of St. Martha's independent senior living facility is located directly west of the church property. Third, a group of buildings that was previously the St. Peter's Home for Boys is located directly west of the Village. Last, located between Joy Road and St. Martha's Church a small family cemetery plot serves as the final resting place of industrial pioneer, Henry Ford, and members of his immediate family. The Ford family connection to the focus area is strong and has been incorporated in the vision for the revitalization of the study area.

In order to understand the site and surrounding community the MSU Team collected and compiled demographic data and analyzed the current conditions of the neighborhood, identifying gaps in needed functions and services.

An analysis of the community's strengths, weaknesses, opportunities, and threats (challenges) was conducted to better gauge factors influencing the current conditions of the area. Additionally, a survey of community stakeholders, represented by the St. Martha's Planning Team, was conducted to aid this part of the report.

The final sections of the report deal with conclusions and recommendations. Specific suggestions and recommendations from the St. Martha's Planning Team have been incorporated where possible. First, in reference to the church property and the Ford family cemetery, it is recommended that the client make

the necessary repairs to permit fulltime occupancy of the property by a new tenant. This property is an excellent candidate for placement in State and National registries of historic places. A "Women of Ford" theme may be an excellent choice for the facility. Second, in reference to the Village of St. Martha's housing facility it is recommended that connecting pathways and walking trails be added in and around the site to promote physical activity for its residents and other seniors in the community. Third, the former St. Peter's Home for Boys site is well-suited as the location of a new community/care/healing garden with agricultural elements geared toward the Vet's-to-Ag program. Furthermore, the balance of the building could be utilized for built-out offices to house non-profit community organizations compatible with community needs and St. Martha's Commons objectives.

This report was prepared in keeping with the spirit of the St. Martha's Planning Session vision statement which reads:

"We believe that St. Martha's Project should be a community commons that brings together people from diverse generations, spiritual and personal backgrounds, races, and physical and mental capabilities to promote the well being of all and the environment in which they live."

Location Description

Figure 1

State of Michigan



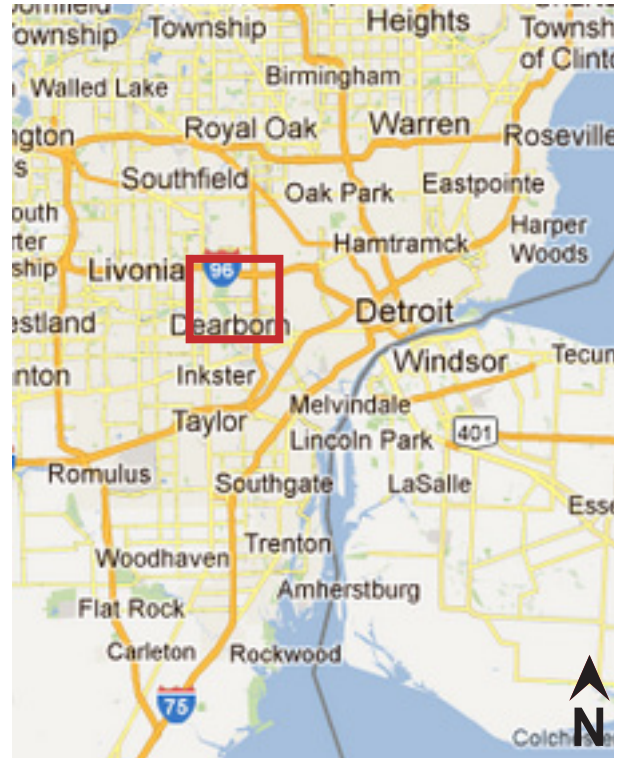
Source: Google Maps

The St. Martha's Site is located in Detroit in southeast Michigan

St. Martha's Commons is located in southwest Detroit just west of the center of Wayne County in southeastern Michigan (See figure 1).

Figure 2

Southeast Michigan



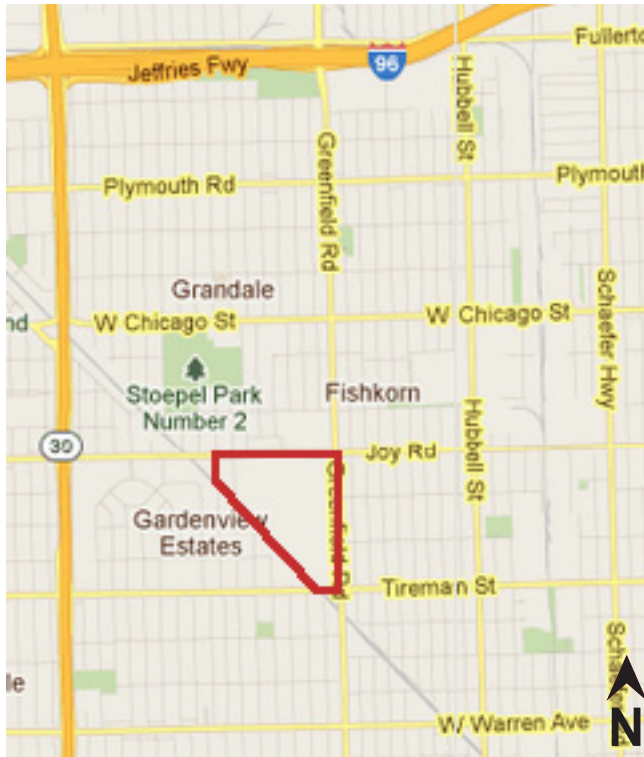
Source: Google Maps

The site is in southwest Detroit located close to the Dearborn border.

Wayne and its surrounding counties contain urban, suburban, and rural areas. They are home to many prominent national and international cultural, commercial, and philanthropic institutions. The area shares a border with Canada and is an international port of entry. Currently southeastern Michigan is undergoing economic restructuring to broaden its employment base beyond its primary cluster of auto manufacturing (See figure 2).

Figure 3

Site Boundary



Source: Google Maps

The overall site is approximately 85 acres in size and is bounded by Joy Rd to the north, Greenfield to the east, Tireman to the south the CNX railroad and Mettatal to the west.

The project site boundary is outlined by Joy Road to the north, Greenfield Rd to the west, Tireman to the south; to the east, Mettatal St and C&O Railroad (See Figure 3). This site is located two blocks east of Southfield Freeway and south of Stoepel Park Number 2.

Figure 4

St. Martha's Focus Area



Source: Google Maps

The primary area of focus for the St. Martha's Commons is the highlighted 20 acre area which currently includes St Martha's Church, St. Martha's Village and the former boys home.

The St. Martha's Church, which is the primary focus area of this study is located south of Joy Rd in the northern quadrant of the larger project study area (See Figure 4).

Area History

History of Detroit

The first Europeans to visit the Detroit area were French explorers, missionaries, and fur traders travelling west from Quebec in the early 17th century. The river was a broad, navigable strait bordered by flat and fertile land with abundant fruit, forests, and wild game. French travelers continued to traverse the region, and came to call it 'The Strait' or in French 'Le Detroit.' In 1701 Antoine Laumet de Lamothe Cadillac built Fort Ponchartrain (at present day Jefferson and Shelby) to establish a settlement and protect the region from British encroachment. The British did gain control of the region following the French and Indian War in 1760. They maintained their jurisdiction over Detroit until 1796, when they withdrew to Canada and ceded the settlement to the Americans.

The population of the area increased rapidly following the opening of the Erie Canal in 1825, and in 1835 the 80,000 residents of Michigan approved a Constitution and petitioned Congress for recognition as a state. Detroit served as the State Capital until 1847. Lumber and the railroads were early engines of growth in the busy port town, and the population of Detroit nearly quadrupled between 1850 and 1890. New residents included German, Irish, and Polish immigrants, and following the Civil War, African Americans from the south. Diversion of raw materials during WWI led to a severe housing crisis, and to a building boom and rapid expansion of the city limits following Armistice.

Early industries in the city included the manufacture of steel, stoves, pharmaceuticals, railroad cars, carriages, marine engines, and ships. Innovators successfully modified small engines to power open wheeled carriages. Early Detroit automobile manufacturers included Henry Ford, Ransom E Olds, David Buick, Henry M Leland, and John and Horace Dodge. Henry Ford revolutionized American industry in 1908 when he created the Model-T, the world's first mass produced and affordable automobile. In 1913 he introduced the movable assembly line and in 1914 he offered workers an 8 hour work day and a \$5.00 daily wage. By 1930 his Ford River Rouge Plant employed 100,000 workers.

Detroit is known as 'The Motor City,' and for ninety years the city has been shaped by the automobile. The rapid growth of the auto industry drew millions to jobs as laborers, tool makers, and engineers. Rapid influxes

of workers created housing shortages and exacerbated problems of ethnic and racial intolerance. But through high wages and profitable innovations the city evolved into a prosperous center of arts, entertainment, and shopping.

Appropriately Detroit is not just home to the automobile, it is also the home of the first modern paved road. As roads were improved and extended the automobile gave Detroiters access to inexpensive new housing in clean, quiet suburbs. The populations of the southeastern Michigan region and suburban counties of Oakland and Macomb have continued to increase, but since the building of the Interstate Highway System in the 1950's and 60's, the population of Detroit has declined. Even as the region has continued to grow the city has experienced an exodus of population and business. In 1900 the 285,704 residents of Detroit accounted for 53% of the metropolitan population, and 43% of the region's population. 1,849,568 Detroiters in 1950 accounted for 57% of the metropolitan and 50% of the region's population. By 2010 the remaining 713,777 Detroit residents were only 16.6% of the metropolitan and 13.7% of the region's residents. (Figures 5 & 6)

Population Trends in South East Michigan

Figure 5

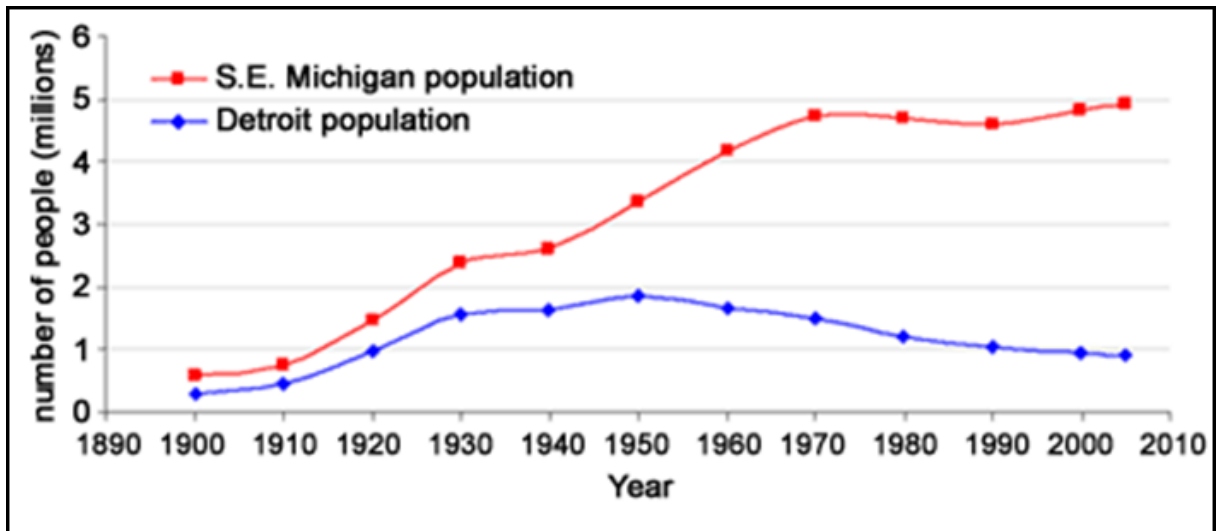
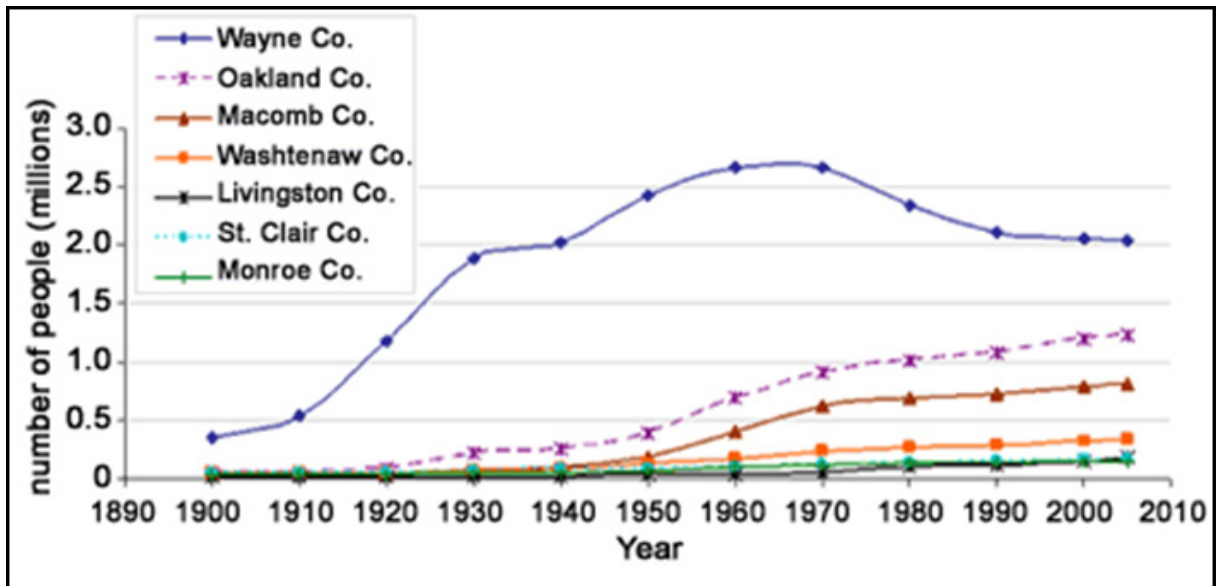


Figure 6



Source: http://www.epa.gov/med/grosseile_site/indicators/populationhtml#status

History of Dearborn

Tireman Street, the southern border of the site, is also the border between Detroit to the north and Dearborn to the south. Dense forests between Dearborn and the Detroit River inhibited early settlement. Farms were developed in long ribbons, extending into the forest from the Rouge River tributary. Early Dearborn industry relied on local resources: the forests provided cord wood for wood-burning railroad locomotives, and clay soils were quarried for brick making. Henry Ford's father William, who first lived on his uncle's farm on Joy Road, bought property in present day Dearborn. The east side of Dearborn developed rapidly following construction of Ford's Rouge River plant in the 1920's.

Henry Ford's success brought him much notoriety and little privacy. He and Clara purchased 1,300 secluded acres along the Rouge River in a rural section of Dearborn and built their home, Fairlane Estate. The grounds were landscaped in a natural style due to the

couple's love of nature and bird watching, but also contained extensive rose and peony gardens and a working farm scaled to the size of their grandchildren. Following the Ford's deaths the estate was purchased by the Ford Motor Company, and is currently operated as a National Historic Landmark by the Edsel & Eleanor Ford House Foundation.

The population of Dearborn peaked in 1960, declined until 1990, and then began a period of modest 1% annual growth. In 2010 40% of the city's population was Arab American; many are descendants of Lebanese Christians who immigrated in the early 20th century to work in the auto industry. More recent Assyrian, Palestinian, and Iraqi immigrants have formed a large Arab Muslim community. Notable Dearborn Arab American institutions are the Islamic Center of America, the Dearborn Mosque, and the Arab American Museum.

History of the Project Site

The site of St. Martha's Commons was originally purchased and cleared by Samuel and George Ford following their immigration from Ireland in 1832. Samuel died and was buried on the property in 1842. Five years later Samuel's mother Rebecca Ford, with her eldest son John and his seven children joined George in Michigan. John is the grandfather of Henry Ford. Henry purchased the original farmstead in 1920 and assumed care of the cemetery. He himself was buried there in 1947. After Henry's death concerns for the future safety of the family cemetery prompted Clara Ford to commission the construction of an Episcopal Church, Sexton, and Rectory on the site. Mrs. Ford arranged for the design, construction, landscaping, and maintenance of the church, cemetery, and grounds. She requested that the church be named in honor of her mother, Martha Bench Bryant. Mrs. Ford passed away and was buried next to her husband in 1950. Ford family members and descendants have continued to be buried in the family plot, as recently as 1998.

Subsequent development of the farm site has centered on faith, education, and community service. Institutions which occupy or have occupied neighboring parcels include The Village of St. Martha's, the Detroit Urban

Lutheran School, Christian Victory Church, Wayne County Community College West Campus, The Detroit Islamic Cultural Center, Christ Child Society, and St. Peter's Home for Boys.

Figure 7



Henry Ford Burial Plot

Church History

Figure 8



St. Martha's Episcopal Church - Feb. 2011

St. Martha's Chapel is a beautiful historic stone chapel whose construction was commissioned by Clara Ford in honor of her mother Martha Bryant. The church buildings were designed by Arthur K Hyde of Giffels, Vallet, and Rosetti. Construction began in 1952 and was completed in 1954, although interior embellishments continued to

be added until 1968. Notable among these is the pipe organ built by Casavant Freres Ltd. of Quebec, Canada, an ornately carved pulpit, and arched stained glass windows.

In 1948 the Episcopal Church created a new congregation in growing northwest Detroit. Before construction of St. Martha's the congregation was forced to meet in two separate facilities. Once constructed the church was home to a congregation of 500 families. Some of the original parishioners continued to attend the church, but over a period of 65 years the congregation dwindled. With fewer than 20 persons in regular attendance, the Episcopal Diocese suspended Sunday services in April of 2007. St. Luke Tabernacle Community Church of Detroit was holding services in the sanctuary until water infiltration adversely affected air quality. The building is currently not in use. In 2011 the property was leased to St. Martha's Commons Project, LLC. The group continues to develop plans for repair and reuse of the building.

Figure 9



Clara Ford and baby Edsel (1894)

The Neighborhood

The following profile of the St. Martha’s neighborhood identifies assets important to the St. Martha’s Community. A community asset is any type of establishment or organization that provides some sort of overall benefit to the community. Although several more community assets exist, such as a local

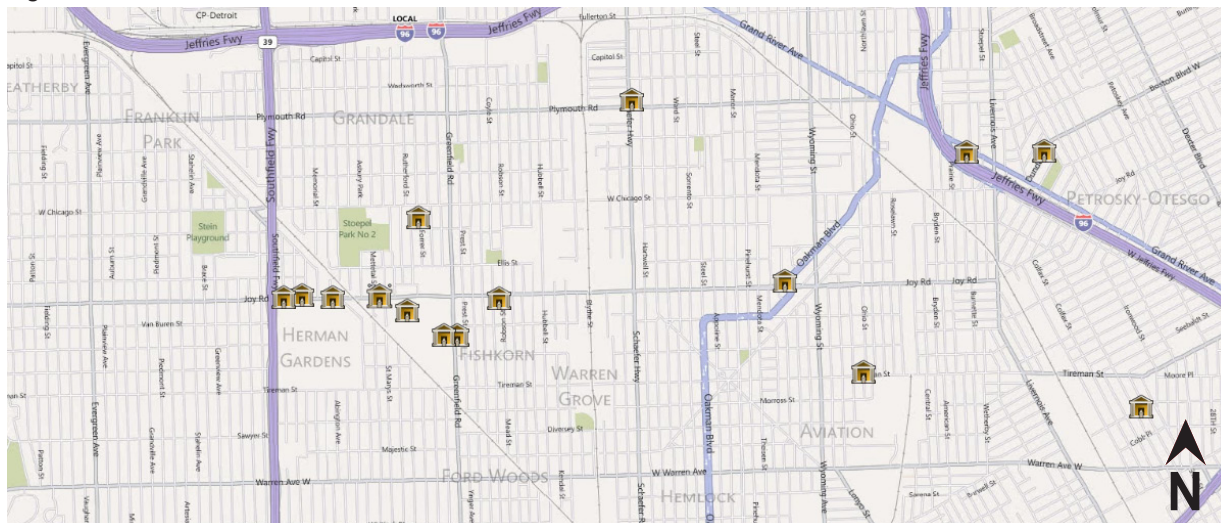
business or organization, most are not included in this neighborhood description. The following community assets which are listed are included in this neighborhood description because they share a direct link with the MSU Planning Team’s proposed recommendations for the St. Martha’s Community Site.

Religious Institutions

With St. Martha’s Episcopal Church being a religious institution, it is beneficial to identify other religious institutions in the area of which there are many. A total of 16 other religious institutions reside within a 5

mile radius of St. Martha’s Church, half of which are located within the 1 mile radius from the site. Figure 10 identifies the religious institutions in the area and includes St. Martha’s Episcopal Church.

Figure 10



Source: Google Maps

Health Care

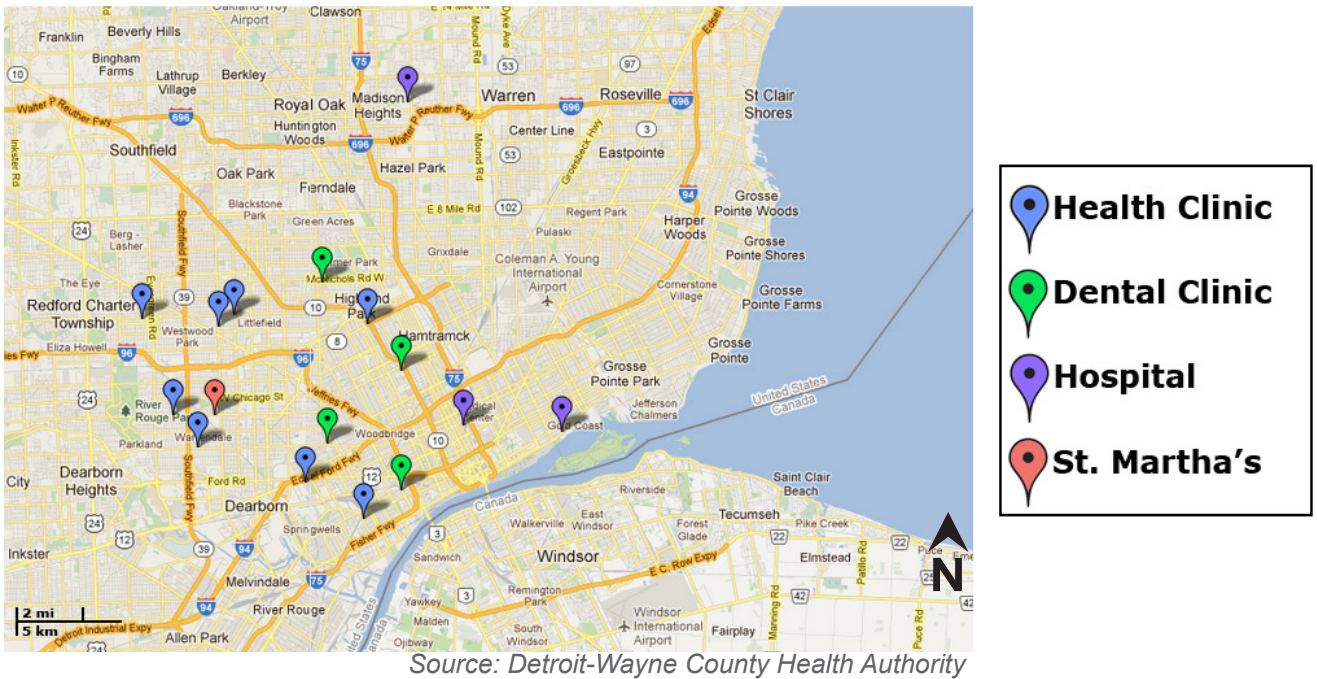
Health care services are lower in the 1 mile radius compared to the 3 mile radius, the county and state levels. These services make up 1.5% of the total businesses in the one mile radius and 4.4% in the 3 mile radius. In Wayne County these services make up for 5.1% and 5.1% in the State of Michigan (see Appendix B).

radius, \$2,653 for the 3 mile radius, \$3,342 for Wayne County and \$3,732 for the State of Michigan. Even though consumer spending on health care is lower, there is still a need for these services. Over 70% of the 1 and 3 mile population visit the doctor at least once a year and 37% visit 1-3 times per year, which is on par with the county and state levels (see figure 13).

Average consumer spending on health care for the 1 and 3 mile radius is 20%-30% lower than the county and state averages (see figure 12). The average amount spent on health care in 2010 was \$2,369 for the 1 mile

In an area where the population spends 20%-30% less than the county and state, access to low cost health care is important. Of the 6.2% of health care and social assistance businesses in the 1 mile radius, there are

Figure 11
Low Cost Health Care Facilities in 3 Mile Radius



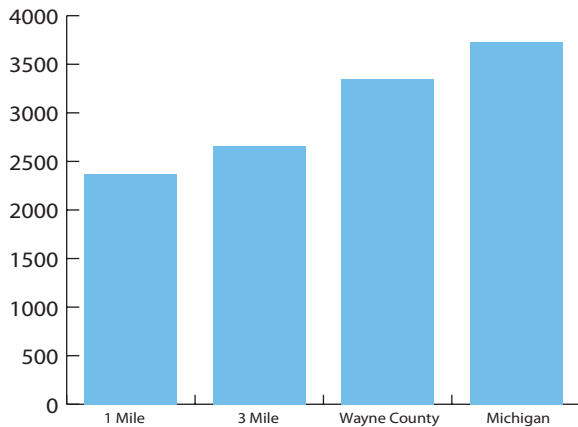
no hospitals or low cost health clinics. Within the 3 mile radius there are also zero hospitals and only two low cost health clinics (see figure 11).

health care but many of the residents who require low cost health care lack a means of transportation to easily access low cost clinics.

It is clear that the 1 and 3 mile neighborhoods are underserved when it comes to health care. Medical attention can be hard to come by for some of the population in the 1 and 3 mile radius neighborhoods. Residents within the area may have to travel 3+ miles to find affordable

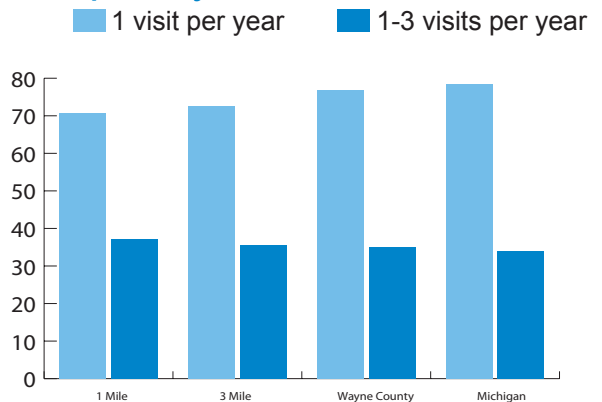
Figure 13 displays the frequency of doctor visits by region. Residents living within the 1-mile radius are most likely to make multiple doctor visits per year. But these same residents spend the least of any region on their doctor visits.

Figure 12
Average Health Care Consumer Spending



Source: ESRI Community Analyst

Figure 13
Frequency of Doctor Visits



Source: ESRI Community Analyst

Healthy Food Access

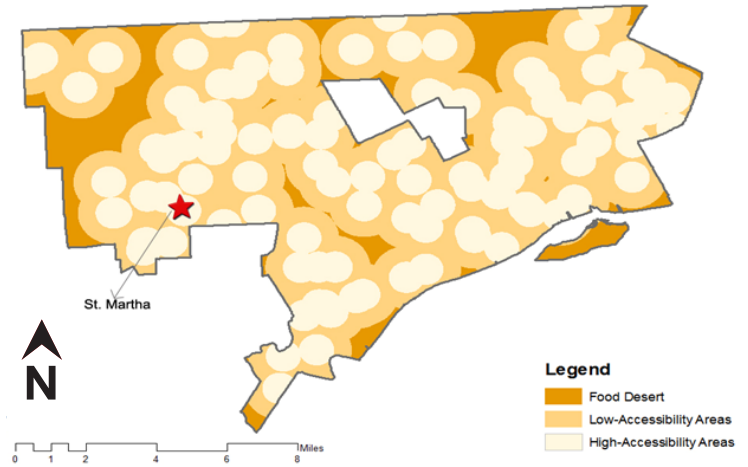
With growing obesity and diabetes rates in the United States it is beneficial to identify local farmers' markets, grocery stores, and other businesses that sell fresh produce and other healthy options. Given the United States Department of Agriculture definition of a "food desert" – areas in which the nearest full-service grocery store is more than one mile away – the project site is not considered a food desert (see figure 14). Even though the project area is not classified as a food desert, there is a large leakage of grocery store consumers to the outside areas (refer to Appendix B). This data would suggest that there is not a problem with food access, but more with quality and costs.

Within the one mile radius there is only one grocery store, US Quality Foods, which located

across the northern site boundary (Joy Rd). Within the three mile radius there are 2 farmers' markets, Sowing Seed Farmers' Market and the Northwest Detroit Farmers' Market. These are the only two farmers' markets within a five mile radius of the site.

Larger chain stores such as Meijer, Wal-Mart, Gordon Food Services and Kroger are located within the three-five mile radius. These stores may contribute to the

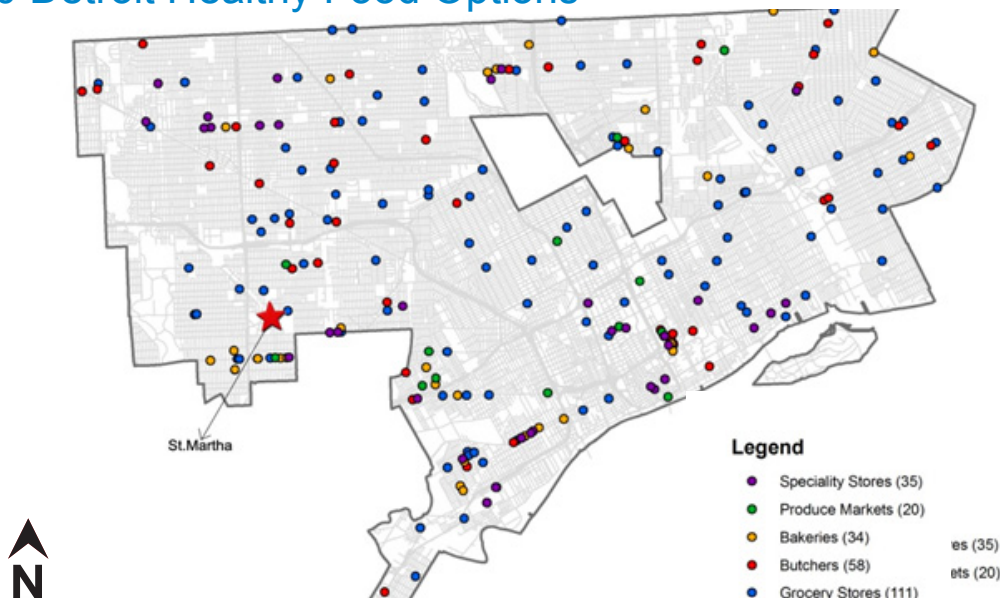
Figure 14
2010 Detroit Food Accessibility



Source: <http://www.mapdetroit.blogspot.com/>

grocery store consumer leakage within the project area. Also within the three-five mile radius is the community garden D-Town Farm. This community garden is operated by the Black Community Food Security Network which promotes food security by promoting urban agriculture, educating the public and influencing public policy (see figure 15).

Figure 15
2010 Detroit Healthy Food Options



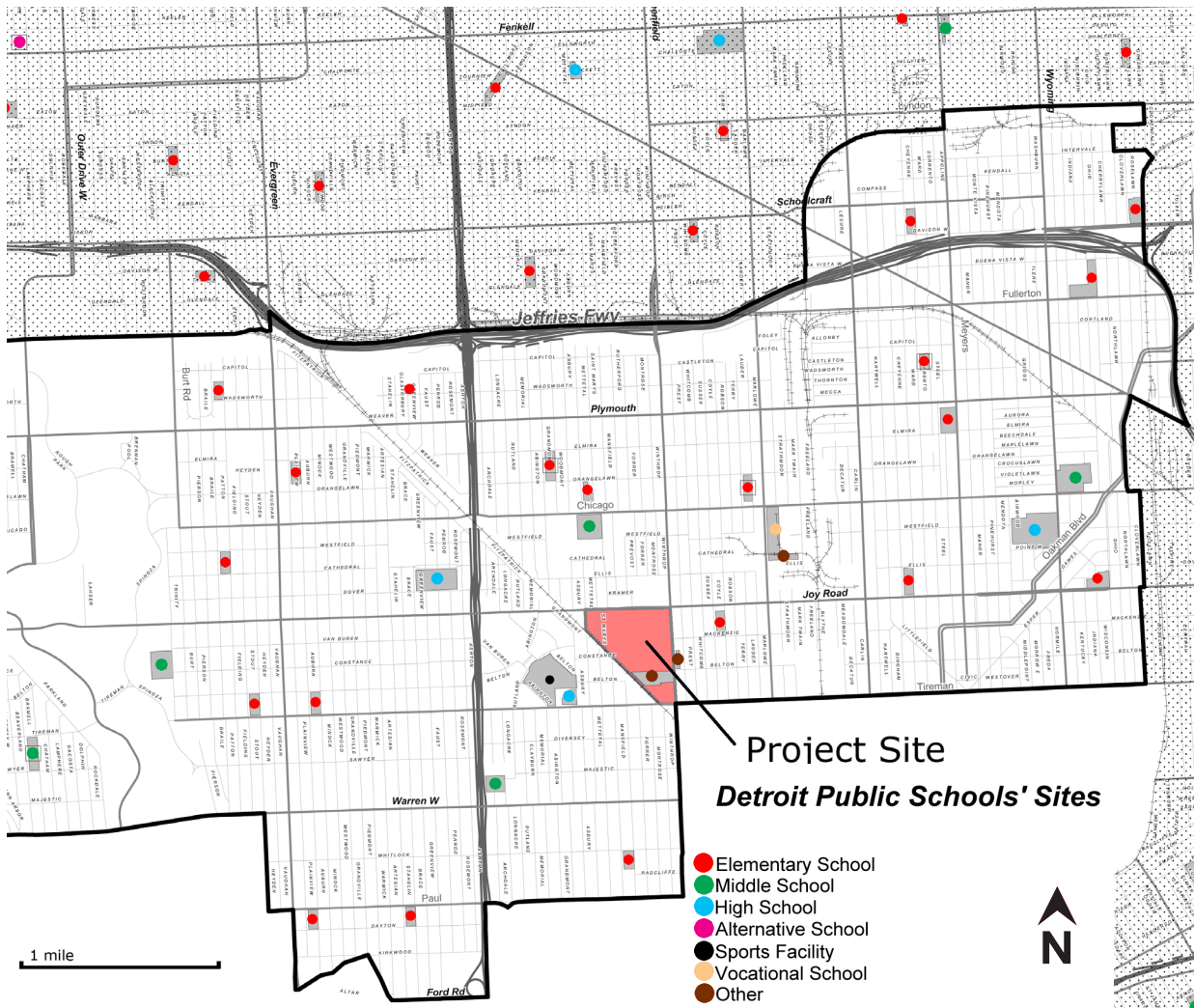
Source: <http://www.mapdetroit.blogspot.com/>

Educational Facilities

There are 47 educational institutions within a distance of three miles: 31 elementary schools, 6 middle schools, 5 high schools, 1 alternative school, 1 vocational school, and three schools classified as other. Within a radius of

10 miles from the St. Martha's site there are 7 colleges and universities. Figure 16 displays the locations of these educational facilities.

Figure 16
Detroit Public Schools and other Educational Facilities



Source: City of Detroit



Figure 17: River Rouge Park Facility

Photo Credit: Amy Elliott Bragg - <http://nighthtraintodetroit.com>

Recreation

Recreational facilities are an important community asset that may assist in attracting outsiders to the area. Within a one mile radius from the St. Martha’s site there are 6 parks. These parks contain children play sets, walking paths and athletic fields and courts, but are very poorly maintained. Table 1 displays information on the 6 parks within the one mile radius.

14 baseball fields, 12 playgrounds, 11 tennis courts, hiking and biking trails, picnic space, camping space, and 3 swimming pools. Lack of funds for maintenance has forced the city of Detroit to close some areas of the park, while other areas are being maintained by volunteers and community groups to allow for the park to stay open.

Within a 3 mile radius from the St. Martha’s site, is the River Rouge Park. This Park is approximately 1200 acres in size and contains an 18-hole golf course,

Table 1

Municipal Parks Within 1-mile Radius

Within 1 Mile	Walk Time	Drive Time	Size	Short Description
Stoepel Park	10 Min	1 Min	40 Acres	Small Playground, Tennis Courts (Needs Maintenance)
Belton-Mark Twain	21 Min	3 Min	7 Acres	Empty Field
Simanek Playfield	26 Min	4 Min	4 Acres	Walking Path, Basketball Courts, Baseball Field (Needs Maintenance), Swing Sets
Mansfield-Diversey	24 Min	4 Min	4 Acres	Small Playground, Basketball Court
Green Playground	10 Min	1 Min	3 Acres	Swing Set
Doan Playground	24 Min	3 Min	2 Acres	Children Play Sets

Source: City of Detroit

Transportation

Local area transportation assets include bus routes, primary and secondary roadways, airports, and railroads.

Bus Routes

The St. Martha's site is served by municipal bus service with two main routes located at the intersection of Joy Road and Greenfield Road.

The first route is identified by the Detroit Department of Transportation (DDOT) as route #22. This route travels mainly north/south beginning in the north in Southfield and ending in the Hubbard district to the south where the service loops around. On this route, the stops serving the study area are numbered #12 and #4 for the southbound and northbound lines respectively. Both stops are located at the intersection of Joy Road and Greenfield Road.

The second route is identified by the Detroit Department of Transportation (DDOT) as route #27. This route travels mainly east/west beginning in the west at Telegraph Road and ending in the east at the Rosa Parks Transit Center (downtown) where the service loops around. On this route, the stops serving the study area are numbered #20 and #5 for the westbound and eastbound lines respectively. Both stops are located at the intersection of Joy Road and Greenfield Road.

Primary and Secondary Roadways

The subject study area has frontage along Joy Road, Greenfield Road, and Tireman Road, to the north, east, and south, respectively. Approximate traffic counts per year studied, as reported by the Southeast Michigan Council of Governments (SEMCOG), are displayed in table 2 and figure 18.

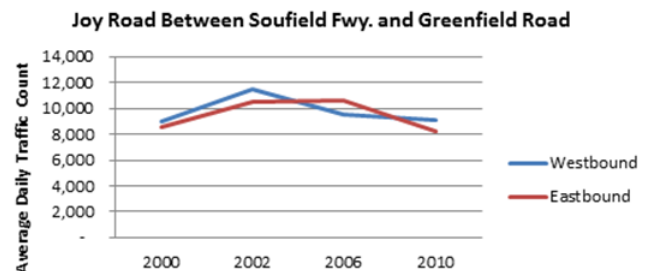
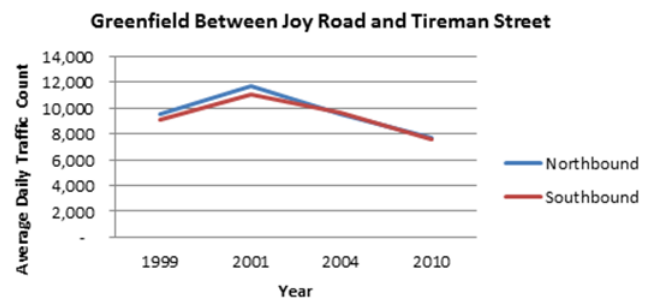
Table 2
Traffic Counts

Greenfield Road between Joy Road & Tireman Street			
Northbound		Southbound	
Year	ADT	Year	ADT
1999	9,585	1999	9,118
2001	11,684	2001	11,051
2004	9,548	2004	9,622
2010	7,666	2010	7,612

Joy Road between Southfield Fwy and Greenfield Road			
Northbound		Southbound	
Year	ADT	Year	ADT
2000	9,020	2000	8,561
2002	11,477	2002	10,560
2006	9,512	2006	10,659
2010	9,122	2010	8,237

Source: SEMCOG

Figure 18
Traffic Counts



Source: SEMCOG

Gardenview Estates Development

Gardenview Estates is St. Martha's Commons neighbor located on the west side of the RAIL ROADS south of Joy Road. Gardenview Estates is a HOPE VI public housing project. It's boundaries include Joy Road to the north, Southfield Hwy to the west, Tireman St to the south, and Ausbury Park Ln to the east. Herman Gardens which was razed in 1996 was the original neighborhood where Gardenview Estates is now located.

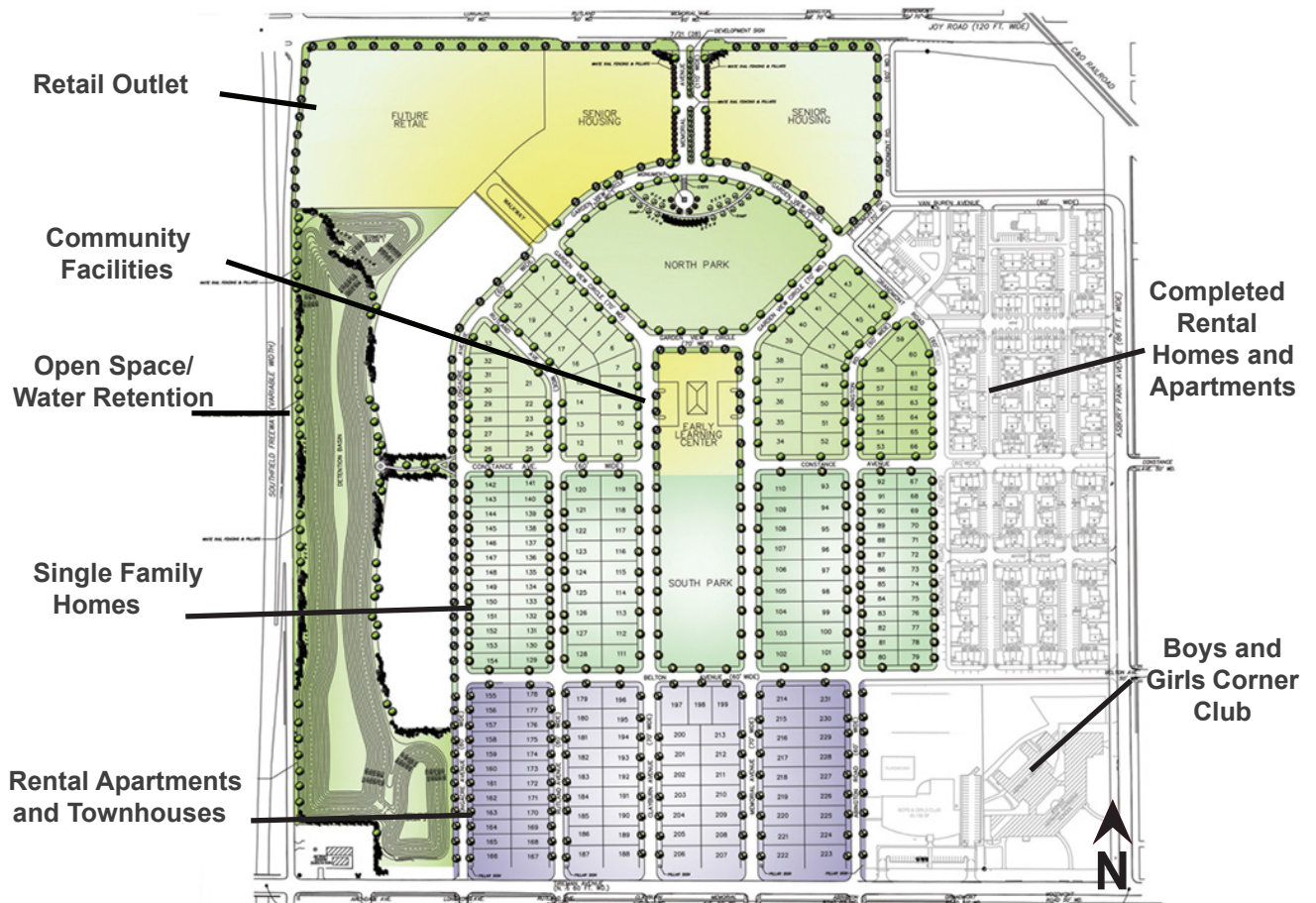
Construction for Herman Gardens began in 1943. It consisted of mostly two-story multi-family buildings with a total of 2,144 units upon completion. "The Gardens", as the neighborhood was called, was known as one of the most affluent neighborhoods in Detroit. Notable residents who lived there were John De Lorean, TV judge Greg Mathis, and classic Motown group The

Spinners. However in the 80's illegal drug trade began to take a hold and Herman Gardens affluence began to wither away.

In 1996, the Detroit Housing Commission demolished all but 274 units which were renovated through the use of HOPE VI funding. Over a decade was spent planning Gardenview Estates and Phase I of construction has recently been completed. Phase I includes 100 rental units and a Boys and Girls Corner Club. Gardenview Estates consists of four phases at a cost of \$228 Million.

In the site map below, the Eastern edge of Gardenview Estates shown in gray has been completed. The remainder of Gardenview includes mostly single family homes, 7 acres of retail in the northwest corner and a community facility located in the center of development.

Figure 19
Garden View Site Plan



Source: Detroit Housing Commission

Gardenview Estates considers itself a new “green” mixed-use development. The parkland located along the east end of the site acts as a sound buffer for Southfield Freeway and as a water retention basin for the site’s drain off.

Once completed approximately 1000 new units will be constructed compared to Herman Garden’s more than 1400 units. Gardenview Estates will include 833 rental units ranging from senior living to single family homes as well as 231 new, market-rate affordable single family homes. C. Beth DunCombe, director of the city’s building authority, said the development is the largest in the city in 50 years, “It is a true, positive Detroit story.”

While the construction of Gardenview Estates is scheduled to be completed by 2013, the financial and housing crisis of 2008-2012 delayed construction of sections of owner occupied single family homes. Development agreements have been reached and this portion of the project is scheduled to move forward during the summer of 2012. However Gardenview Estates still represents significant investment in the area and will greatly contribute to prosperity of the neighborhood surrounding St Martha’s Commons in the future.

Figure 20

Garden View Housing Types

Townhouses



Single Family Home



Source: Detroit Housing Commission

St. Martha's Site

Figure 21

Project Site

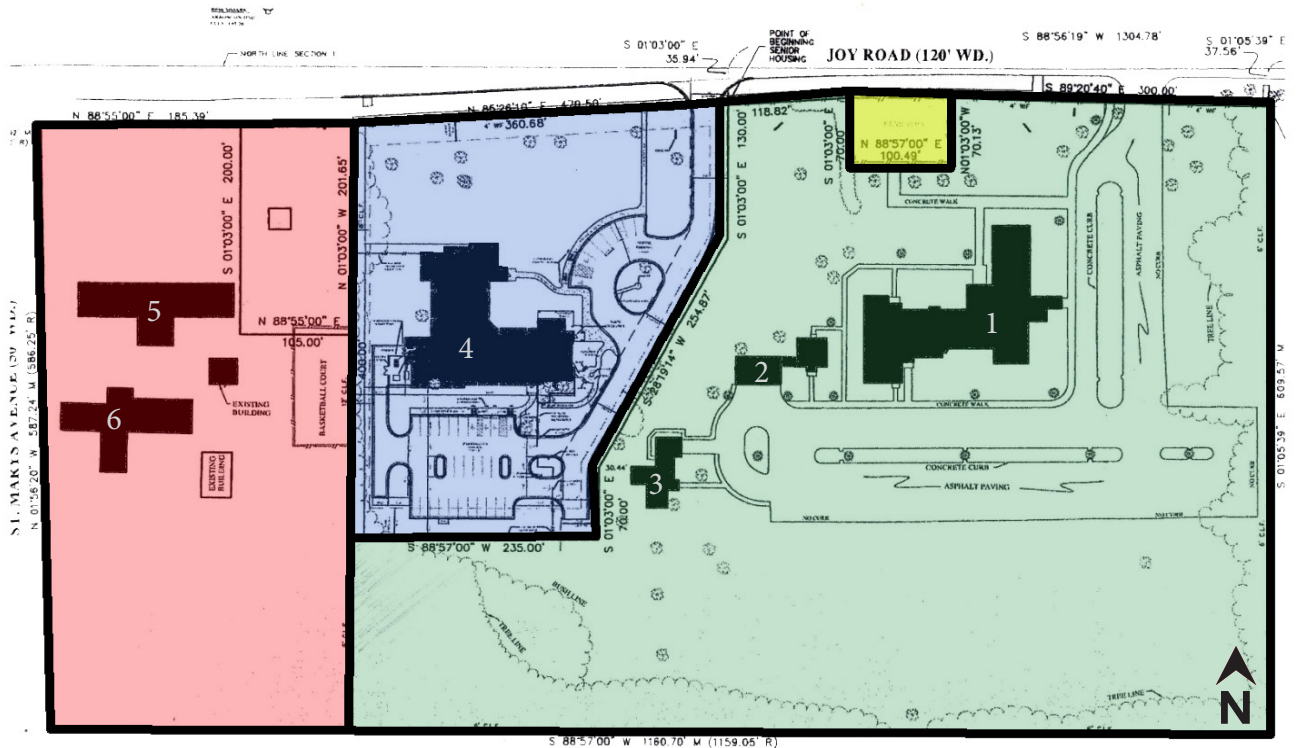


The 85 acre site includes residential, institutional, and some commercial uses. An Auto Zone occupies an outlier spot at the intersection of Joy and Greenfield in the parking lot of The Wayne County Department of Human Services. The adjacent property to the south is occupied by a Burger King restaurant. Institutional uses between these commercial areas include three vacant properties: the Wayne County Community College, Detroit Urban Lutheran School, and The Christian Victory Church. On Joy Road, west of the Human Services building, the Islamic Worship Center and Christ Child Society buffer the sites of St. Martha's Episcopal Church and the Village of St. Martha's from adjacent light industrial uses. The CF Burger Creamery, a dairy product processing plant, occupies the southernmost parcel at the intersection of Greenfield and Tireman.

The project focus area is located in the center of the northern border of the study area (Joy Road) and contains St. Martha's Church, the Village of St. Martha's Senior Living Center, and the former St. Peter's Boys Home (See figure 21). The site measures approximately 1500 linear feet meandering along the right-of-way of Joy Road by approximately 600 linear feet in depth. The site topography is gently rolling and mostly rectangular in shape. The 20 acre area will be the location of the proposed St. Martha's Commons (see figure 22). This site also contains the Ford Family Cemetery. The cemetery is located north of St. Martha's Episcopal Church and borders Joy Road

Figure 22

St. Martha's Commons Focus Area



- St Martha's Church and Ancillary Buildings
- St Martha's Village Senior Living Center
- Ford Family Cemetery
- Former St. Peter's Boys Home

Improvements on the property include the St. Martha's Episcopal Church, Sexton and Rectory ancillary buildings, the Village of St. Martha's independent senior living facility, the St. Peter's Boys Home, bituminous paved parking areas, and green spaces. See table 3 for a description of each of these buildings.

Table 3
List of Buildings

Description	Square Feet	Year Built	Current Use
1 St. Martha's Episcopal Church	22,000	1954	Vacant Church
2 Sexton	1,000	1954	Vacant Ancillary Church Building
3 Rectory Building	1,000	1954	Vacant Ancillary Church Building
4 Village of St. Martha's	46,000	2009	45 Unit Independent Senior Living Facility
5 St. Peter's Boys Home	6,000	1962	Vacant
6 St. Peter's Boys Home	1,500	1962	Vacant

Source: City of Detroit



Figure 23: St. Martha's Church Rear View

St. Martha's Episcopal Church

The church is built in an English Revival style of Wisconsin limestone with Indiana limestone trim, side buttresses, and a gabled slate roof. A bell tower rises to a height of fifty feet at the intersection of the nave and transepts. In addition to the sanctuary the building houses a baptistry, chapel, two parlors, a large commercial kitchen, and twelve offices and classrooms. Two houses were built on the property with the church; a Rectory and the Sexton's house. The houses are also built of limestone with slate gabled roofs, are 1 1/2 to 2 stories in height and have attached garages.

Giffels/ IBI Group evaluated the church and ancillary buildings in early 2012 and created a schedule of recommended repairs. The following has been excerpted from their report.

"In December of 2009, visual observations were made by the Architectural firm, Jude, Schaeffer and Pappas to determine the conditions of the buildings and property and to assess the rough magnitude of repairs. A report and cost estimate of the technical deficiencies was documented in 2010 under the direction of Presbyterian Villages of Michigan. In early 2011, Giffels\ IBI Group became interested in the development of the facility as it was originally designed by Giffels, Vallet and Rosetti. Giffels\ IBI created a Code Study based on the building remaining a Church.

Church and business functions are the original, current, and potential functions envisioned for redevelopment of the Church building. If the building does not change use, and is not

materially renovated, code updates will not be mandated. The American with Disabilities Act has an exemption for religious institutions. If however the building is renovated to take care of new tenant needs or occupancies, new code requirements will likely come into play.

There is a requirement for sprinklers in Assembly occupancies over 300 people or 12,000 square feet. It should be noted that the main nave of the church is almost 12,000 square feet, so side altars may have to be subdivided or fire protection sprinklers would have to be implemented in the building. Use as a Business occupancy, or an under 300 occupant usage, would not require the fire sprinkler installations.

Several technical items have been documented with regard to the Church building which would likely have to be rectified in the event of a renovation to accommodate new building tenants. These deficiency corrections include repairs to the roof, gutters, windows and exterior trim, interior cleaning and painting, and upgrades to the kitchen, rest rooms, and HVAC and electrical systems.

The single family homes also are in need of exterior repairs and mechanical upgrades. Needed site improvements include resurfacing of asphalt paving, connection of downspouts to underground storm drainage system, and pruning of landscape trees."

(Courtesy, St. Martha's Planning Session)

Presbyterian Village of St. Martha's

This senior living facility at 15875 Joy Road, Detroit, Michigan is owned and operated by Presbyterian Villages of Michigan. Built in 2005, the site comprises 2.8 acres in the northwest corner of the project focus area.

The facility includes 45 one-bedroom apartment homes for persons 62 years of age or older. Each apartment includes a kitchen and is designed for seniors wishing to maintain independent living. In addition, this living center provides wellness programs, a mini theater, barber, beauty shop, library, and computer lab. As of the date of this report, the facility is approximately 100% occupied, with a waiting list for prospective tenants.

Presbyterian Villages of Michigan was established in 1945. PVM owns and operates twenty-four senior living/care/rehabilitation facilities serving more

than 3,000 seniors in seventeen different Michigan communities including: Alpena, Battle Creek, Bay City, Chesterfield, Clinton Township, Detroit, Ft. Gratiot Township, Gibraltar, Harbor Springs, Holly, Jackson, Kalamazoo, Pontiac, Redford, Rosebush, Warren, and Westland.

Residents and administrators of the Village of St. Martha's have expressed interest in outdoor gardening and recreation spaces adapted to varying levels of fitness and mobility. They would also like to increase opportunities for interaction with and service to surrounding neighborhoods.

Figure 24

Village of St. Martha's Aerial Image - Courtesy PVM



St. Peter's Home for Boys

The St. Peter's Home for Boys is a former residential treatment facility for boys age 11 to 19 and was established on this site in 1962. The original home was founded by Father Austin J. Ecker in 1954 and operated on another site until it found a permanent home at this

location. In 2010 the facility was closed due to lack of funding. The buildings appear structurally sound but have suffered extensive damage from vandals over the last year of vacancy.

Figure 25



St. Peter's Boys Home Main Building, Rear View - Courtesy PVM



St. Peter's Boys Home Secondary Building, Rear View - Courtesy PVM

Current Zoning

Figure 26 is an excerpt from the current zoning map for the City of Detroit, effective August 2011. All zoning ordinance descriptions are per City of Detroit Zoning Ordinance. The subject study area is located within four distinct zoning classifications:

B6 – General Services: This district provides for wholesaling, transport, food services, and similar activities essential to the commerce and health of the City. Typical uses by right in this district include general retail and service businesses. See addendum for complete list of uses by right in this district.

B4 – General Business: The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. Typical uses by right in this district include general retail and service businesses. See addendum for complete list of uses by right in this district.

M4 – Intensive Industrial: This district will permit uses which are usually objectionable and, therefore, the district is rarely, if ever, located adjacent to residential districts. Typical uses by right in this district include light, medium, and heavy industrial facilities. See addendum for complete list of uses by right in this district.

PD – Planned Development: This district will permit planned developments throughout the City and will be particularly useful in urban renewal areas. No explicit uses by right are permitted; all uses are subject to unique approval. See addendum for complete description of use regulations in this district.

Figure 26

Current Zoning Map



Source: City of Detroit Planning Department

Future Land Use

Figure 27 is an excerpt from the future land use for the City of Detroit, effective 2009 which is the date of the most recent update to the original 1992 master plan. The subject study area is located within four distinct zoning classifications:

IL, Light Industrial: The southeastern corner of the study area is identified in the future land use map as light industrial.

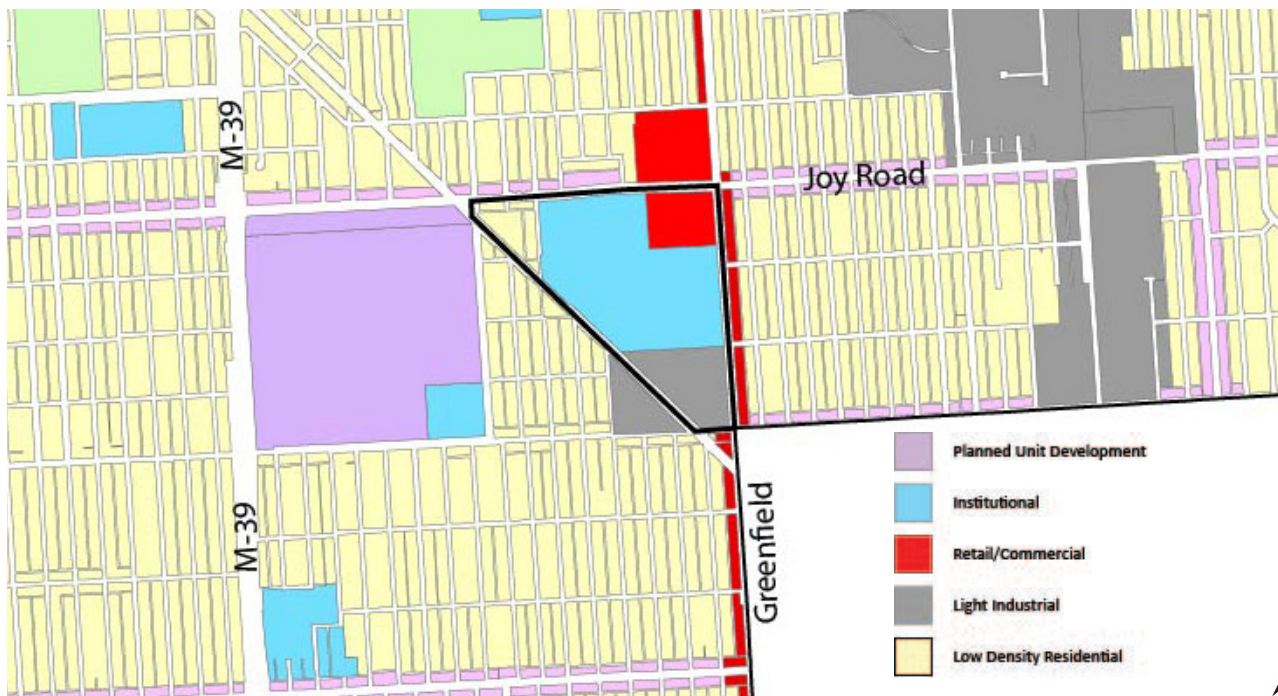
INST, Institutional: The central and northern portions of the study area are identified in the future land use map as institutional uses.

CRC, Retail Center: The northeast corner of the study area is identified in the future land use map as retail and general commercial usage.

RL, Low Density Residential: The northwestern corner of the study area is identified in the future land use map as low-density residential usage.

Figure 27

Future Land Use



Source: City of Detroit Planning Department

Parcels in the Project Site

The following analysis depicts the thirty-two (32) unique parcels in the overall subject study area. Parcel numbering begins in the southeast corner and moves north toward the intersection of Joy Road and Greenfield Road, then continues in a westward direction. The maps shown in figure 28 indicate the location of each parcel for easy reference. Of the 32 unique parcels, two are classified as industrial, four are classified as commercial, seven are classified as institutional (religious or education uses), nine are classified as existing residential or abandoned residential, nine are classified as vacant land, and one is classified as a cemetery. Please refer to the addendum for descriptions of the individual parcels which include current and future zoning per the City of Detroit's most current maps and master plan, photographs, and GIS parcel maps.

The analysis reviewed the current and future land use maps, parcel locations, and current or former uses. The following is a brief summary of the parcels and our observations.

The majority of the land within the approximate 85 acre overall study area is in institutional use. Of the eight parcels, two are vacant educational facilities which include #3 the former Detroit Urban Lutheran K-12 school and #5 the former site of the Northwest Campus for Wayne State Community College; three are vacant religious facilities which includes #4 the former Christian Victory Church, #10 the former Islamic Worship Center, #12 the now-vacant St. Martha's Episcopal Church, #13 represents a significant international cultural asset in the Ford Family Cemetery, the final resting place of the industrial pioneer Henry Ford and members of his immediate family. #11 includes the Christ Child Society Facility which is an operating treatment and guidance facility for at risk children and families.

Parcels #12, #13 and #14 combine to form the primary focus area of this report. The now-vacant church is under utilized, and ready for repairs and interior cleaning and updating. Several tenants have expressed interest in the facility, and possible uses are described in the recommendations and conclusions section of this report.

The northeast corner of the study area is comprised of retail and commercial uses and includes #6 an established Burger King fast food restaurant, #7 and #8 which contain a one-story commercial building and

large parking lot currently occupied by the Wayne County Department of Human Services, and #9, a retail location currently occupied by Advance Auto Parts.

The parcels along both sides of Saint Marys Street are abandoned with improvements that are either slated for demolition or are in need of demolition. This includes #15 through #22, ruined/abandoned single and multi-family residences, and #14 the former St. Peter's Home for Boys.

Parcel #23 comprises the Joy West apartment complex, a currently operating multi-family property with 78 total units.

The two industrial-classified properties include #1, the C.F. Burger Creamery parcel which is an operating facility employing approximately 50 to 100 people; and #2, the City of Detroit Public Schools West Side Bus Terminal, which is one of only two bus dispatch and repair facilities serving Detroit Public Schools.

Parcel #24 includes open land utilized as a utility corridor and road right-of-way for Wayne County, and is under the ownership of the Wayne County Road Commission. Parcels #25 through #32 are vacant land under the ownership of the City of Detroit.

Parcel Descriptions

Property Name:

The C F Burger Creamery

Parcel #:

22051251.002



Description:

The C.F. Burger Creamery company was established in Michigan in 1926. This building was constructed in approximately 1950 and has been continually used as a creamery since. Approximately 50-100 people are employed at this location. This parcel represents the only industrial use within the area of study

Analysis:

This parcel is privately owned and currently occupied. The parcel is currently zoned "B6, General Services" and is identified "IL, Light Industrial", according to the most recent future land use map for Detroit. Our recommendation is to incorporate this current use into our overall vision for the study area given the unlikely event that this property use will change in the foreseeable future

Property Name:

Detroit Public Schools, West Side Bus Terminal

Parcel #:

22051251.003



Description:

This property is currently utilized by the Detroit Public Schools as a bus terminal. The building and grounds appear to be in fair to average condition.

Analysis:

This parcel is currently utilized by the City of Detroit as a bus terminal/mobilization facility. The property is currently zoned "B6, General Services" and is identified in the master plan as "IL, Light Industrial" according to the most recent future land use map for the City of Detroit. Our recommendation is to incorporate this use into our overall study area.

Property Name:

Former Detroit Urban Luther School

Parcel #:

22002286.000



Description:

This property is the site of the former Detroit Urban Luther School. During operation, this facility served as a private K-12 education facility with a religious affiliation with the Lutheran Church -- Missouri Synod. One time enrollment was 218 students with approximately 20 faculty members. This facility is now closed and was most recently listed on the market with Quorum Commercial for \$975,000 (currently off-market).

Analysis:

Constructed in 1957 and renovated in 1990, this building offers 26 classrooms, a gymnasium, kitchen and cafeteria, rest rooms and locker rooms, science lab, and office space, as well as approximately 17 acres of land which includes a baseball diamond and football field. This property is currently zoned "M4, Intensive Industrial" and is identified in the master plan as "INST, Institutional" according to the most recent future land use map from the City of Detroit.

Property Name:

Christian Victory Church

Parcel #:

22002285.008L



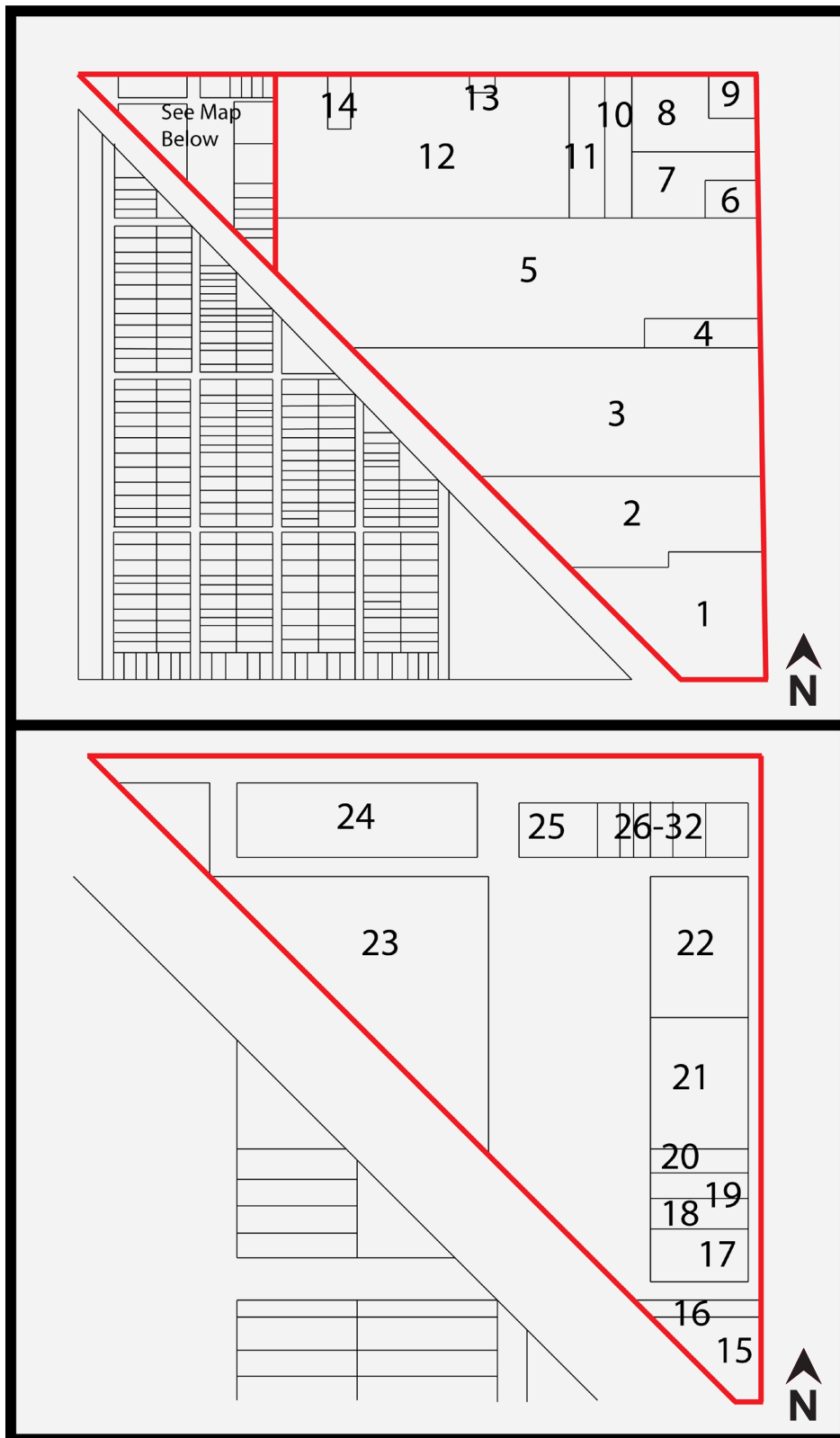
Description:

This is a 4,000 square foot church facility with sanctuary seating for approximately 125 to 150. The most recent asking price was \$169,000 per Loopnet (Jan. 2012).

Analysis:

This vacant religious facility was recently listed for sale. The property is currently zoned "M4, Intensive Industrial" according to the most recent future land use map from the City of Detroit.

Figure 28



Source: Wayne County GIS with MSU Team Overlay

Parcel Descriptions (Continued)

Property Name:
**Former Wayne County
 Comm. College Campus**
 Parcel #:
22002285.007

5



Description:

This property is the site of the former Wayne County Community College which closed this facility in August 2008 to relocate their “Northwest Campus” to Outer Drive at the former site of Mercy College. The university’s immediate plans for this facility are unknown.

Analysis:

This former educational facility is now closed. Attempts were made to contact the college’s facilities director to obtain a statement about the intended use of this property, however our calls were not returned. This building offers classrooms, a gymnasium, kitchen, rest rooms and locker rooms, and office space, as well as a large grounds area. The property is currently zoned “M4, Intensive Industrial” and is identified as “INST, Institutional” according to the most recent future land use map from the City of Detroit.

6



Property Name: **Burger King Store #555** Parcel #: **22051251.005L**

Description:

This is a franchise fast-food restaurant location.

Analysis:

The property is currently zoned “M4, Intensive Industrial” and is identified as “CRC, Retail Center” according to the most recent future land use map from the City of Detroit.

Property Name:
Multi-Tenant Office Building, Wayne County Department of Human Services as Majority Tenant

Parcel #:
22051251.004 and 22002285.001

7 - 8



Description:

This property is the site of a one-story multi-tenant office building with the Wayne County Department of Human Services as the majority tenant.

Analysis:

This property is zoned “M4, Intensive Industrial” and is identified as “CRC, Retail Center” according to the most recent future land use map from the City of Detroit.

9



Property Name: **Advanced Auto Parts** Parcel #: **22002284.000**

Description:

This property was purchased for the construction of a new Advanced Auto Parts.

Analysis:

The property is currently zoned “M4, Intensive Industrial” and is identified as “CRC, Retail Center” according to the most recent future land use map from the City of Detroit.

10



Property Name: **Former Islamic Center** Parcel #: **22002285.007**

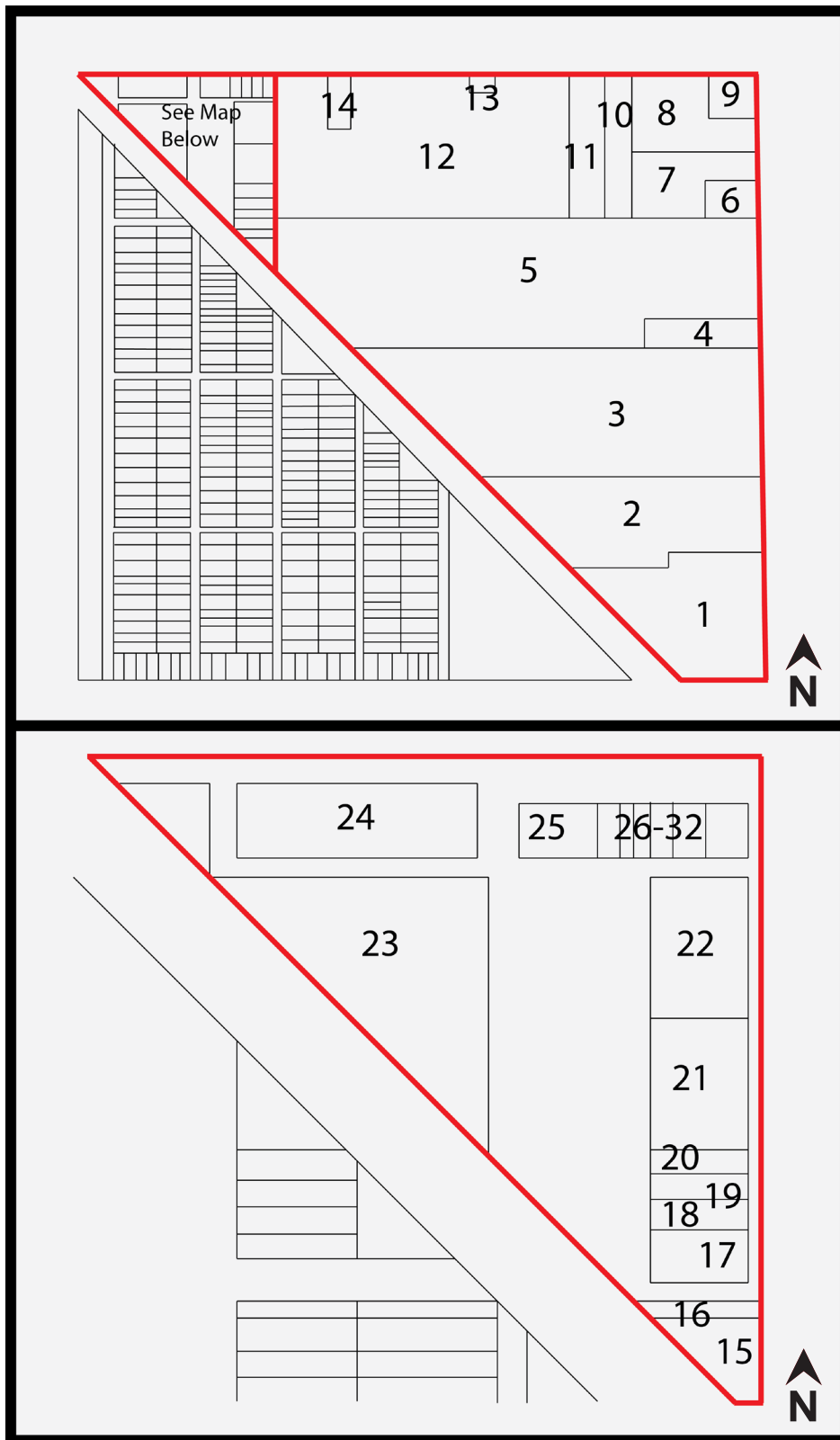
Description:

This property is the former Islamic worship and cultural center. It is currently unused.

Analysis:

The property is currently zoned “M4, Intensive Industrial” and is identified as “CRC, Retail Center” according to the most recent future land use map from the City of Detroit.

Figure 28



Source: Wayne County GIS with MSU Team Overlay

Parcel Descriptions (Continued)

Property Name:
Christ Child Society Boy's Home

Parcel #:
22002285.003



11

Description:

This property is the current home for the Christ Child Society Boy's Home facility which is a residential treatment facility for at risk youth in the community

Analysis:

The property is currently zoned "M4, Intensive Industrial" and is identified as "CRC, Retail Center" according to the most recent future land use map from the City of Detroit.

Property Name:
St. Martha's Episcopal Church

Parcel #:
22002285.004



12

Description:

This property is the St. Martha's Episcopal Church. Built in 1957 with the support of Martha Ford, the architecture and cultural significance of the building and grounds is significant. The property is currently under lease to the Presbyterian Villages of Michigan. The church and ancillary buildings are in need of significant repair and are currently unused. A more complete description can be found in the body of the report.

Analysis:

The property is currently zoned "R5, Medium Density Residential" and is identified as "INST, Institutional" according to the most recent future land use map from the City of Detroit. A new "commons vision" for this property is currently being analyzed with the intent of bringing a user back into the primary church building and developing the grounds in a way that invites nearby residents to be engaged in its future success.

Property Name:
Ford Family Cemetery

Parcel #:
22002285.005



13

Description:

This site is occupied by the Ford Cemetery, the final resting place of Henry and Martha Ford, as well as several of their immediate family. The property is owned by the Ford family who maintain the grounds.

Analysis:

This property has cultural significance to not only the United States as a nation, but also to the world. Use of this property as a cemetery will be incorporated into a vision of the overall study area.

Property Name:
The Village of St. Martha's Senior Home

Parcel #:
22002285.006



14

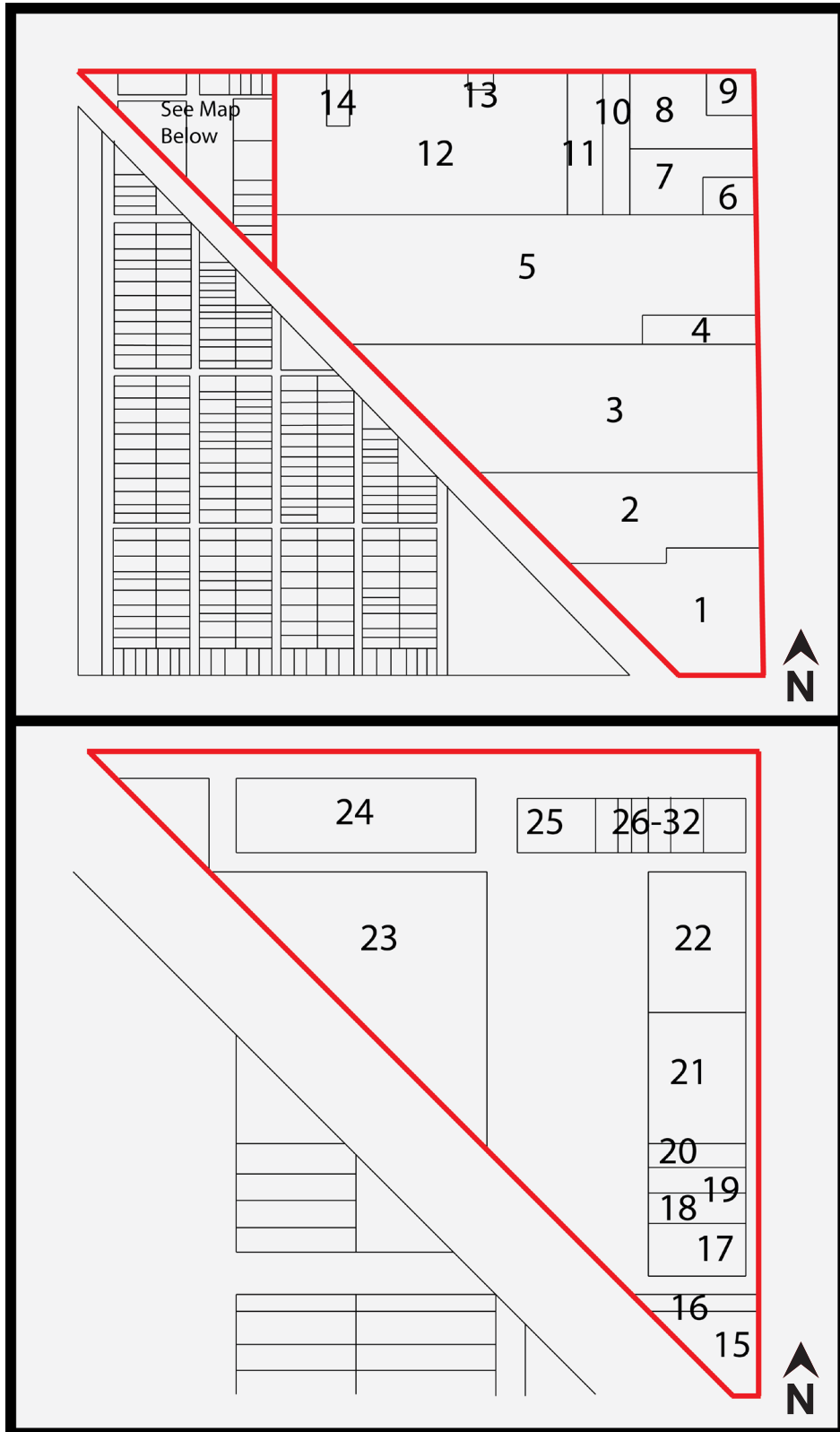
Description:

This property is the site of a senior independent living facility constructed in 2005. The property is owned and operated by the Presbyterian Villages of Michigan who own and operate several senior living facilities across the State of Michigan. This property also includes the abandoned buildings of the former St. Peter's Boy's Home (located along the western boundary of the parcel) which are slated for demolition per the St. Martha's Planning Session.

Analysis:

The property is currently zoned "M4, Intensive Industrial" and is identified as "INST, Institutional" according to the most recent future land use map from the City of Detroit.

Figure 28



Source: Wayne County GIS with MSU Team Overlay

Parcel Descriptions (Continued)

Property Name:

City of Detroit P&DD, Community Planning Association, Detroit Land Bank Authority, St. Mary's Estate

Parcel #:

22059371.000, 22059370.000, 22059369.000, 22059368.000, 22059367.000, 22059366.000, 22059361-5, and 22059356-60



15-22

Description:

These parcels are vacant and abandoned with the City of Detroit having ownership in one form or another. Some parcels contain building improvements that are damaged beyond repair and ready to be torn down. The two parcels to the south (as identified in the parcel map above) are vacant land with no known improvements.

Analysis:

The properties are currently zoned "R3, Low Density Residential" and are identified as "RL, Low Density Residential" according to the most recent future land use map from the City of Detroit.



23

Property Name:

J.W. - 93 Limited Dividend

Parcel #:

22060771-7

Description:

This property is the Joy West Manor apartments. There are 78 units in the development with an approximate construction date of 1978.

Analysis:

The properties are currently zoned "PD, Planned Development" and is identified as "RL, Low Density Residential" according to the most recent future land use map from the City of Detroit.



24

Property Name:

Wayne County Road Commission

Parcel #:

22002300-12

Description:

This property is a Wayne County Road Commission right-of-way.

Analysis:

The properties are currently zoned "B4, General Business" and is identified as "RL, Low Density Residential" according to the most recent future land use map from the City of Detroit.

Property Name:

City of Detroit

Parcel #:

22002294-9, 22002293, 22002292, 22002291, 22002290, 22002289, 22002288, 22002287



25-32

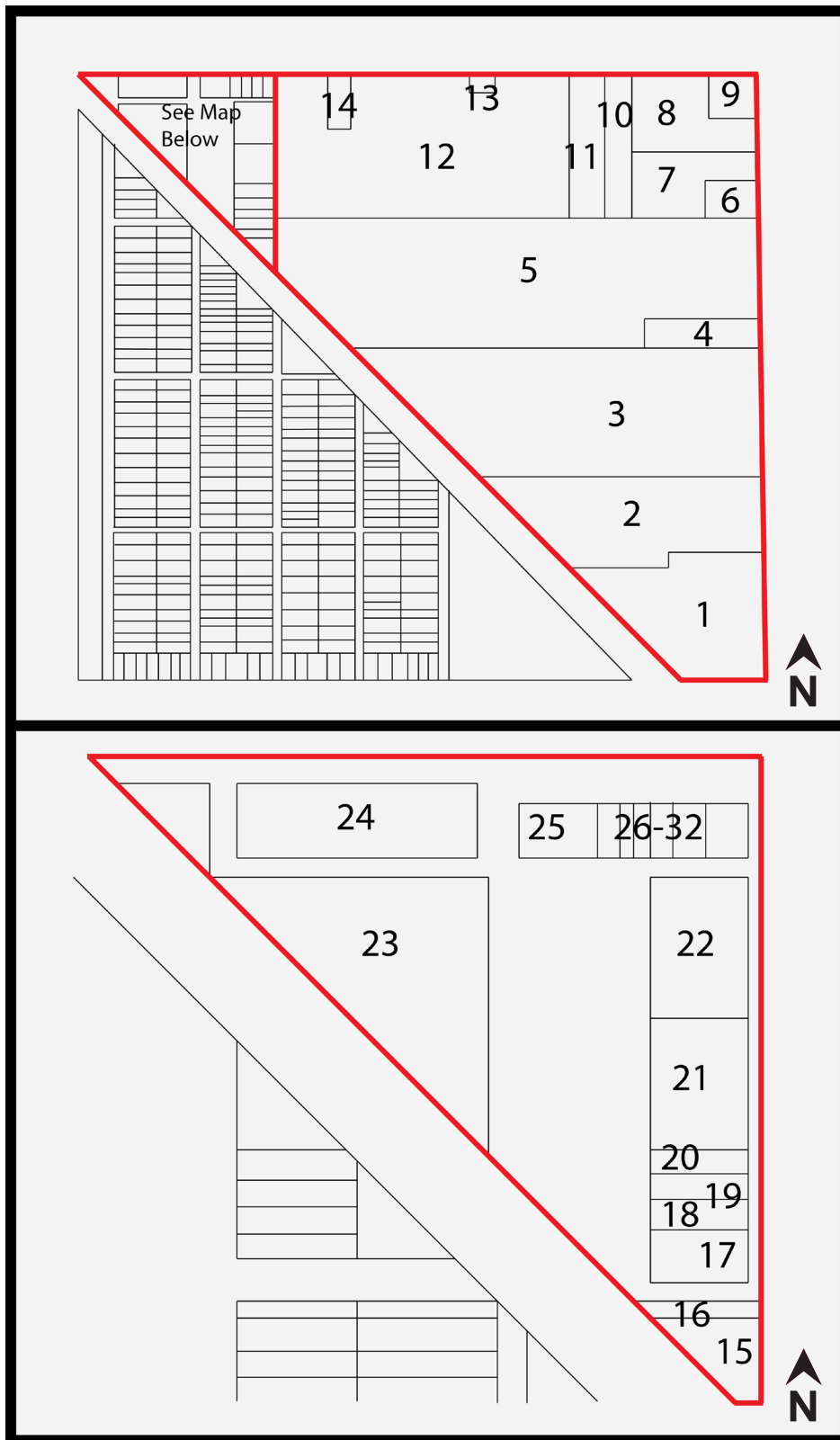
Description:

These parcels are vacant land and appear to have been abandoned in a similar fashion to the parcels to the south. All eight parcels are under City of Detroit ownership.

Analysis:

The properties are currently zoned "B4, General Business" and are identified as "RL, Low Density Residential" according to the most recent future land use map from the City of Detroit.

Figure 28



Source: Wayne County GIS with MSU Team Overlay

Demographics

Collected demographic data identifies major changes, current trends, opportunities, and needs in the community. For comparison purposes data was gathered at 1 mile, 3 mile, county, and state levels.

Categories of collected data include population, housing, income, education, and employment. The following is a summary of the findings.

Population

The one-mile radius surrounding St. Martha's Common lost 518 residents between 1990 and 2000 and 5,118 residents between 2000 and 2010 which amounts to 24.5% of the total 1990 population. Extending to a three-mile radius around St. Martha's Common, the region lost 777 residents between 1990 and 2000 and then lost another 35,899 residents before the 2010 census or 18% of the 1990 total population (see figure 29).

From 1990 to 2010, Wayne County also lost residents during each census period. In total nearly 300,000 residents left Wayne County in the 20 year span. In 1990, Michigan had a total population of approximately 9.3 million residents and by 2000 this number had increased to 9,938,444 residents. However since 2000 Michigan has seen an overall decline in population. In

fact Michigan was the only state in the U.S. whose total population shrank between 2000 and 2010, declining by 54,804 residents from 2000 totals to 9,883,640 in 2010 (see table 4).

In the chart below it is clearly shown that the area closest to St. Martha's Common (1 mile radius) fared the worst at retaining residents between 2000 and 2010. This region lost 22.8% of its population during the 10-year span. It should also be noted that with each increasing step outward a smaller percentage of residents moved. A 3 mile radius surrounding St. Martha's lost 18%; Wayne County, 11.7%; and the State of Michigan, 0.55% of each regions population. (See figure 29).

Source: U.S. Census Bureau

Figure 29

Percent Change in Population by Region

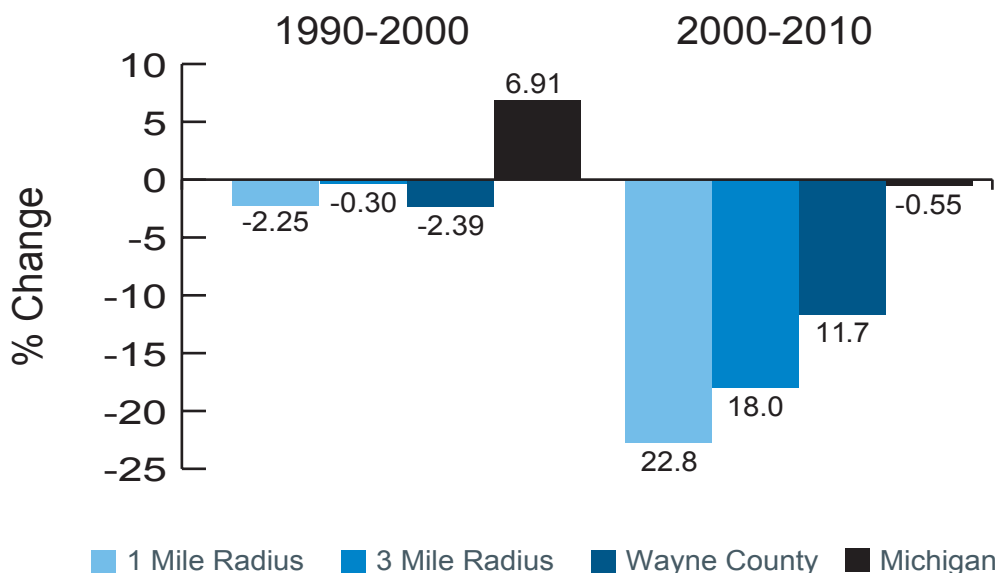


Table 4

Region	1990	2000	2010
Michigan	9,295,297	9,938,444	9,883,640
Male	4,512,781	4,873,095	4,848,114
Female	4,782,516	5,065,349	5,035,526
Wayne County	2,111,687	2,061,162	1,820,584
Male	1,001,026	988,933	874,161
Female	1,110,661	1,072,229	946,423
5 Mile Radius	514,968	493,338	398,625
Male	238,138	233,274	189,183
Female	276,830	260,064	209,442
3 Mile Radius	200,217	199,440	163,541
Male	92,878	94,587	78,243
Female	107,339	104,853	85,298
1 Mile Radius	22,966	22,448	17,330
Male	10,572	10,645	8,184
Female	12,394	11,803	9,146

Source: U.S. Census Bureau

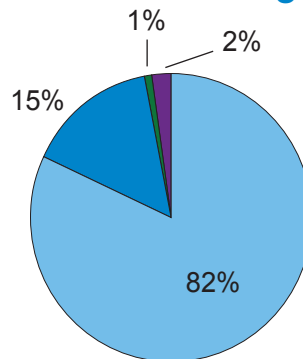
Race

The 1 and 3 mile radii surrounding St. Martha’s Common and Wayne County are all home to significantly higher percentages of the African American population, and lower percentages of Caucasians, American Indians, Pacific Islanders, and other ethnicities compared to the rest of the State of Michigan (see figure 30).

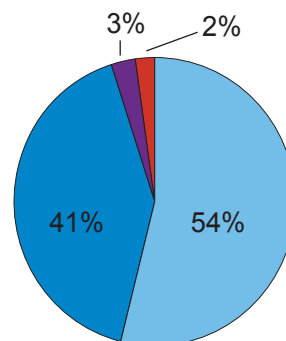
The percentage of African Americans is 26% higher in Wayne County than in the state of Michigan. In all 1,400,362 residents identified themselves as African American in 2010 or roughly 15% of the state’s population. 737,943 of Michigan’s African Americans reside in Wayne County alone, that’s 52% of all African Americans in the state. The regions comprised of a 1 and 3 mile radius surrounding St. Martha’s Common are very closely related to the composition of Wayne County.

Figure 30

State of Michigan



Wayne County



Source: U.S. Census Bureau

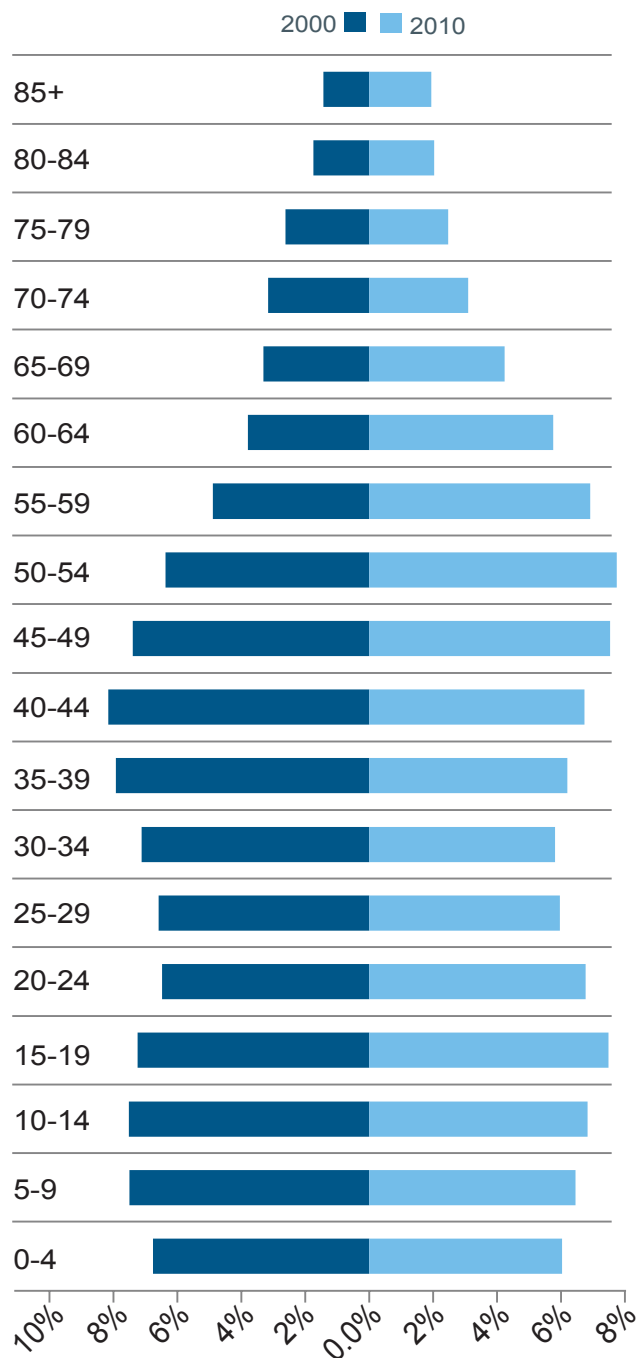
Age Distribution

The chart below is a population pyramid. In it the left hand side of the pyramid represents the percentage of the total population for that age group at the time of the 2000 census. On the right hand side the same data is

displayed for 2010. Relative percentages were used for this section to nullify loss in population and give a true representation of age distribution for each region.

Figure 31
Age Distribution: 1 Mile

In each study area the population aged. Older age brackets increased the percentage of the population they account for between 2000 and 2010. For example, in the year 2000 residents over the age of 85 within a one mile radius of St. Martha's Commons accounted for only 0.84% of the total population but by 2010 this age bracket had increase to 1.38%. This equates to 58 more residents over the age of 85. Again for the 60-64 age bracket, residents nearing retirement, the distribution changed from 2.71% to 5%. This amounts to an increase of 256 residents who will reach retirement age in the next 2 years (see figure 31). This trend has also increased the median age for the neighborhood from 28.0 in 1990 to 32.2 in 2010.



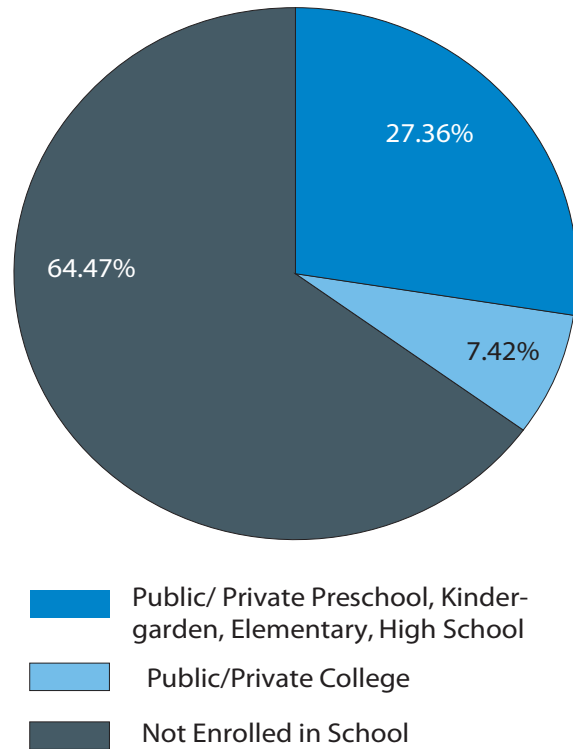
Source: U.S. Census Bureau

Educational Enrollment

It is important to understand the education demographics, especially within the 1 and 3 mile radii of the St. Martha's site. The school enrollment and educational attainment information allows for a better understanding of the level of schooling in the area, as well as the average education level for residents. The tables below display the school enrollment and education attainment.

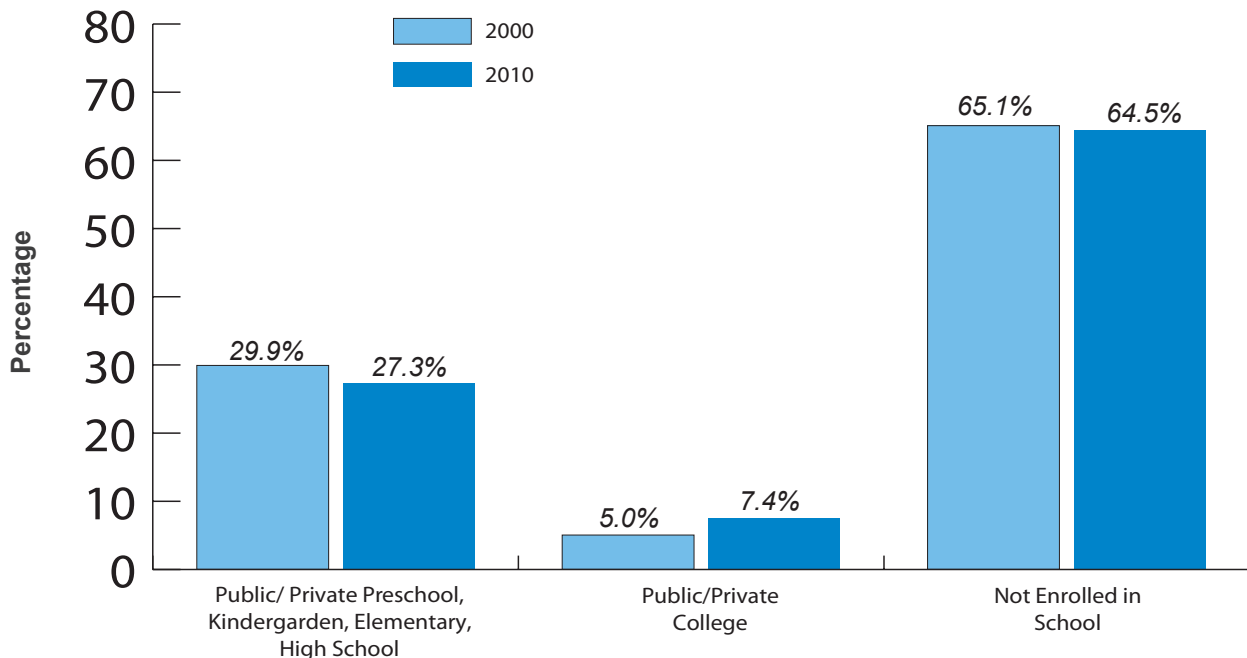
The makeup for school enrollment is, for the most part, consistent at each level and follows the same general trends as the 1 mile radius. An overall decrease is seen in K-12 and the not enrolled. This can most likely be attributed to the loss in population. Despite these decreases, an increase in college enrollment has taken place at all levels (see figure 33).

Figure 32
2010 School Enrollment: 1 Mile



Source: U.S. Census Bureau

Figure 33
School Enrollment: 1 Mile



Source: U.S. Census Bureau

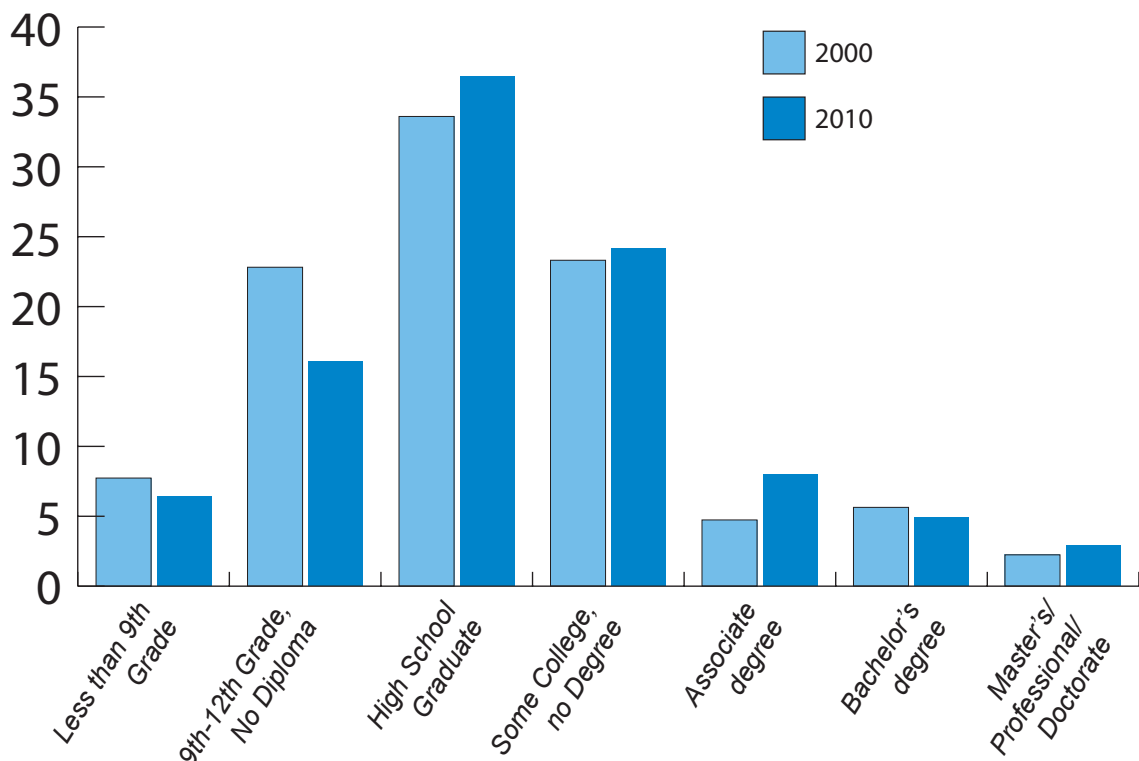
Educational Attainment

In regards to educational attainment, a decrease is seen in attainment levels below high school graduate, which means more of the population is graduating. An increase can be seen in post-secondary educational attainment in almost every category at all demographic levels. The majority of the population has reached their highest level of education at the high school graduate level. These numbers range between 30%-36% of the total 25+ population within the demographic areas. While high school graduate level is the highest single category, the total post-secondary educational attainment levels combined outweigh the high school graduate levels. However majority of this is attributed to the some college with no degree category.

In general, school enrollment is decreasing throughout the local and regional areas, which can be attributed to the population decline. Despite these decreases, college enrollments are up and post-secondary educational attainment increased at almost all levels. This data suggests that there is an increasing demand for post-secondary education which would include college, university, and vocational education (See figure 34).

Figure 34

Educational Attainment: 1 Mile Radius



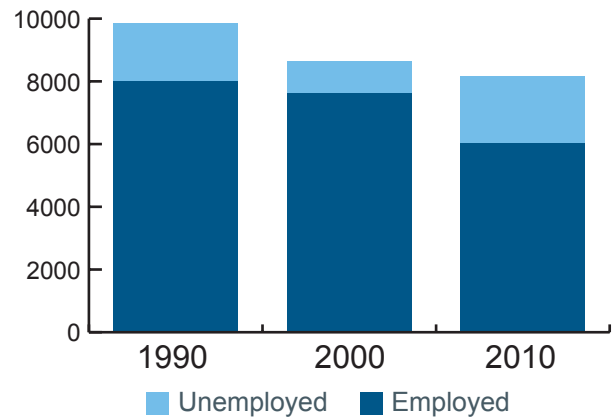
Employment

Employment status is important because it is a determining factor for the economic health of a community. Areas with high unemployment rates are not considered as economically stable as those with lower rates. The percentage of workers who work within their county of residence is also an important factor of economic health. The higher the percentage for a given area the more geographically accessible jobs are considered to be. Below is a summary of the employment findings.

Employment vs Unemployment

The employment status trends which take place in the 1 mile radius, as illustrated to the right in figure 35, are similar to the trends taking place in all areas of study. The 1 and 3 mile radii, Wayne County, and the State of Michigan all exhibited high unemployment rates in 1990, a significantly lower rate by 2000, and then followed in 2010 by an even higher unemployment rate than 1990. The fact that these trends are not exclusive for any single area suggests that the local area of study is suffering due to a state wide economic dislocation.

Figure 35
Employment Status: 1 Mile

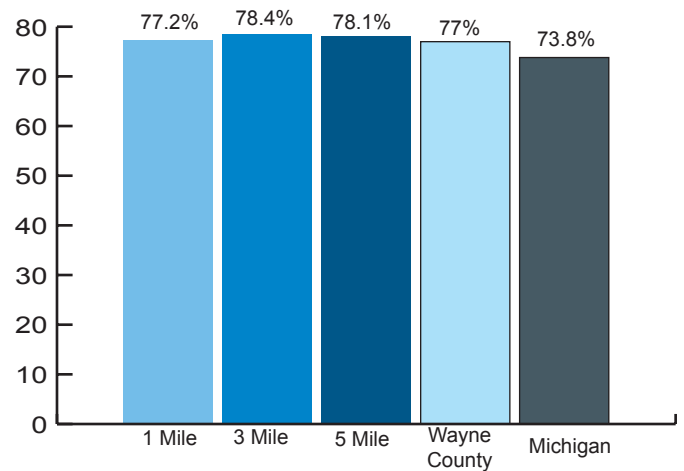


Source: U.S. Census Bureau

Percent Working in County of Residence

Not much change has taken place for the percent of workers who worked within their county of residence from 2000-2012. The percentages for the 1, 3, and 5 mile radii are all within the upper 70%. This indicates that the most jobs are geographically accessible for the workers within the study areas. However this data is only available for residences of work at the County level. A worker living in St. Martha's Commons Neighborhood may still travel a significant distance within Wayne County to find work.

Figure 36
Percent Worked in County of Residence



Source: U.S. Census Bureau

Income & Poverty Status

Data on the 2000 and 2010 household income and poverty status were collected and analyzed to provide insight on the economic status within the targeted area. The following charts show the households within each income bracket, median household income, and poverty levels of the local neighborhood and regional areas.

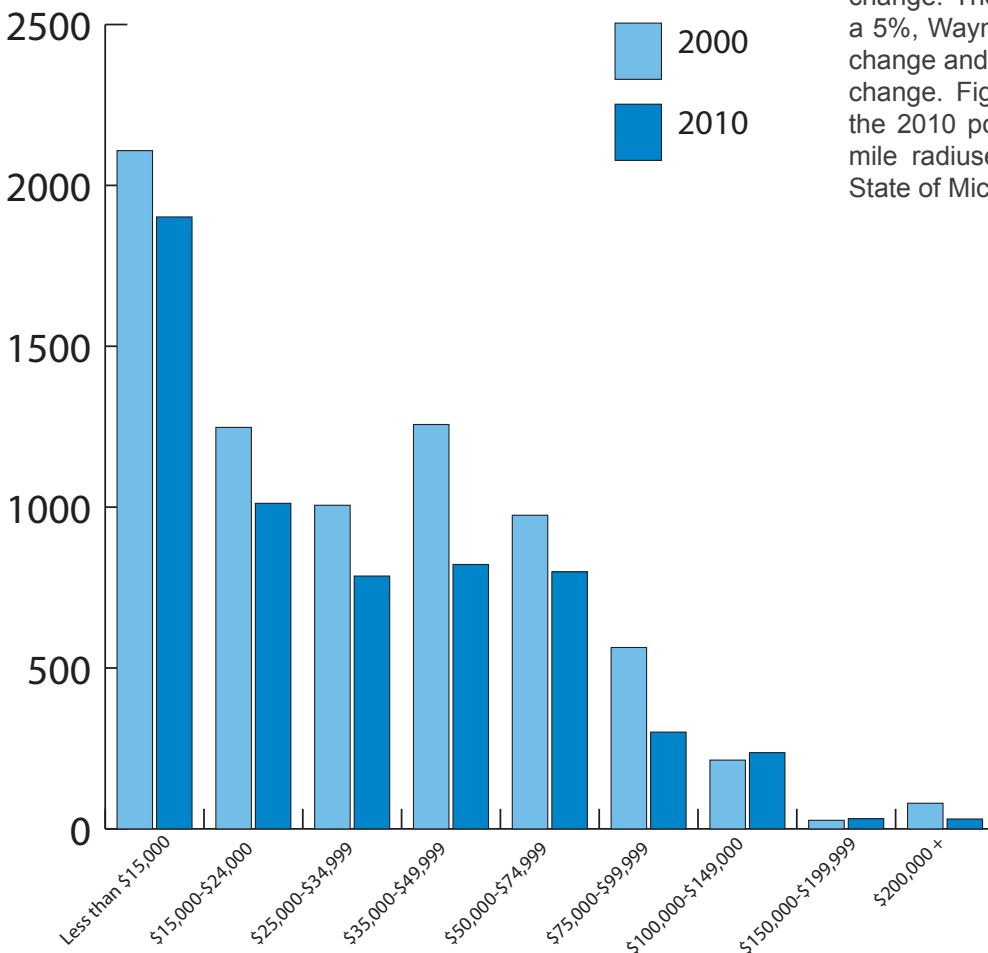
One trend that took place between 2000-2010 was a general decrease in almost all income brackets at each level. Besides the \$100,000-\$149,000 and the \$150,000-\$199,999 income levels, all other income levels decreased in number from 2000-2010. Similar trends take place at the 3 mile, county and state levels (see figure 37).

Large changes from 2000-2010 were observed in the \$35,000-\$49,000 and \$75,000-\$99,999 income levels. There was a decrease of over 33% in the \$35,000-\$49,999 in level, while the \$75,000-\$99,999 bracket decreased nearly 50%.

Median income has decreased slightly at all levels except for at the state level which saw a slight increase in median income (see figure 38). The 1 and 3 mile radiuses have a considerably lower median income compared to the county and state levels. The 1 mile radius has a median income of \$25,441 while the State of Michigan has a median income of \$44,734.

Poverty rates have increased in the 1 and 3 mile radiuses and also at the county and state level. The 1 mile radius has seen the largest change in poverty going from 25% in 2000 to 32% in 2010, a 7% change. The 3 mile radius experienced a 5%, Wayne county experienced a 4% change and the State of Michigan a 3% change. Figure 39 and table 5 display the 2010 poverty rates for the 1 and 3 mile radiuses, Wayne County and the State of Michigan.

Figure 37
Household Income: 1 Mile



Source: ESRI Community Analyst

Figure 38
Median Income

Source: ESRI Community Analyst

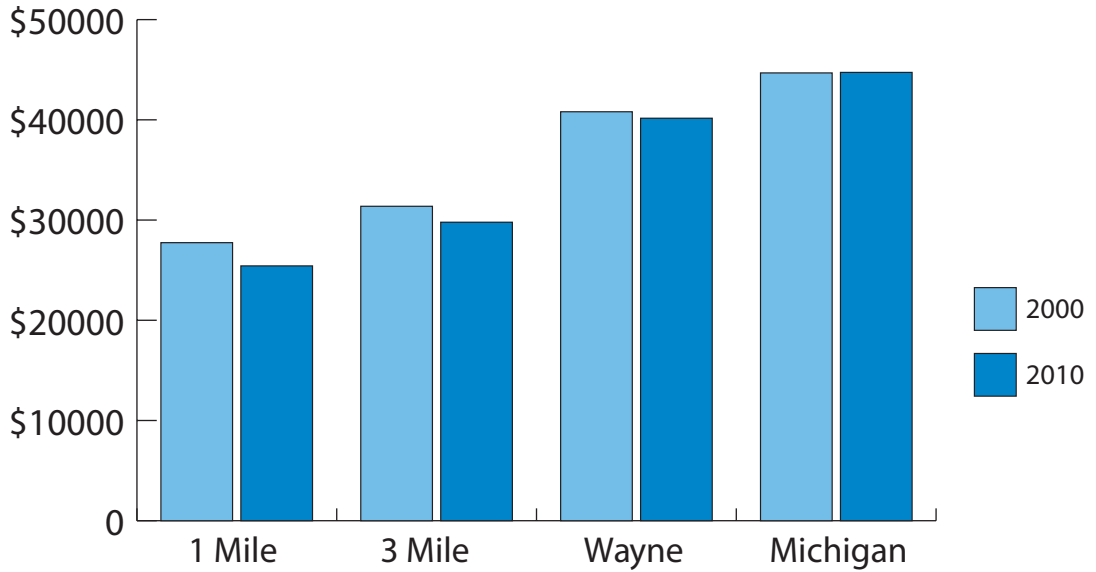


Figure 39
Poverty Trends

Source: ESRI Community Analyst

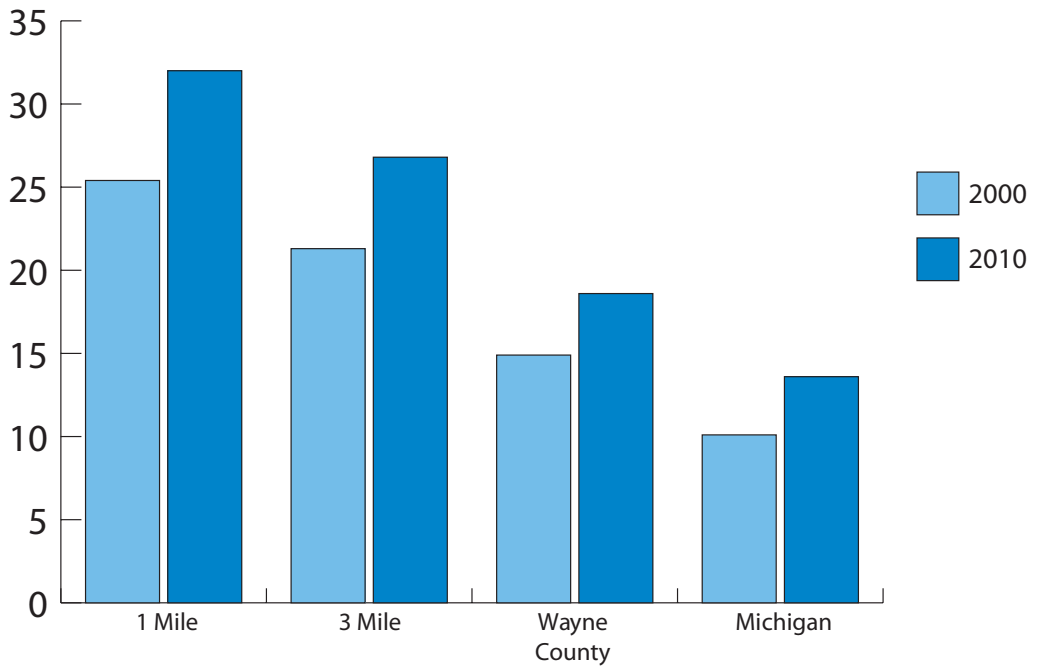


Table 5
Poverty Data

	2000 Poverty Rates		2010 Poverty Rates	
1 Mile	1927	25.40%	2389	32.60%
3 Mile	14689	21.30%	16958	26.80%
Wayne	114801	14.90%	130964	18.60%
Michigan	382871	10.10%	527903	13.60%

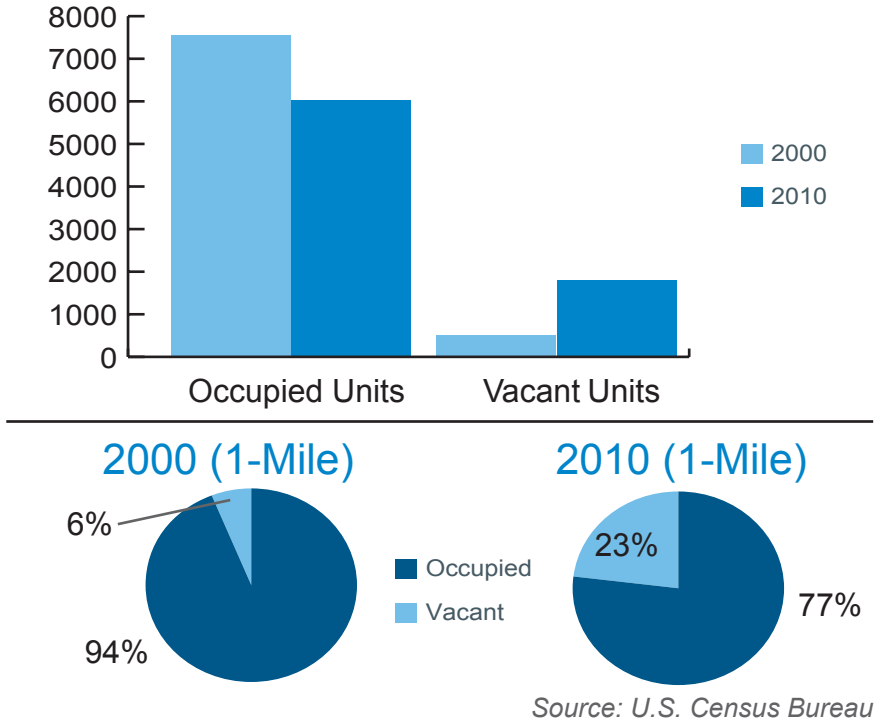
Source: ESRI Community Analyst

Housing Occupancy

In order to understand what is occurring in the community and region in regards to population change within an existing housing stock, it is important to observe residential change in terms of occupancy change. The following charts show the occupancy trends within the 1 and 3 mile radii, Wayne County, and the State of Michigan.

When looking at the 1 mile radius it is apparent that vacancy rates are rising. In 2000, housing vacancy was at just 6%. That number nearly quadrupled in 2010 to 23% (see figure 40). These vacancy rates can be linked to the major population losses Detroit has been experiencing over the past 50 years.

Figure 40
Housing Occupancy: 1 Mile



Source: U.S. Census Bureau

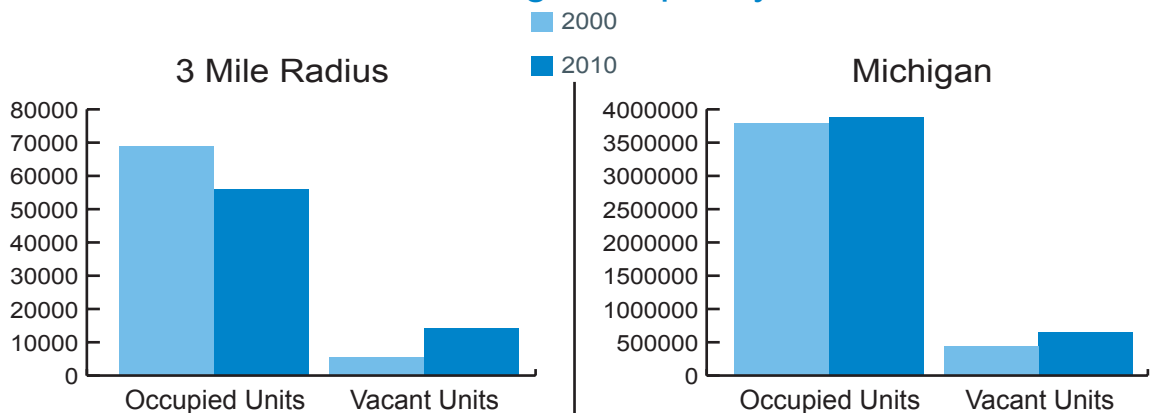
Similar trends can be seen at the regional level in the 3 mile radius and Wayne County, but not nearly at the rate of the 1 mile radius.

being vacated while newer homes are being built and occupied. Figure 41 illustrates the changes taking place at the regional and state level.

At the state level, vacancy is also increasing, but the occupancy level has also increased. This suggests that urban sprawl is taking place. Older homes are

Figure 41

Housing Occupancy



Source: U.S. Census Bureau

Community Consumer Spending

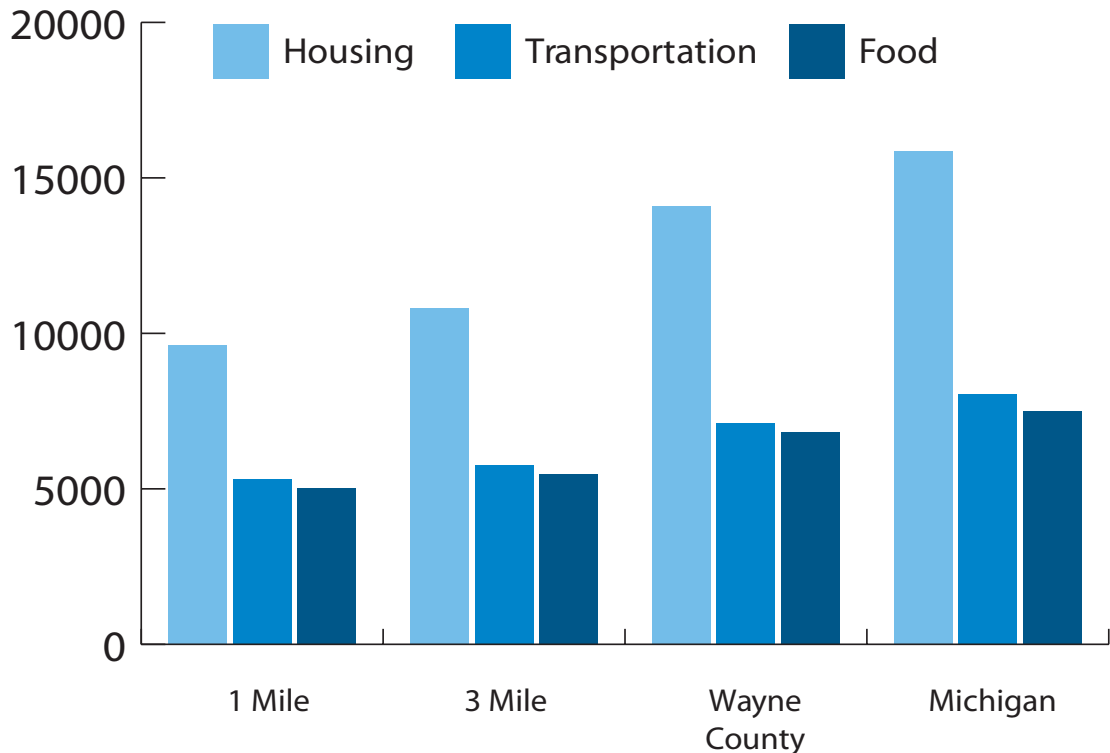
To better understand commercial and business assets, it is beneficial to examine consumer spending averages within the 1 and 3 mile radii in comparison to county and state levels. 2010 retail sales figures for these areas were analyzed according to consumer spending categories.

The categories with the highest consumer spending in all areas are housing, transportation and food. In the 1 mile radius average consumer spending is \$9,617 for housing, \$5,312 for transportation and \$5,036 for food. In the 3 mile radius average spending is \$10,812 for housing, \$5,766 for transportation and \$5,479 for food.

While the proportions of each consumer spending category are generally consistent at each level, there are large discrepancies in the average amount spent at each level. For example, consumer spending for food makes up approximately 15% of total spending at each level, but there is a 34% difference in the average amount spent from the 1 mile radius to the state level. Spending at the state level is \$7,492 compared to only \$5,036 in the 1 mile radius. With the overall average consumer spending for the 1 mile radius being \$33,331 and \$36,827 for the 3 mile radius, compared to \$46,821 for the county level and \$52,640 for the state level, it is clear that consumer spending is significantly less in the 1 and 3 mile radii.

Figure 42

Consumer Spending



Source: ESRI Community Analyst

Businesses and Employment

The following analysis describes the major employment base by category in the 1, 3 and 5 mile radii from the St. Martha's Site. A table detailing this data can be found in the appendix.

Agriculture and Mining

Agriculture and mining make up a very small percentage of the total businesses within the area. Less than 100 total businesses can be found within a 5 mile radius of the St Martha's site, and only 2 can be found within a 1 mile radius.

Construction

Construction businesses consistently make up approximately 5% of the total businesses within each of the 1, 3, and 5 mile radii. 25 such businesses were identified in the 1 mile radius, while 218 were identified in the 3 mile radius and 526 were identified in the 5 mile radius.

Manufacturing

The percentage of manufacturing businesses in each area is about 3.5% with 17 such businesses in the 1 mile area, 157 in the 3 mile area and 361 in the 5 mile area. While the percentage of total manufacturing businesses is similar in each area, the percentage employed by these businesses increases in the 3 and 5 mile radii. In the 1 mile radius the percentage employed is 7.4% with 295 employees. In the 3 mile radius the percentage employed is 12.0% with 4,554 employees. In the 5 mile radius the percentage employed is 16.8% with 18, 432 employees. This suggests that the manufacturing operations are larger in the 3 and 5 mile radii than in the 1 mile radius.

Transportation

The percentage of total transportation businesses decreases from 3.3% in the 1 mile radius, to 3.0% in the 3 mile radius, to 2.7% in the 5 mile radius. The percentage employed, however, is much higher in the 1 mile radius at 22.1% (879 employees), while the 3 mile radius is 5.8% (2,196 employees), and the 5 mile radius is 3.4% (3,733 employees). With the large wholesale trade in the area and access to the CSX railroad, the increased numbers in the 1 mile radius could primarily be due to product transportation.

Communication & Utility

Communication and Utility businesses make up a small portion of the total businesses within the total area.

Within the 1 mile radius there were 7 such businesses identified, in the 3 mile radius there were 63 identified, and in the 5 mile radius there were 134 such businesses identified.

Wholesale Trade

Wholesale trade is slightly higher in the 1 mile radius than the 3 and 5 mile radii. There are 36 businesses (7.1%) in the 1 mile radius, 246 businesses (5.7%) in the 3 mile radius and 501 wholesale businesses (4.7%) in the 5 mile radius.

Finance, Insurance, Real Estate Summary

The financial businesses consist of banks, saving and lending institutions, security brokers, insurance carriers and agents, real estate holding and other investment offices. In the 1 mile area there were 21 financial institutions identified (4.1%). In the 3 mile area there were 280 financial institutions (6.5%) identified, and in the 5 mile area there were 761 (7.1%) identified.

Retail Trade Summary

Retail trade consists of home improvements, general merchandise stores, food stores, apparel and accessory stores, auto dealers, gas stations and auto aftermarket, furniture and home furnishings, eating and drinking places and miscellaneous retail. The retail trade businesses make up slightly higher than 25% of the total businesses in the 1, 3, and 5 mile areas.

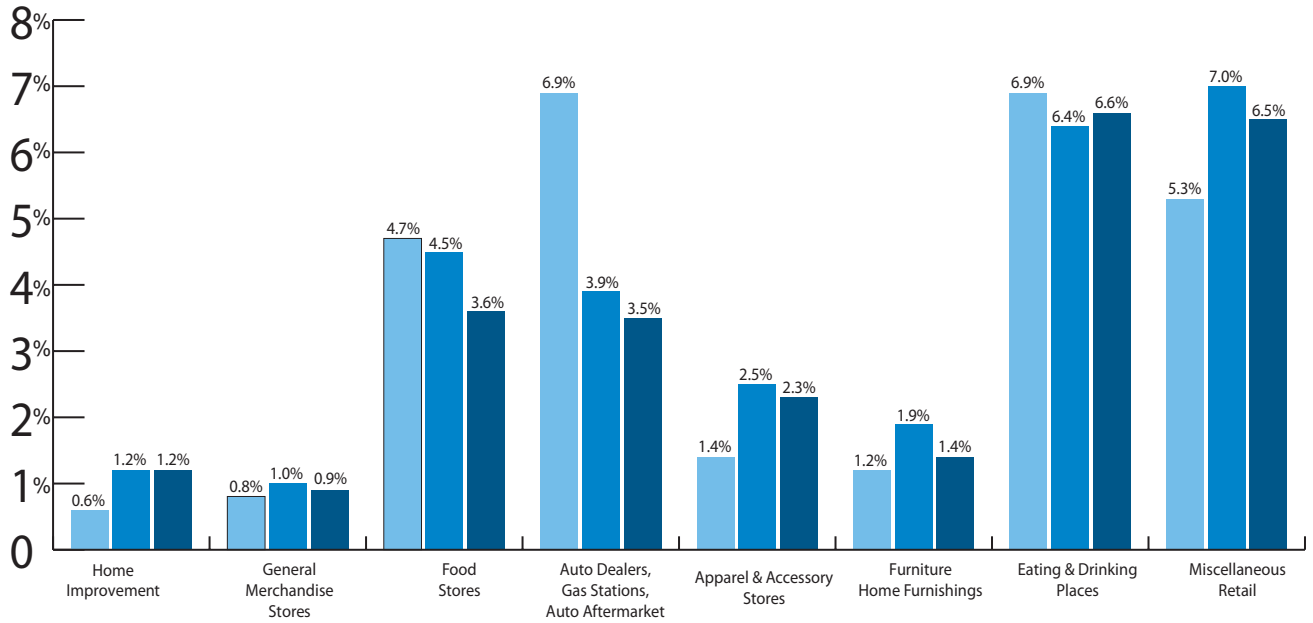
Within the 1 mile radius auto dealers, gas stations, and auto aftermarket make up the most of the retail trade with 35 businesses (6.9%). This percentage is nearly twice as much as the 3 mile (3.9%) and 5 mile (3.5%) radii. Apparel and accessory stores and miscellaneous retail are slightly lower in the 1 mile radius. This can most likely be explained by larger shopping centers in the 3 and 5 mile areas. Figure 43 displays the retail trade summary trends.

Service Summary

Service businesses consist of hotels and lodging, automotive services, motion pictures, and amusements, health services, legal services, educational institutions and libraries and other services. The service businesses make up just fewer than 50% of the total businesses in the area with 45.3% in the 1 mile area, 42.4% in the 3 mile area and 46% in the 5 mile area. Below is a breakdown of the total service businesses in the 1, 3, and 5 mile radii (see figure 44).

Figure 43

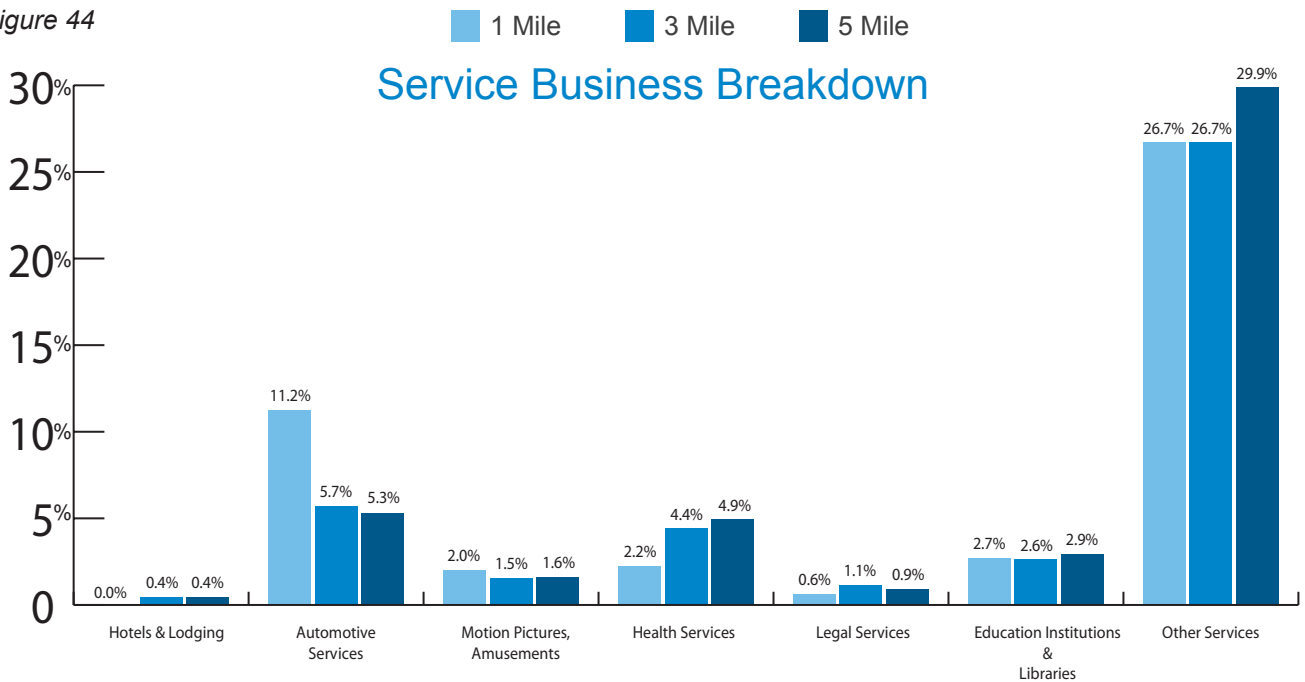
Breakdown of Retail Business



Source: ESRI Community Analyst

Figure 44

Service Business Breakdown



Source: ESRI Community Analyst

Retail Market Profile

The retail marketplace profile looks at the supply (retail sales) and demand (retail potential) to identify the retail gap and determine if there is a leakage or surplus for any given industry sector. A leakage represents a higher demand than what is supplied, thus a leakage of consumers. A surplus represents a higher supply than what is demanded and a market where outside customers are drawn into the area.

Within the 1 mile radius there are only 4 industry groups with a surplus: auto parts, accessories & tire stores, beer, wine & liquor stores, health & personal care stores and drinking places. All other industry groups have a leakage. A few of the industry groups

with the highest leakage factor are: lawn and garden equipment and supply stores, shoe stores, department stores, nonstore retailers (electronic shopping, vending machine operators) all with a 100% leakage factor and florist with an 89% leakage factor (see figure 46).

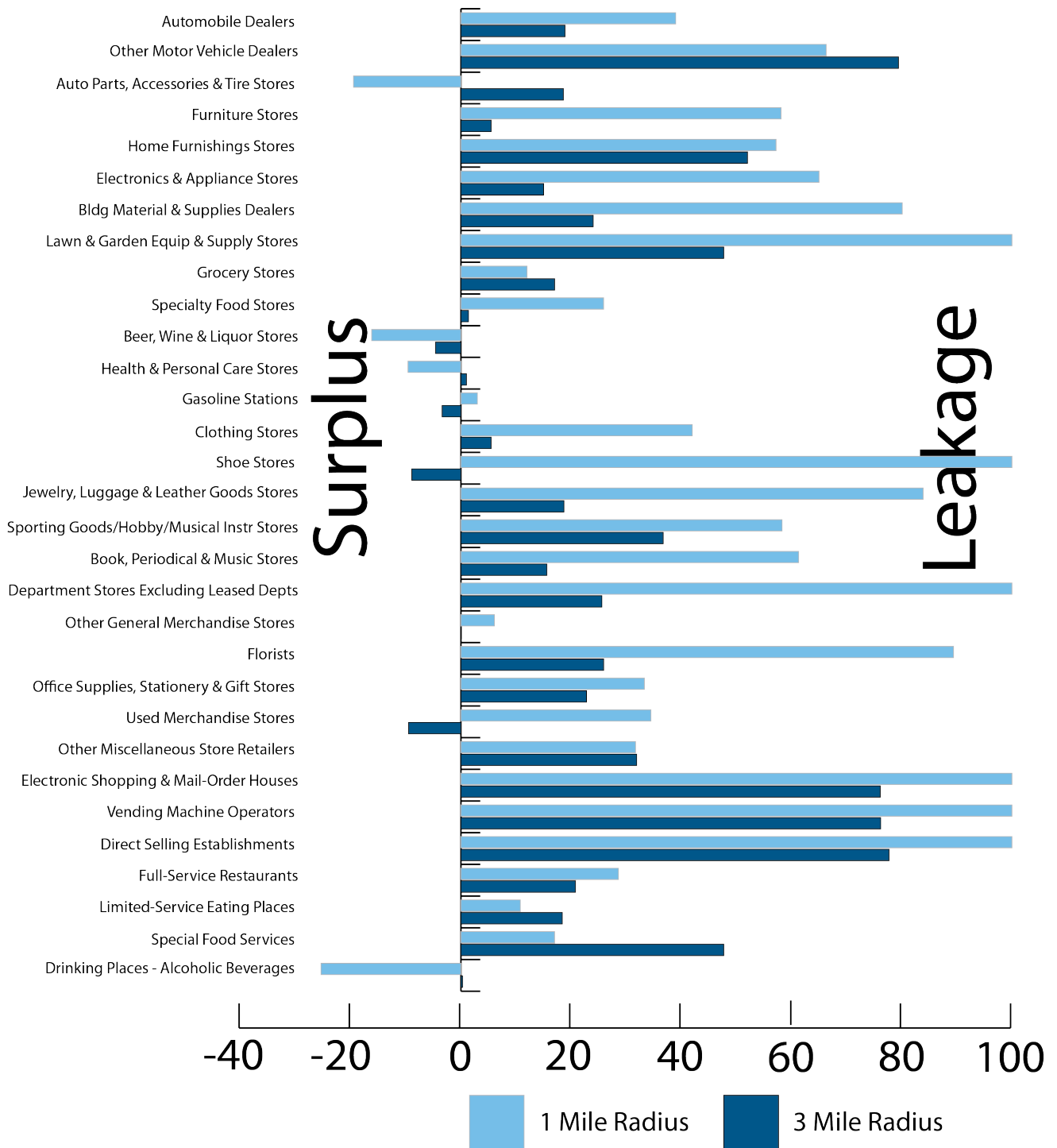
The 3 mile radius also has only 4 industry groups with a surplus: beer, wine & liquor stores, gas stations, shoe stores and used merchandise stores. A few of the highest rated leakage industry groups include: non automobile vehicle dealers with a 79% leakage factor, nonstore retailers with a 76% leakage factor and home furnishing stores with a 52% leakage factor (see figure 46).

Figure 45 : Area Retail Business



Figure 46

1 & 3 Mile Radius Surplus/Leakage Factor by Industry Group



Source: ESRI Community Analyst

Demographic Summary

With this demographic information several observations about the characteristics of the St. Martha's Commons Neighborhood can be made. The most dramatic of these being the decreasing population surrounding St. Martha's Commons.

Population, Race, Housing, and Employment

With a staggering 24.5% population loss between 1990 and 2010 for a 1-mile radius and an 18% decrease for the 3-mile radius neighborhood; it is critical to replace vacant lots in the area with attractive new uses. The City of Detroit lost the highest percentage of residents of any city in the state of Michigan for the time period of 1990-2010. It is clear that the neighborhood surrounding St. Martha's Commons was no stranger to this trend during this time, in fact, the 1-mile radius surrounding St. Martha's faired the worst of all study regions analyzed for this report in regards to population decline.

Second, a significant amount of Michigan's minority residents reside in Wayne County. African Americans account for 15% of Michigan's population. But over 52% or 737,943 of the total 1,400,362 African Americans in Michigan reside within Wayne County. This means that the majority population in St. Martha's Neighborhood are African American.

Third, as residents have left Detroit, vacancy rates have risen in the area's surrounding St. Martha's. In 2000, housing vacancy was at just 6% for the area within 1 mile of St. Martha's. That number nearly quadrupled in 2010 to 23%. This same trend can be seen for the larger 3-mile radius area but not to such a dramatic effect.

In regards to employment, the 1 and 3 mile radius study areas, Wayne County, and the State of Michigan all exhibited high unemployment rates in 1990, a significantly lower rate by 2000, and then followed in 2010 by an even higher unemployment rate than 1990. The fact that these trends are not exclusive for any single area suggests that the local area of study is suffering due to a state wide economic decline rather than acute employment deficiencies at the local level .

However out of all the study areas, Michigan, Wayne County, and the 1 and 3-mile radius neighborhoods, the 1-mile radius was the only region whose median income decreased between 2000 and 2010 and also recorded the lowest median income of all study areas.

This may be because a greater number of wealthy residents left this area compared to others that were studied or that the larger study areas merely captured a greater share of affluent neighborhoods than the 1-mile radius neighborhood. It could also mean that the immediate area surrounding St. Martha's suffered greater hand than other Detroit neighborhoods when coupled with the evidence of greater population decline, vacancy rates, and lower median income compared to the larger study areas.

Education

Analysis of educational demographics yielded three significant findings. First, the level of enrollment in grades K-12 has decreased precipitously in recent surveys. This is most likely due to the decline in population but may also be a result of school closing in the study area. Second, educational attainment has increased at all levels in the most recent survey, suggesting increased ability of school districts to provide an education. Third, demand for higher education has increased in recent years which may require the construction of additional facilities or the reuse and expansion of existing facilities.

Age Distribution

It would appear from this data that the population in St. Martha's Commons Neighborhood is aging. This information leads us to two important observations specifically related to the St. Martha's Site. First, as the population matures, health clinics and other medical facilities in the area will need to expand their operations in order to adequately meet growing demand. In the future there will be a greater need for accessible health facilities which will need to locate within the area. The St. Martha's Commons is a prime location for this type of land use because of the ample vacant properties which could be converted to another use and its centralized location. Presbyterian Villages of Michigan's location on-site would also provide a steady level of retirees and older residents in the area in support of increased health care facilities.

Second, an aging population will require more living options for retirees as they begin to make the transition from independent living to congregate living arrangements. Today many residents wish to remain in the neighborhood or community which they grew up in as their age progresses. This practice is known as aging in place. It also provides the second major strength of the St. Martha's Commons site, a need

for expansion. A further study should be conducted to test the elasticity of aging residents willingness to move in the St. Martha's Commons and the existence of fundamental demand requiring new construction or expansion. These trends will be addressed in the recommendations for the St. Martha's Commons Sub-Area Plan. A complete set of tables and population Pyramids for Age Distribution can be found located in the Appendix.

Consumer Spending

An analysis of the consumer spending habits of residents in the 1-mile, 3-mile, county, and state resulted in a single significant conclusion - the residents within the 1 and 3-mile radii spend less than county and state level averages. This is likely a result of the proportionally lower income level than any particular anomaly in spending habits.

Income and Poverty

In the 1 mile radius the lower income brackets have all increased, while the higher income bracket have all decreased. In the 3 mile radius, county and state levels the opposite has taken place. Lower income brackets have decreased while higher income brackets have seen an increase. The same is true for the median income. The 1 mile radius experienced an increase in median income, while the 3 mile radius, Wayne County and the State of Michigan all experienced increases in median income. Even with the increases in income at the 3 mile, county and state levels, there has also been an increase in poverty across the board, with the 1 mile radius experiencing the largest change from 2000-2010.

The income and poverty data presented show the struggles that the 1 mile radius is experiencing. While other areas have experienced some sort of sign of the economy turning around, the 1 mile continues to see lower incomes and higher poverty rates.

S.W.O.T. Analysis

The following analysis is an assessment of the study area's strengths, weaknesses, opportunities, and threats (challenges), otherwise known as a S.W.O.T. analysis. These conclusions were developed by the MSU Practicum Team after reviewing the demographic and community area data presented in the earlier sections of this report. Additionally, we conducted a survey of the St. Martha's Planning Session whose members are well-informed stakeholders from the community to further aid in its development.

Survey Results

The survey presented to the St. Martha's Planning Session achieved several responses to twenty-one specific questions meant to target additional questions that arose after analysis of the data collected. Respondents were asked to score each question on a scale of 1 to 5, with one being an unlikely outcome and five being a likely outcome. Examples of questions include:

- The St. Martha's concept will be intergenerational.
- Rate the need of recreational facilities on the St. Martha's site.
- The concept of a "Women of Ford" museum will be appealing to the public.

Once compiled, the scores were used not only to supplement our S.W.O.T. analysis but also were useful in coordinating some of the conclusions and recommendations found in the last section of this report. Highlights from the survey include:

- A "Women of Ford" museum concept appeals to the stakeholders but they indicated that for it to be successful, it should be marketed more as an educational tool, perhaps to schools in the area, rather than as a draw for the average resident in the surrounding community.
- A community/care/healing garden will help to make the overall project successful and would appeal to the greatest audience, particularly nearby community inhabitants.
- A health care clinic/wellness/nutritional counseling center was likely to be an asset in the community, and to the St. Martha's Commons project, if located on the site.
- Respondents indicated that access for residents to healthy food choices was limited.

- A lack of well-kept recreational facilities was identified in the study area, with respondents indicating that some recreational activities would be a benefit to the site in attracting the interest of the community in the St. Martha's Commons Project.
- Having a full-time tenant in the church is critical to the financial feasibility of the project.

Strengths

The following elements were identified as a strength of the subject study area or having positive influence on the community in general.

- The St. Martha's Planning Session and its members who are working to revitalize the neighborhood with a plan for the church property.
- Visibility along Joy Road, proximity to the Southfield Freeway (which would be important to a health care/wellness center use).
- The quality of construction of the church and its history, and the Ford family cemetery are reasons why there is a strong likelihood that the property could be placed on the national register of historic places.
- The pastoral and historic qualities of the site.
- Joy Road and Greenfield Road are both on Detroit Department of Transportation public transportation network. Greenfield north of Joy Road is on SMART network. Joy Road is on the non-motorized transportation network.

Weaknesses

The following elements were identified as possible weaknesses of the subject study area.

- Disinvestment in nearby properties (the college, the Lutheran school, the mosque building, etc.).
- The high cost of maintaining the church property given the expensive materials used in its construction.
- Lack of medical facilities in the area.
- Poor access to healthy food choices.
- CSX Railroad presents a barrier to pedestrians.
- Traffic counts of greater than 20,000 vehicles per day along Joy and Greenfield Roads.
- Streetscape along Greenfield is uninviting.

Opportunities

The following elements were identified as opportunities that pertain to the study area or factors that could potentially influence the site in a positive way.

- The availability of real estate within the study area (Comm. College Building, Lutheran School, etc.).
- The excitement that could be generated by revitalizing the property in a community-inclusive way.
- Existing community organizations to partner with.
- Institutional interest in revitalizing the area and meeting the needs of its residents.
- Increased residential involvement in this area by proposed church redevelopment and community garden.
- Large number of city owned parcels south of railroad track presents opportunity for pedestrian connection to neighborhoods south of the tracks and extension of green space.

- Detroit Master Plan identifies Joy and Greenfield Roads as zones that should be targeted to increase the vitality of neighborhood commercial areas.
- Location of the Gardenvue development near the site

Threats (Challenges)

The following elements were identified as threats (challenges) influencing the study area.

- Security issues with buildings in the neighborhood being vandalized.
- The high cost of maintaining the church building.

Figure 47

Abandoned Homes on St. Mary's St.



Recommendations

From the preceding analysis and discussions, the MSU Planning Team respectfully submits the following conclusions and recommendations. We have divided the overall study area into ten (10) individual planning districts (PD), which are referenced on the map below (figure 48).

Figure 48
Planning
District Map



Planning District 1 - The St. Martha's Common

Planning District 1 includes the former St. Peter's Boy's Home property, the Village of St. Martha's Senior Apartments, the Ford family cemetery, and St. Martha's Church. The site covers approximately 20 acres. Components of this plan are collectively referred to as "St. Martha's Village Commons". Recommendations for this site include the following steps:

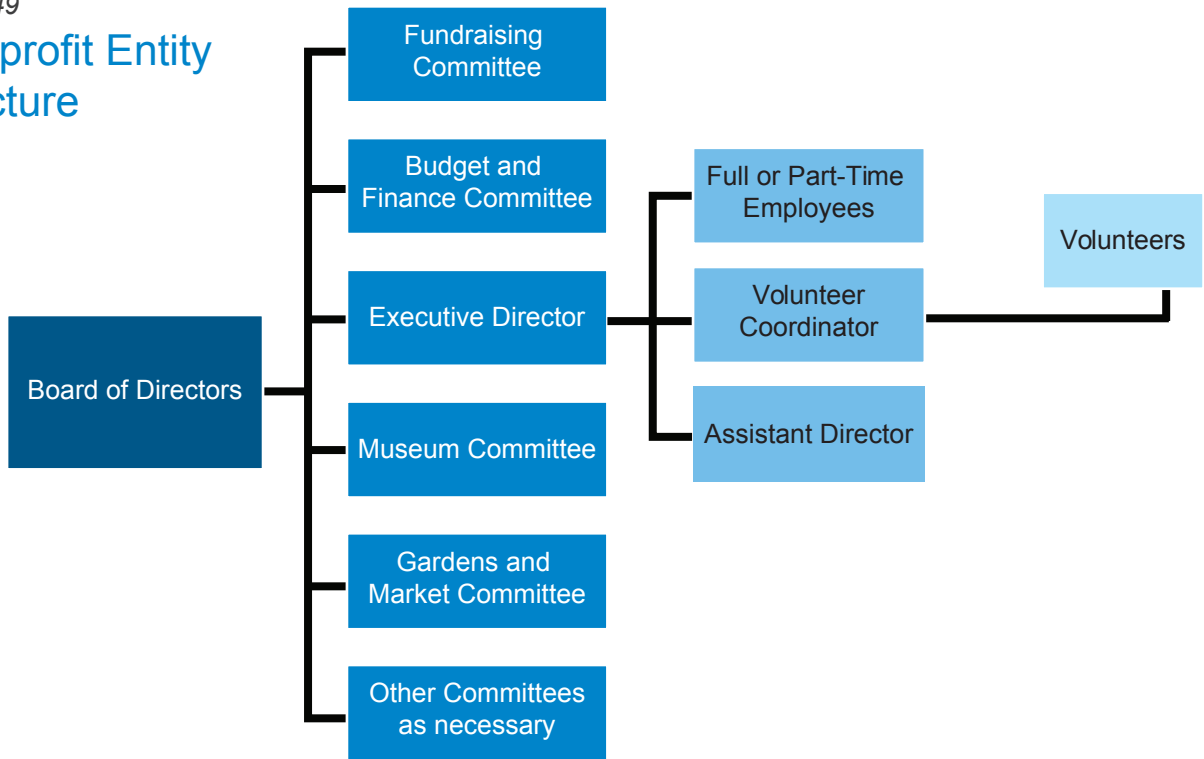
1. Submit St. Martha's Episcopal Church for registration on both state and federal Registers of Historic Places
2. Establish a non-profit entity to manage St. Martha's Commons activities and facilities.
3. Complete recommended repairs to allow occupancy and use of the church, sexton, and rectory.
4. Create a museum within the church themed around the "Women of Ford"
5. Create a multi-tenant Non-profit Center in the former St. Peter's Boy's Home building.
6. Establish a low cost medical clinic focused on nutritional counseling and fitness guidance.
7. Develop the following elements of the Commons: multi-purpose gardens, a cardio walking trail, landscaped recreation areas and connecting accessible pathways.
8. Establish a community "farmers" market
9. Mutually Beneficial Community Organization Participation

Step 1 – Historic Registry

Architectural style, building materials, and historic relations to the Ford Family qualify St. Martha's Church and its associated Rectory, Sexton, and cemetery for registration and protection as historic sites. Registration will enhance attractiveness as a tourist destination and will open funding sources through historic preservation grants, particularly MSHDA Historic Preservation and

Figure 49

Non-profit Entity Structure



Historic Building Repurpose grants.

Step 2 – Establishment of Non-Profit

This recommendation results from the necessity of a singular entity to provide for the on-going management of the St. Martha’s Commons project. Offices for this entity may be housed in the rooms in the church building, in the renovated St. Peter’s building, or in the Rectory. In setting up a non-profit, state and federal law requires a few specific steps to be taken which can be summarized as:

- Prepare and file form 502, Articles of Incorporation for a Non-Profit, with the State of Michigan Bureau of Commercial Services Corporation Division.
- Obtain an employer identification number (EIN) from the Internal Revenue Service (Form SS-4).
- Identify if the entity can claim tax-exempt status by reviewing IRS publication 557, and if so, applying for 501 (c)(3) status with the IRS using Form 1023.

Incorporation can be done by identifying a single individual as the registered agent (which may be an attorney) or several individuals who then become the incorporators. Other steps that need to be taken in the early stages include:

- Preparation of the entities Bylaws which will serve as the organizations operating manual and determine:
 - Size of the board and how it will function
 - Roles and duties of directors and officers
 - Rules and procedures for holding meetings, electing directors, and appointing officers
 - Conflict of interest policies and procedures
 - How grant monies will be distributed¹
 - Other essential corporate governance matters
- Holding the first meeting of the Board of Directors and voting on the Bylaws, determining fiscal year, establishing accounting practices, drafting a preliminary business plan and budget.

The size of the Board of Directors should include “a sufficient range of expertise” and be “not so small that its members are overworked.”² The proposed organizational structure for the St. Martha’s Commons non-profit entity is shown in figure 49.

Step 3 – Repair of Buildings and Grounds

Complete renovations and repairs to the main church

¹ <http://www.grantSPACE.org/Tools/Knowledge-Base/Nonprofit-Management/Establishment/Nonprofit-bylaws>

² <http://www.boardsource.org/Knowledge.asp?ID=3.388>

building and the Sexton and the Rectory. Continuing use of the main building will help to conduct routine maintenance on a consistent basis. Roof tiles, gutters, and eaves need to be repaired and in spots replaced. Exterior walls, windows, and trim will be weatherized, cleaned, and painted. Interior spaces will be cleaned, prepped, and painted. Mechanical and kitchen equipment will be modernized.

The Sexton and the Rectory will receive exterior and roof repairs and upgrades to mechanical and HVAC equipment.

Asphalt paving will be resurfaced and storm and sanitary systems will be inspected and repaired as needed.

Several congregations can share the facility by staggering meeting times. Classrooms and the large kitchen could be shared by the congregations for their own needs, and used for community instruction, enrichment activities, and outreach. Once repaired the Sexton and Rectory will be suitable for the Vets to Ag program, the Care Garden, and possibly the St. Martha's Commons non-profit association.

Step 4 – Create Women of Ford Museum

With its historic connections to Clara Ford, Martha Bryant, and matriarch Rebecca Ford, St. Martha's is an excellent location for a museum dedicated to the women of the Ford family and the company, those female employees that helped to shape the modern Ford Motor Company (i.e., the first female executive, WWII workers, etc.). The museum can be operated within the church itself without using any fixed emplacement exhibits. Quick Response Codes and hand held readers can make information available to museum visitors with minimal intrusion into the environment. The following are examples of a church to museum conversion and a museum dedicated to women.

St. John's Baptist Church in Mason City, Iowa was converted into an African Culture & History Museum. The Wright World Foundation, current owners of the property, registered it as a historic place in 2002. The building houses the museum, a library, meeting space and an office area. Renovations include an elevator, a new staircase and bathrooms, as well as new wiring and an updated water system.

The 'Harriet Tubman African American Museum' in Macon, Georgia focuses on the accomplishments

of that courageous American woman. In addition to artifacts and displays the museum offers after-hour art classes, outreach programs, workshops, week-long festivals and summer camps for children ages 7 to 12. Classrooms and meeting rooms in St. Martha's could be used for workshops and classes for citizens in the area.

The church and museum and associated gardens and grounds create an attractive destination for school groups. They also could be placed on a tour of the many significant sites in the area which are related to the Ford Motor Company and the Ford family. Additionally, a partnership with Detroit's historic commission and their ongoing efforts to raise awareness of Detroit's architectural and cultural history would be beneficial.

Step 5 Create Multi-Tenant Non Profit Center

The former St. Peter's Boy's Home building has adequate space and accessibility to house a number of community service entities. The building has suffered vandalism; however this analysis assumes the building is salvageable in its "shell" state and that interior construction and build-out will be possible.

Interior remodeling of the building can begin on the first floor only. Identified uses for the interior of the building are:

1. A non-profit health and wellness clinic.
2. Classroom, meeting, and office space for ACCESS.
3. Space for a yoga or exercise studio
4. Space for a research institute examining effects of walking and exercise on senior gait, mobility, and independence.
5. Build-out of additional office space as needed.

Figure 50 – Newly renovated facility

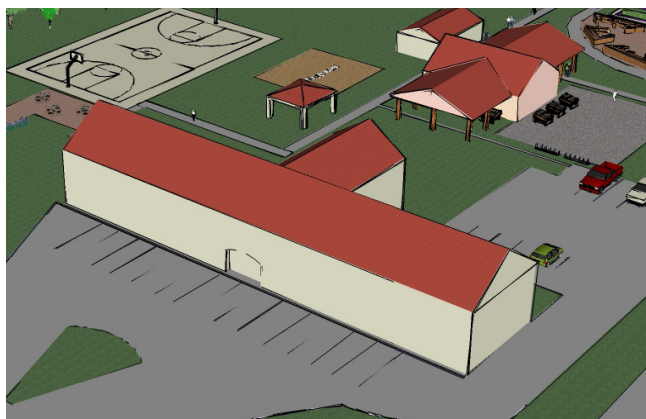


Figure 51 – Newly renovated facility



Step 6 – Establish Non-Profit Health and Wellness Clinic

Analysis of the community profile and inventory of community assets identified a “gap” in low cost health, wellness, fitness, and nutritional counseling services. The following case study may assist in this recommendation.

Health Care Non-Profit Case Study –Riverside Church in Three Rivers operates a healthcare clinic in partnership with a local church community. A small portion of the Riverside Church building is dedicated for use as a health care clinic with private examination areas, a waiting room, and staff office areas. The clinic is staffed one day a week by both clinical and non-clinical volunteers. The clinic is funded and supported by private donations, foundation grants, churches, civic and social groups, patient contributions, and corporate support. For example, recent major donations were received from Blue Cross/Blue Shield of Michigan and the Michigan State Medical Society Foundation. The clinic has developed an ongoing partnership with Sturgis Hospital and Three Rivers Health.

Their mission statement is:

“[The] clinic exists to serve the people of St. Joseph County who do not have access to health insurance or resources for the purpose of providing treatment, education and referral.”

The services they provide include: an acute care walk-in clinic; referrals to primary care physicians, substance abuse referrals, dental referrals, and specialty referrals; assistance with medication; and health education/prevention services.

Operation of a health care clinic within a church facility is feasible if appropriate funding can be obtained and if the community it supports is sufficiently sized to demand free clinic services.

Furthermore, as identified in the MSU planning team’s meetings with the St. Martha’s Planning Session, the community organization ACCESS is interested in leasing meeting/office/classroom space for operation of their outreach and job-training programs. Depending how a potential lease agreement is negotiated, the tenant could provide for the build-out expense in the proposed renovation of the dormitory building, further reducing the cost of remodeling this facility.

Other office space may be required for the operation of the St. Martha’s Commons staff and volunteers and if found to be necessary, could be housed in this building.

Step 7 – Establish Multi-Purpose Gardens

Existing open green space located to the south of the St. Peter’s Boy’s home improvements, south of the Village of St. Martha’s senior home, and south of the St. Martha’s Episcopal Church has been identified for the best location for multi-purpose gardens and a walking path.

The need for multi-purpose gardens was identified through meetings with the St. Martha’s Planning Session, some components of which are a direct result of their input and advice. The gardens would be designed to support several functions, including, but not limited to:

1. A teaching and training platform for the Vets-to-Ag program.
2. A healing “care” garden designed to support rehabilitation of the ill and injured.
3. A community garden for use of nearby residents.
4. Ecumenical (spiritual) gardens for meditation.
5. Handicap accessible planting beds for use by wheelchair-bound persons.
6. Provision of services to the community including composting of yard waste, processing of trimmed tree branches, and providing annual seedlings and low cost perennial plants.

Collectively these themes will sustain an ongoing operation, possibly year-round with the use of greenhouses, on the existing green space of the site. Figure 52 is a visual representation of this concept and is included for illustrative purposes. A more detailed

walkthrough of our vision for the entire St. Martha's Commons site can be found in our presentation materials.

Figure 52 – Visualization of a Multi-Use Garden



In addition to utilizing green space for the new gardens, portions of the site could be devoted to a cardio/walking trail for seniors of the Villages facility, putting greens or a three hole chip and put golf course, elements of a productive working farm, or a children's farm with miniature vegetable varieties and pygmy animals, and other landscaping elements designed to enhance the beauty and desirability of the Commons. Open space in the project area should provide a variety of programs that promote wellness through physical activity, and also improve community attraction.

Open space can become a good walking area for the seniors. Walking is one activity that can be done at an individual's own pace and is very inexpensive to organize. In addition, a social aspect can be developed if individuals walk together in a community. Through an active lifestyle, any senior resident can improve his or her quality of life. For example, The Live Long, Live Well Walking Program for Older Adults in State of New Jersey has already helped 88% of walkers increased their physical activity. Ohio Senior Adult Center Miamisburg organizes the Merry Milers Walk in museums, parks, or outdoor trails once a month. 84% reported improvement in limb and muscular ability. Some participants no longer needed their blood pressure medicine.

The popularity of yoga has skyrocketed, and not just with younger generations. Yoga programs are frequented more and more by people of all ages striving

to become healthy, relaxed, holistic human beings. Silver Age Yoga Community Outreach (SAYCO) in San Diego, CA, provides free yoga classes to over 400 seniors each week. SAYCO has provided over 3,000 free yoga classes to needy seniors in the last two years. The biggest improvements by Yoga are seen in arthritis and osteoporosis. Some SAYCO participants who had planned to move into assisted living facility have been able to delay that transition or rule it out all together. Additionally, this program attracts thousands of senior people come to this community to enhance their health. According to this case, the open space in the project can also be applied to Yoga exercise field, which cannot only keep neighborhood space a great place for community activity, but also improve integration of the whole community.

Step 8 - Establish a Community "Farmers" Market

It is further recommended that the site serve as the location of a new community farmer's market. A community market will draw attention to the site on a weekly or bi-weekly basis which will quickly establish the St. Martha's Commons concept and solidify the commons as a destination for community partners. The Farmers Market space will include a pavilion for display area for vendors, an open plaza, and structures for storage. The following figure 53 provides a visual representation of what this concept may look like.

Figure 53 – Visualization of a Farmers Market



Step 9 – Mutually Beneficial Community Organization Participation

The success of the Commons plan will likely be determined by the strength of coordination and agreements with existing non-profit entities serving the local community. The subject study area is currently targeted by several community or faith-based organizations/foundations. The following is a summarization of these entities and their activities.

Presbyterian Villages of Michigan – The PVM is a non-profit organization that develops and manages varying levels of senior housing facilities throughout the State of Michigan. One of PVM's 25 facilities is located within the subject study area. This facility is known as "The Village of St. Martha's" and includes 46 one-bedroom senior independent living apartments. PVM is funded through comprehensive and ongoing capital campaigns.

Don Bosco Hall – Don Bosco Hall is "a private non-profit agency which provides supportive human services to enhance the quality of life for youth and their families. The agency collaborates with community organizations. They provide residential treatment and transitional housing for youth, as well as recreational and leadership development opportunities. They offer classes in music, art, sports, GED and College Prep, Gardening, Martial arts and more."³

Joy-Southfield Community Development Corporation – The Joy-Southfield CDC works within the greater Detroit community to provide free clinic services, primary care, chronic disease management, health education, housing programs, foreclosure intervention, abandoned property mowing, home repair. Additionally the CDC sponsors a farmer's market and community gardens.

Buffalo Soldiers – Buffalo Soldiers mission is "to educate, preserve and exhibit cultural history through acts of role modeling, horse shows, rodeos and oral presentations. [Additionally, this organization acts as] a charitable service group utilizing our members riding facilities to provide recreational therapy to physically and mentally handicapped children, young adults and elderly citizens." (<http://buffalosoldierscalicotroops.com/home.html>)

ACCESS – The ACCESS program is "dedicated to empowering and enabling individuals, families, and

communities to lead informed, productive, culturally sensitive and fulfilling lives." ACCESS is "the largest Arab American human services nonprofit in the United States, with eight locations and more than 100 programs serving metro Detroit." (<http://www.accesscommunity.org>).

Care Farm Enrichment Program – The Care Farm program is "a day treatment program for disabled adults, focused around an agricultural-based, community support theme of participation expectation and activities." (Reprinted courtesy Christine Myran – Eisenhower Center).

Vets to Agriculture – The concept for Vets to Ag, training US veterans to work in agriculture, was developed by the State of Michigan Veteran Services in 2009 and this agency partnered with Michigan State University Institute of Agricultural Technology (MSU IAT) to help develop and conduct the training. The program has had two pilot cohorts, the first a 25-day residential program in September 2009 and the second a 6-week residential program in February-March 2010. Both training programs were held at Kellogg Biological Station, a 4,000 acre MSU field research station near Battle Creek, Michigan. The target audience for this training has been homeless US veterans. Placement rates for trainees are 60% and 66% for the two respective cohorts. A third training cohort is being planned for early 2012, which will be a 9-week training program. (Reprinted courtesy of the St. Martha's Planning Session)

PROPOSED PROGRAMS AND ACTIVITIES

Through the course of gathering background information for this report, it was brought to the team's attention that some programs specifically designed to be integrated onto this site were in development. These programs and their descriptions were provided to us by the St. Martha's Planning Session.

Clara J. Bryant Ford Research Youth Cultural Center Program – The plan for this program follows this outline:

- **Research** – Youth work with team from St Martha's historical team and Henry Ford Estate, the Edsel and Eleanor Ford House and the Henry Ford Historical Association to gather information. There should be a continuum of the story between all three tourist sites. The focus will be on the St. Martha story i.e. The Ford Family Tree, the Ford women, Fords as community developers, Ford Country (land acquisition and use).

- Develop – Funding for developing the program will come from grants and gifts. The team will seek corporate sponsorship for exhibits and name of sponsors for the fellowship hall and library. Develop advisory board comprised of the youth, seniors, community and sponsors.
- Finance – The revenues from the museum will be disbursed to those who work as docents, gift shop managers and in the office and to cover operating expenses. Pay will be based upon amount received from tours and program fees

which supports the entrepreneurial component. Volunteers and student workers will assist with publicity, promotion and marketing.

- Curators – Students will work with artists and display specialists in designing and installing exhibits. The exhibit space will walls, some enclosed cases.

Planning District 2 - Joy West Apartments

This is the site of an existing apartment complex known as the Joy West Apartments. Continuation of current use is recommended. To integrate this district with the

community commons residents should be targeted to participate in future activities on the St. Martha's site.

Planning District 3 - Abandoned Homes

This is the site of multiple abandoned and vandalized single and multi-family dwellings. Ownership of these parcels has reverted to the City of Detroit. These parcels should be, in the near term, demolished. This action would serve the dual purpose of removing the blight of these half-destroyed buildings from the neighborhood

and it would create a green buffer between the St. Martha's development and the land to the west. In the future these parcels could be used for construction of independent senior living quarters, possibly townhouse or duplex structures, with the buildings oriented facing St. Mary's Street.

Planning District 4 - Christ Child Society Home

This parcel is occupied by Christ Child House, an operating facility for at risk boys in the community. Given the relationship that has been developed between the Presbyterian Villages of Michigan and the operators of the Christ Child House, both entities have a vested

interest in the success and community involvement of the St. Martha's property. A path connecting the Boy's Home property with the development planned at the St. Martha's site will strengthen and enhance this partnership.

Planning District 5 - The Former Islamic Center

The Islamic Center has moved to a new facility. Continued use of this site by an Islamic worship or community service organization will contribute to

enhanced inter-faith cooperation and understanding wherein members actively participate in the programs of the new St. Martha's Commons.

Planning District 6 - Existing Commercial Uses

The southwest corner of Joy Road and Greenfield Road is the location of existing commercial uses, one retail store, one fast-food restaurant, and one office use. We recommend beautification of the expansive asphalt parking area and demarcation of crosswalks to

improve appearance, traffic flow, and pedestrian safety. Continued monitoring of future development plans is recommended as the potential exists for both positive and negative outcomes at that location.

Planning District 7 - Wooded Lot

This site is the location of an existing woodlot. These woods provide a natural buffer between the southern boundary of the St. Martha's site and the railroad tracks. In addition, they are home to several animal

species and mature shade trees which provide natural beauty at no cost. Accordingly, our recommendation is that these woods be maintained and managed in their current condition.

Planning District 8 - Former Wayne County Community College Campus

Until a few years ago, this parcel was home to the Wayne County Community College northwest campus. This campus has been relocated to Dearborn and has resulted in vacancy of this property. Two possible uses of this parcel support the goals and activities of St. Martha's Commons.

for livable senior housing. This type of development which would generate greater demand for the new St. Martha's amenities.

One use would repurpose the structure as an urban agriculture training or technical facility. Detroit is being developed as a food hub and a center for urban agriculture. Technical advances and applications in urban farming include hydroponics and the use of led lighting in interior environments for the growth of food plants. The connectivity of the site and size and layout of the existing building increase feasibility of this type of reuse.

In addition to the school improvements, there is a small vacant church located near Greenfield Road at the southeast corner of the site. This church has been marketed in recent years for reuse as a church facility. Our conclusion is that the condition of the building is deteriorated and the size of the building is inadequate to support a viable user. Accordingly, our recommendation is that this parcel be incorporated with the large Wayne County campus bordering on the north and west and that it share in the future redevelopment of the site.

A second possibility for this site is demolishing the building and creating senior cottages. The population of seniors is projected to increase, creating a demand

Planning District 9 - The Former Islamic Center

The Islamic Center has moved to a new facility. Continued use of this site by an Islamic worship or community service organization will contribute to

enhanced inter-faith cooperation and understanding wherein members actively participate in the programs of the new St. Martha's Commons.

Planning District 10 - Industrial Uses

This district is the location of two currently operating facilities, the City of Detroit Bus Terminal facility and the C.F. Burger Creamery. The City of Detroit bus terminal facility is one of only two locations for bus maintenance and mobilizing. Use of this facility is likely to continue in the near-term and no recommendation for a use

change is suitable for this parcel at the current time. The C.F. Burger Creamery is an operating creamery and processing plant which provides approximately 150 jobs to the local economy. Possible distribution and marketing partnerships should be investigated.

Appendix A: Maps

Map 1

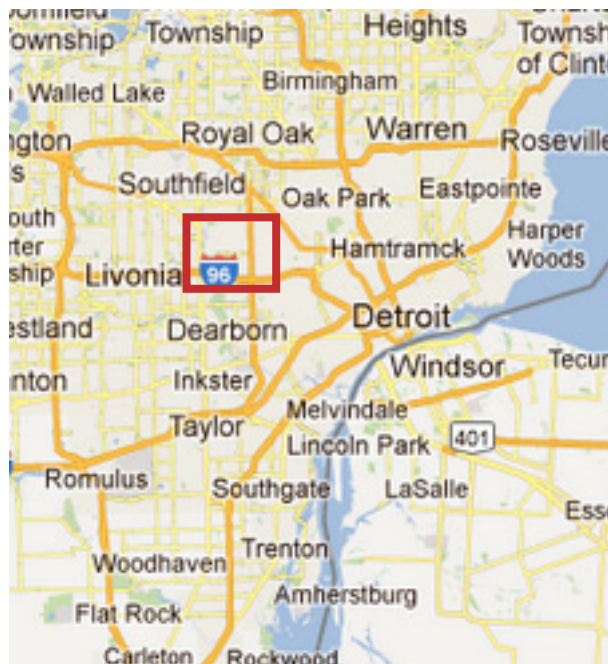
State of Michigan



Source: Google Maps

Map 2

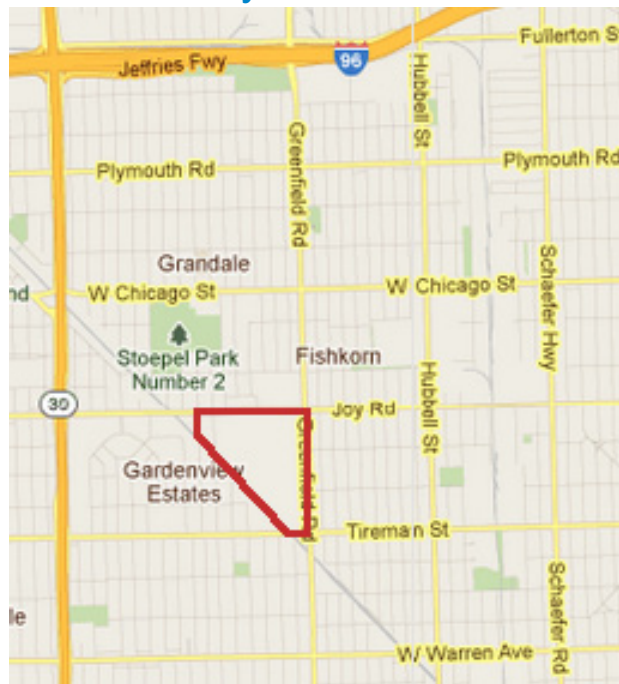
Southeast Michigan



Source: Google Maps

Map 3

Site Boundary



Source: Google Maps

Map 4

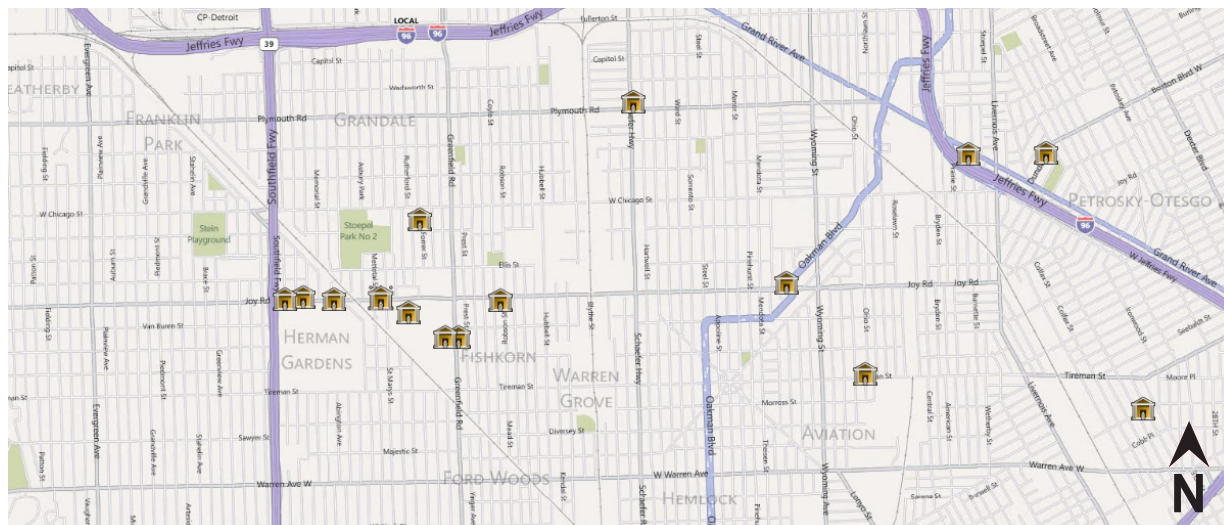
St. Martha's Focus Area



Source: Google Maps

Map 5

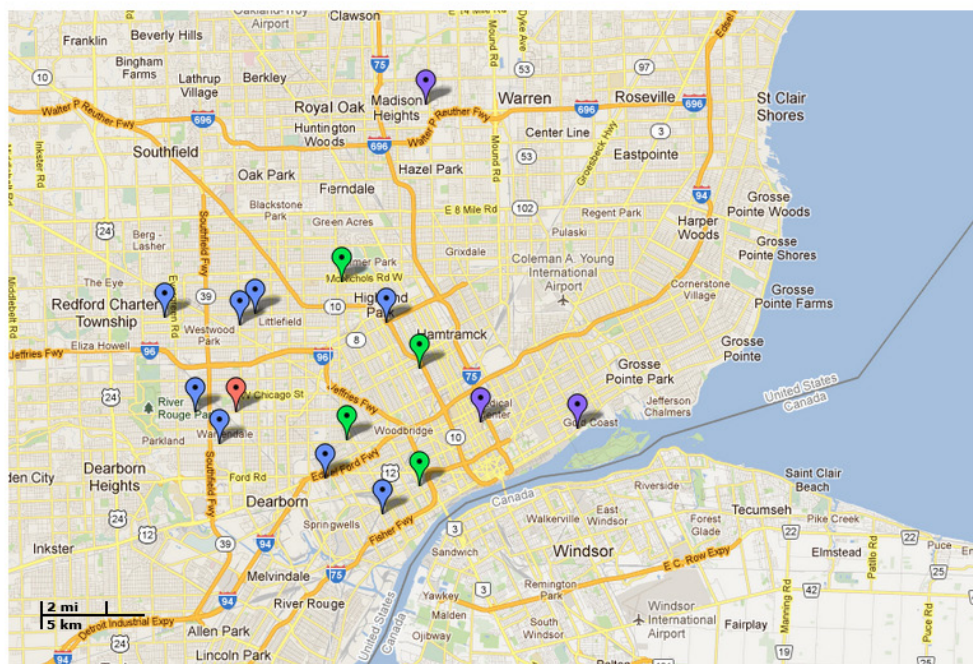
Religious Institutions



Source: Google Maps

Map 6

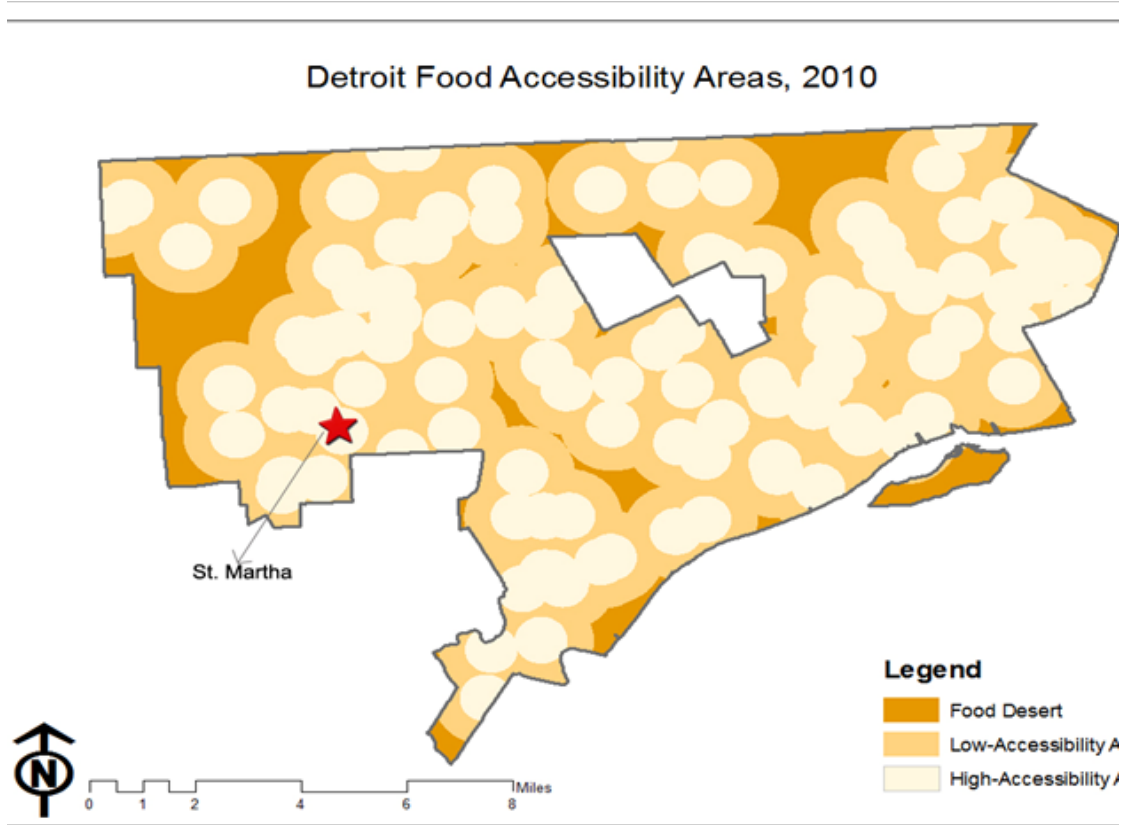
Health Care Facilities in 3 Mile Radius



Source: Detroit-Wayne County Health Authority

Map 7

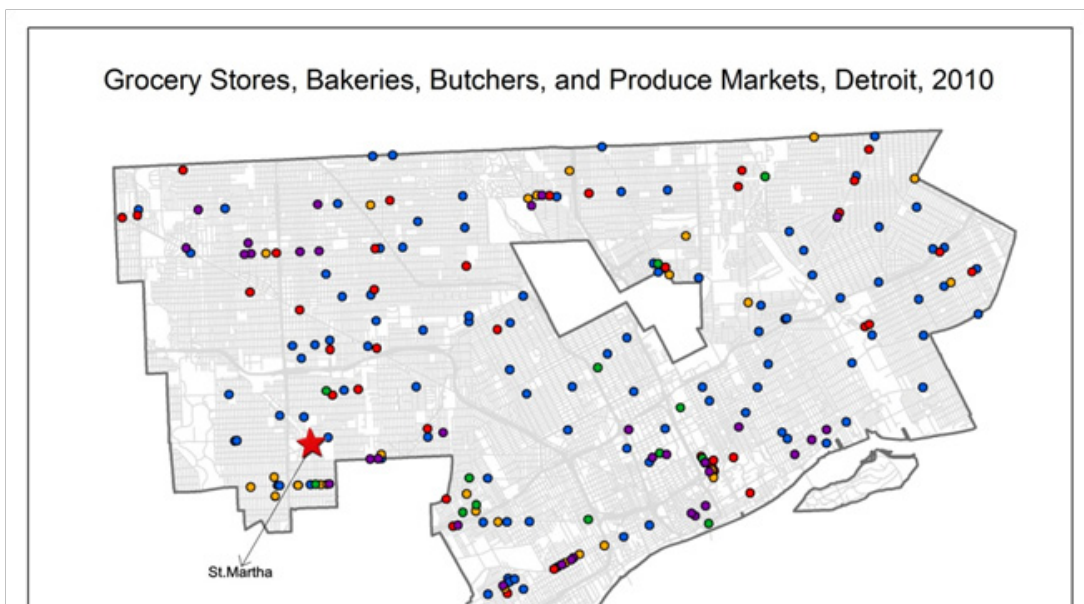
2010 Detroit Food Accessibility



Source: <http://www.mapdetroit.blogspot.com/>

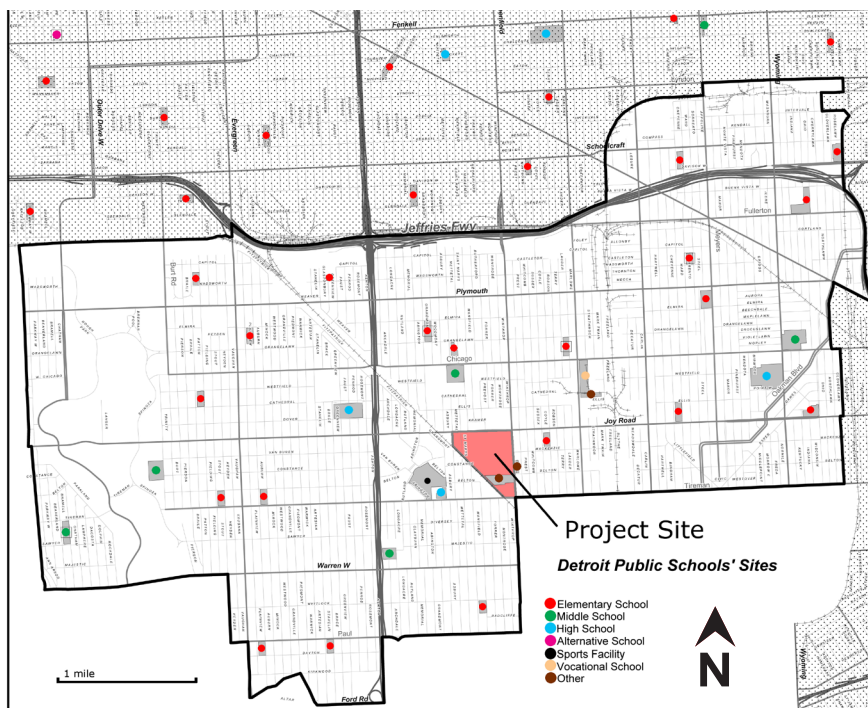
Map 8

2010 Detroit Healthy Food Options

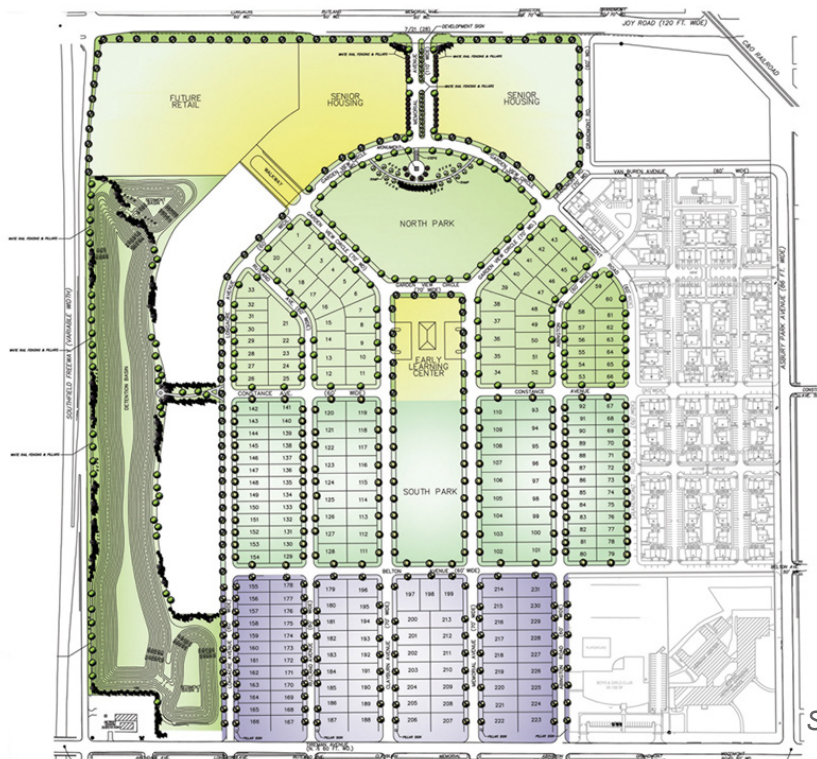


Source: <http://www.mapdetroit.blogspot.com/>

Map 9 Detroit Public Schools and other Educational Facilities



Map 10 Garden View Housing Types

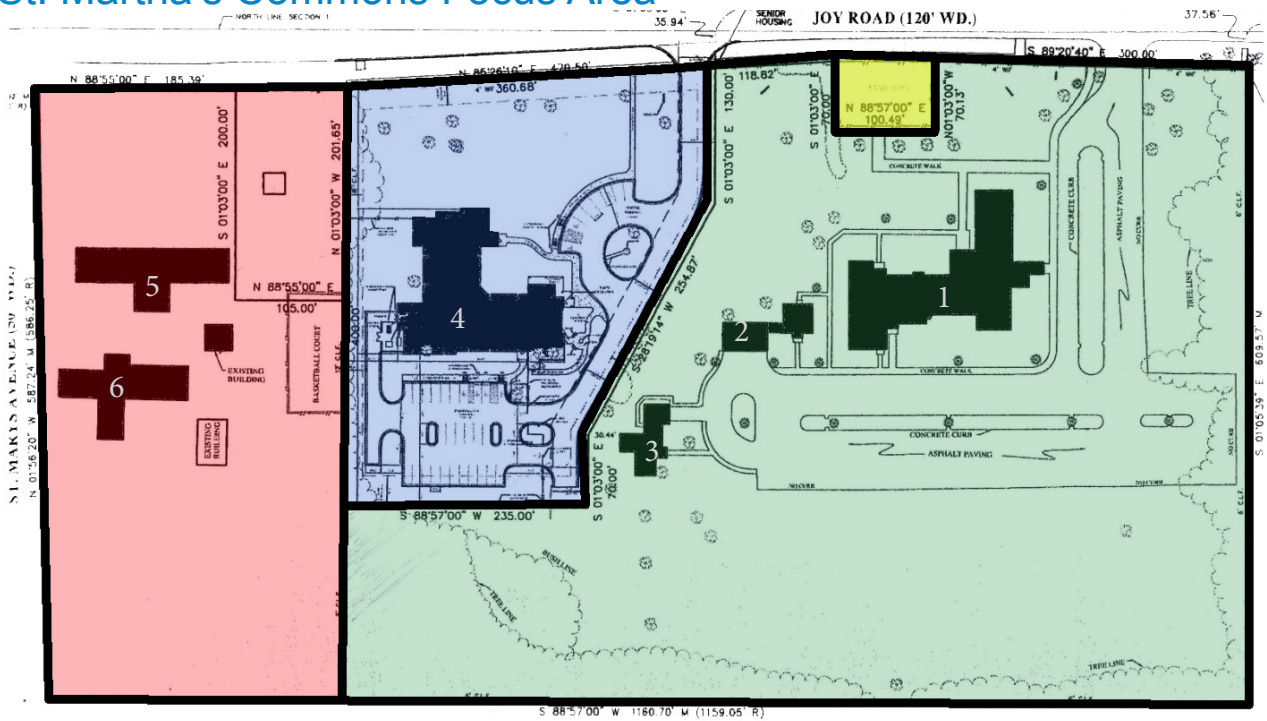






Source: City of Detroit

Map 11
Project Site



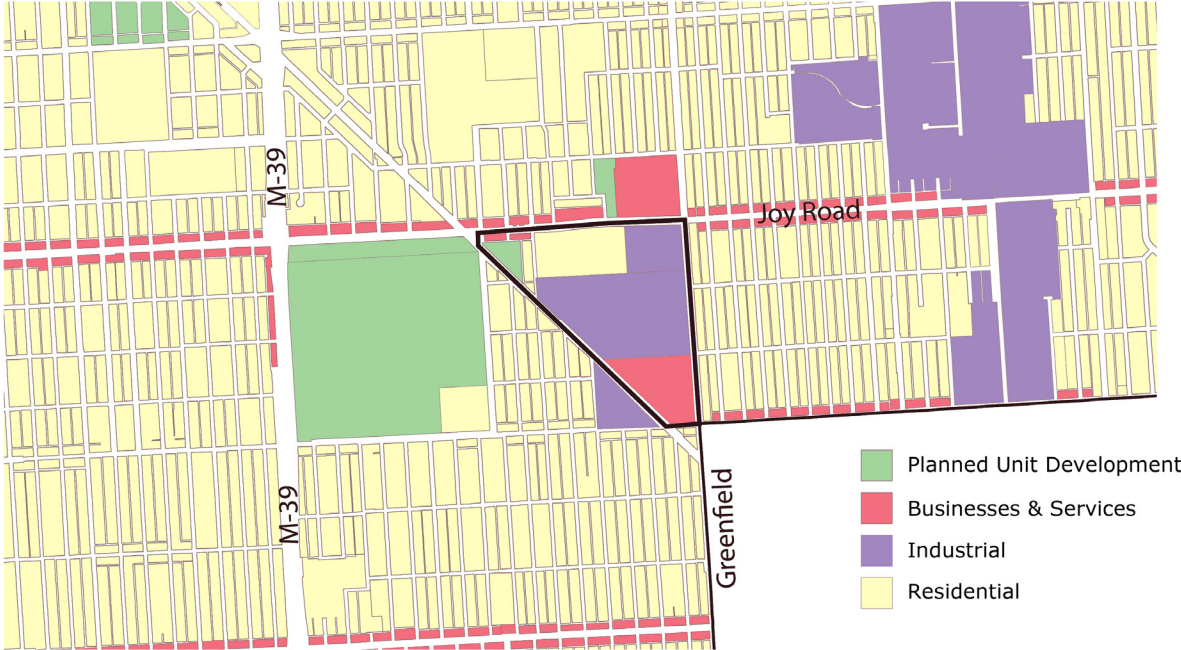
Map 12
St. Martha's Commons Focus Area



- | | | | |
|---|--|---|------------------------------|
|  | St Martha's Church and Ancillary Buildings |  | Ford Family Cemetery |
|  | St Martha's Village Senior Living Center |  | Former St. Peter's Boys Home |

Map 13

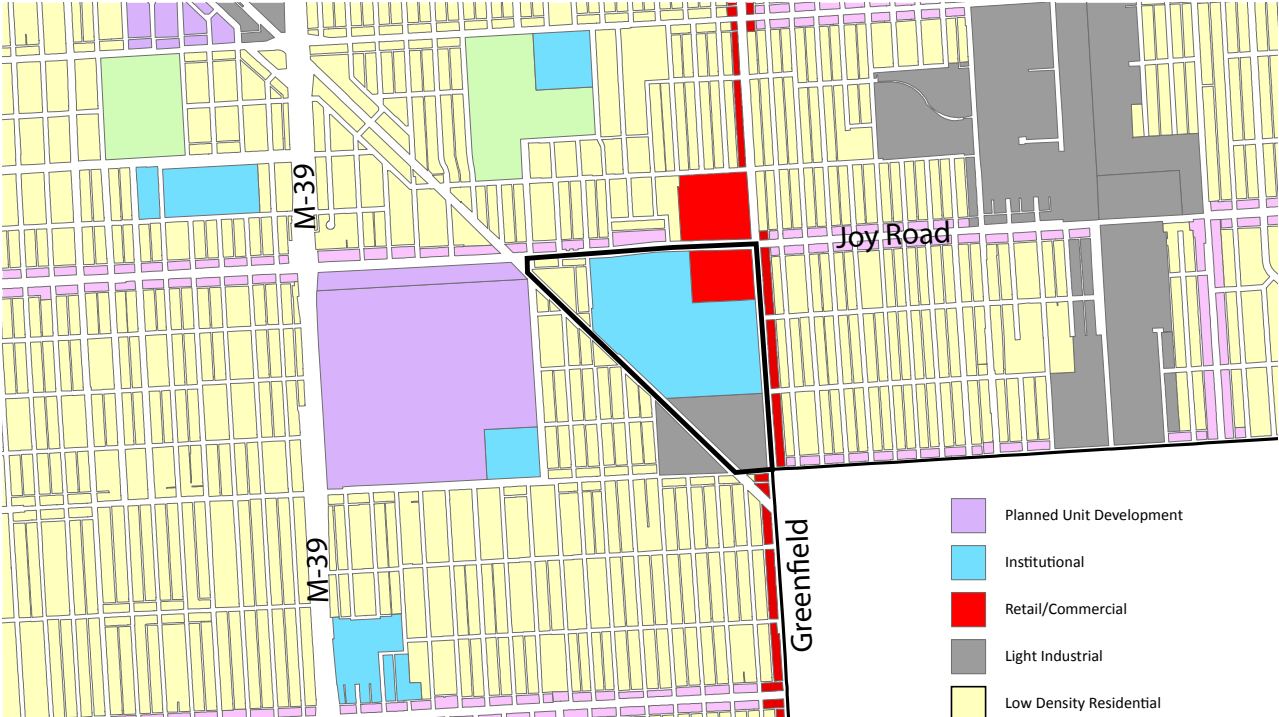
Current Zoning Map



Map 14

Source: City of Detroit Planning Department

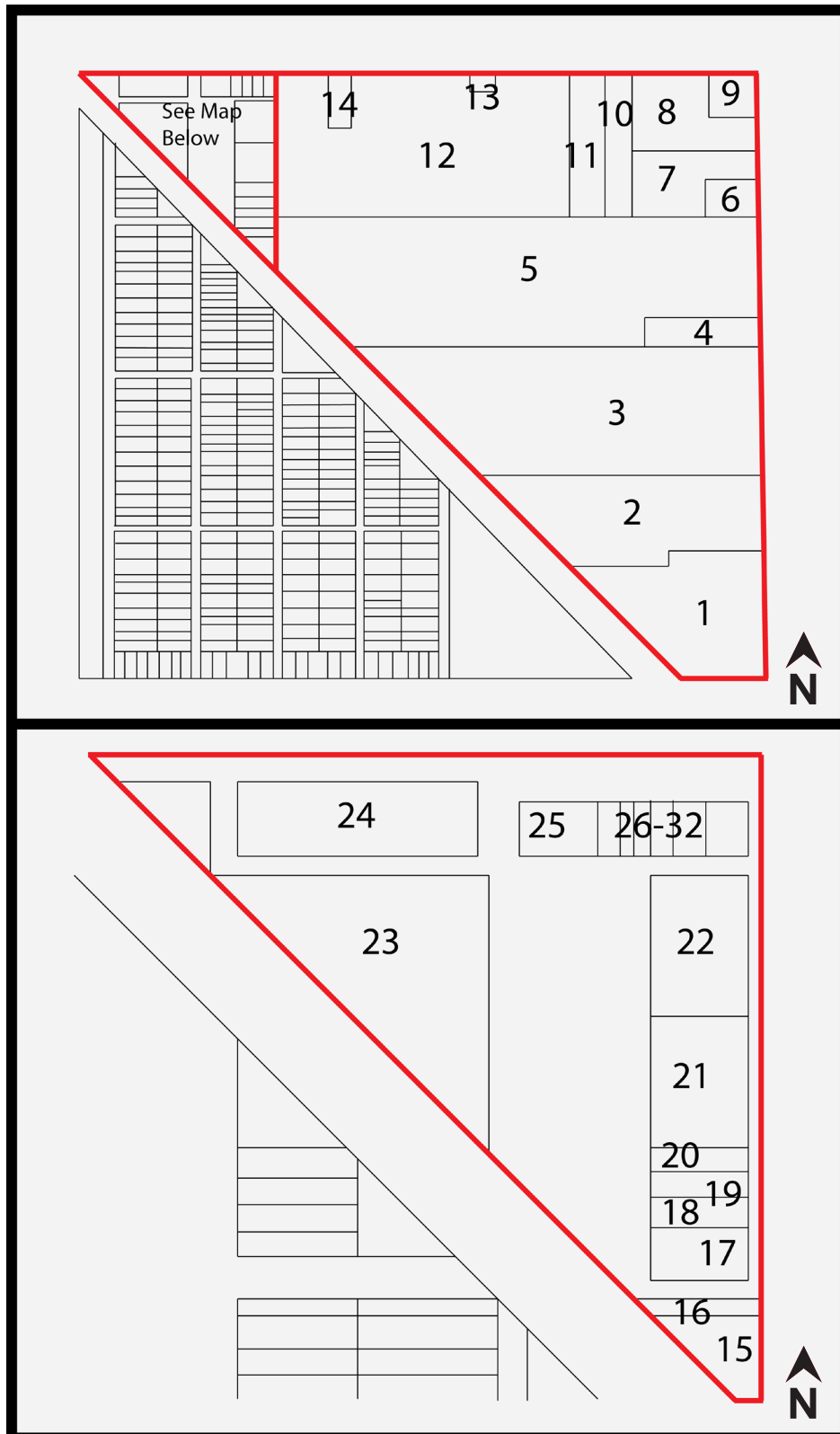
Future Zoning Map



Source: City of Detroit Planning Department

Map 15 Current Zoning Map

Source: Wayne County GIS with MSU Team Overlay



Map 16
District Recommendation Map



Appendix B: Tables

Table 1
Population

Region	1990	2000	2010
Michigan	9,295,297	9,938,444	9,883,640
Male	4,512,781	4,873,095	4,848,114
Female	4,782,516	5,065,349	5,035,526
Wayne County	2,111,687	2,061,162	1,820,584
Male	1,001,026	988,933	874,161
Female	1,110,661	1,072,229	946,423
5 Mile Radius	514,968	493,338	398,625
Male	238,138	233,274	189,183
Female	276,830	260,064	209,442
3 Mile Radius	200,217	199,440	163,541
Male	92,878	94,587	78,243
Female	107,339	104,853	85,298
1 Mile Radius	22,966	22,448	17,330
Male	10,572	10,645	8,184
Female	12,394	11,803	9,146

Source: US Census Bureau

Table 2
Population by Race

Race	1 Mile Radius	3 Mile Radius	Wayne County	Michigan
Population Reporting One Race	16,886	158,254	1,776,730	9,653,321
White	3,670	55,483	951,936	7,803,120
Black	13,032	99,052	737,943	1,400,362
American Indian	44	402	6,991	62,007
Asian	47	1,088	45,915	238,199
Pacific Islander	4	41	404	2,604
Other Race	89	2,188	33,541	147,029
Population Reporting Two or More Races	444	5,287	43,854	230,319
Total Hispanic Population	212	5,560	95,260	436,358

Source: US Census Bureau

Table 3
Population by Age

Age Distribution	1 Mile Radius			3 Mile Radius			Wayne County			Michigan		
	1990	2000	2010	1990	2000	2010	1990	2000	2010	1990	2000	2010
Age 0 - 4	2,325	2,088	1,372	18,264	17,781	13,206	170,851	152,600	118,450	702,554	672,005	596,286
Age 5 - 9	1,964	2,406	1,357	15,928	20,142	13,657	154,194	175,610	124,104	692,247	745,181	637,784
Age 10 - 14	2,013	2,093	1,456	15,892	17,695	13,999	151,000	162,482	131,120	666,370	747,012	675,216
Age 15 - 19	2,158	1,686	1,614	17,047	14,487	15,439	159,187	138,992	144,913	696,803	719,867	739,599
Age 20 - 24	1,911	1,660	1,341	16,140	13,518	12,448	154,593	128,115	119,980	705,318	643,839	669,072
Age 25 - 29	1,867	1,886	1,082	16,945	16,190	10,278	174,944	150,308	109,100	764,262	654,629	589,583
Age 30 - 34	1,982	1,739	999	17,281	15,350	9,810	185,129	154,002	109,693	810,291	707,542	574,566
Age 35 - 39	1,825	1,526	1,143	15,469	14,156	10,901	167,021	158,393	120,888	749,062	787,367	612,493
Age 40 - 44	1,617	1,462	1,159	13,178	13,489	10,640	144,403	161,457	124,004	657,087	811,006	665,481
Age 45 - 49	1,131	1,444	1,111	9,590	12,067	10,279	111,004	144,991	131,621	523,730	734,905	744,581
Age 50 - 54	783	1,306	1,109	7,725	10,668	10,061	90,654	124,342	137,378	424,389	633,034	765,452
Age 55 - 59	698	897	1,006	7,107	7,621	8,795	88,403	90,785	120,422	392,787	485,895	683,186
Age 60 - 64	692	608	864	7,661	6,089	7,648	95,802	70,103	98,208	401,936	377,144	568,811
Age 65 - 69	626	464	615	7,322	5,198	5,269	91,027	64,715	67,867	369,111	328,835	418,625
Age 70 - 74	538	398	372	5,945	5,152	3,859	69,672	65,323	49,688	286,727	314,045	306,084
Age 75 - 79	400	353	277	4,392	4,382	2,807	49,756	55,695	42,228	212,494	260,144	244,085
Age 80 - 84	240	246	212	2,434	3,127	2,327	29,345	36,031	36,601	133,222	173,534	200,855
Age 85+	195	188	240	1,897	2,328	2,118	24,702	27,218	34,319	106,907	142,460	191,881
Age 18+	15,388	14,803	12,176	139,995	134,847	113,377	1,541,050	1,483,482	1,358,789	6,836,532	7,342,677	7,539,572
Age 65+	1,999	1,648	1,716	21,990	20,187	16,380	264,502	248,982	230,703	1,108,461	1,219,018	1,361,530
Median Age	28	28	32	30	30	31	33	34	37	33	36	39

Source: US Census Bureau

Table 4
Educational Enrollment: 1 Mile

Population 3+	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Public Preschool/Kindergarten	256	1.20%	798	3.80%	659	3.28%
Private Preschool/Kindergarten	106	0.50%	192	0.90%	64	0.32%
Public Elementary/High School	4,769	22.20%	5,002	23.60%	4,541	22.62%
Private Elementary/High School	468	2.20%	341	1.60%	229	1.14%
Public College	1,197	5.60%	820	3.90%	1,187	5.91%
Private College	297	1.40%	243	1.10%	303	1.51%
Not Enrolled in School	14,421	67.00%	13,818	65.10%	12,940	64.47%
TOTAL	21,515		21,215		20,072	

Source: ESRI Community Analyst

Table 5
Educational Enrollment: 3 Mile

Population 3+	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Public Preschool/Kindergarten	2145	1.10%	6500	3.40%	5372	2.95%
Private Preschool/Kindergarten	976	0.50%	1290	0.70%	913	0.50%
Public Elementary/High School	35,646	18.90%	40,689	21.50%	37,615	20.63%
Private Elementary/High School	5101	2.70%	3709	2.00%	2800	1.54%
Public College	11,583	6.10%	8405	4.50%	10,650	5.84%
Private College	3017	1.60%	2686	1.40%	1997	1.09%
Not Enrolled in School	130,543	69.10%	125,556	66.50%	121,053	66.39%
TOTAL	189,011		188,835		182,335	

Source: ESRI Community Analyst

Table 6

Educational Enrollment: Wayne County

Population 3+	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Public Preschool/Kindergarten	27570	1.40%	53830	2.70%	43157	2.40%
Private Preschool/Kindergarten	12928	0.60%	17663	0.90%	12158	0.68%
Public Elementary/High School	339,137	16.90%	363,832	18.50%	317,831	17.68%
Private Elementary/High School	47640	2.40%	41682	2.10%	29451	1.64%
Public College	113,283	5.60%	86279	4.40%	91,079	5.07%
Private College	28694	1.40%	24567	1.20%	20401	1.14%
Not Enrolled in School	1,438,276	71.60%	1,382,941	70.20%	1,262,046	70.22%
TOTAL	2,007,528		1,970,794		1,797,345	

Source: ESRI Community Analyst

Table 7

Educational Enrollment: Michigan

Population 3+	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Public Preschool/Kindergarten	141910	1.60%	239668	2.50%	202914	2.12%
Private Preschool/Kindergarten	57189	0.60%	82601	0.90%	80240	0.84%
Public Elementary/High School	1,494,272	16.80%	1,633,308	17.10%	1,527,772	15.93%
Private Elementary/High School	168382	1.90%	188965	2.00%	160828	1.68%
Public College	606,057	6.80%	524601	5.50%	547,863	5.71%
Private College	113232	1.30%	111235	1.20%	108260	1.13%
Not Enrolled in School	6,295,280	70.90%	6,761,690	70.90%	6,833,844	71.25%
TOTAL	8,876,322		9,542,068		9,590,826	

Source: ESRI Community Analyst

Table 8

Educational Attainment: 1 Mile

Population 25+	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Less than 9th Grade	1,281	10.20%	967	7.70%	790	6.40%
9th to 12th Grade, No Diploma	2,954	23.40%	2,842	22.80%	2,013	16.10%
High School Graduate	3,987	31.60%	4,196	33.60%	4,533	36.50%
Some College, No Degree	2,734	21.70%	2,913	23.30%	3,005	24.20%
Associate Degree	922	7.30%	593	4.70%	922	8.00%
Bachelor's Degree	460	3.70%	697	5.60%	604	4.90%
Master's/Professional/Doctorate	267	2.10%	271	2.20%	355	2.90%
TOTAL	12,605		12,479		12,291	

Table 9

Educational Attainment: 3 Mile

Source: ESRI Community Analyst

Population 25+	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Less than 9th Grade	12,596	10.80%	9846	8.50%	6981	6.10%
9th to 12th Grade, No Diploma	26,583	22.70%	24,293	20.90%	17,391	15.30%
High School Graduate	35,706	30.50%	36,354	31.30%	39,294	34.60%
Some College, No Degree	24,849	21.20%	26,717	23.00%	25,552	22.50%
Associate Degree	6646	5.70%	6227	5.40%	7420	6.50%
Bachelor's Degree	7093	6.10%	8264	7.10%	9451	8.30%
Master's/Professional/Doctorate	3678	3.10%	4271	3.70%	5096	4.40%
TOTAL	117,150		115,972		111,187	

Table 10

Educational Attainment: Wayne County

Source: ESRI Community Analyst

Population 25+	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Less than 9th Grade	126,447	9.50%	80328	6.20%	61477	5.10%
9th to 12th Grade, No Diploma	271,585	20.50%	220,178	16.90%	140,781	11.70%
High School Graduate	400,583	30.20%	399,885	30.60%	388,757	32.20%
Some College, No Degree	268,903	20.30%	303,851	23.30%	288,450	23.90%
Associate Degree	76295	5.80%	76254	5.80%	83472	6.90%
Bachelor's Degree	114779	8.70%	141866	10.90%	151251	12.50%
Master's/Professional/Doctorate	66043	5.00%	82926	6.40%	93149	7.70%
TOTAL	1,324,635		1,305,288		1,207,337	

Table 11

Educational Attainment: Michigan

Source: ESRI Community Analyst

Population 25+	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Less than 9th Grade	452,893	7.80%	299014	4.70%	232970	3.50%
9th to 12th Grade, No Diploma	903,866	15.50%	765,119	11.90%	552,198	8.40%
High School Graduate	1,887,449	32.30%	2,010,861	31.30%	2,064,575	31.50%
Some College, No Degree	1,191,518	20.40%	1,496,576	23.30%	1,538,716	23.40%
Associate Degree	392869	6.70%	448112	7.00%	532181	8.10%
Bachelor's Degree	638267	10.90%	878680	13.70%	1014345	15.50%
Master's/Professional/Doctorate	375780	6.40%	517579	8.10%	627038	9.60%
TOTAL	5,842,642		6,415,941		6,561,843	

Source: ESRI Community Analyst

Table 12

Housing Occupancy: 1 Mile

Housing Occupancy	2000		2010	
	Number	Percent	Number	Percent
Occupied	7,617	93.5%	6,878	83.1%
Owner	4,355	53.5%	3,815	46.1%
Renter	3,262	40.1%	3,063	37.0%
Vacant	521	6.4%	1,399	16.9%
Total Housing Units	8,144	100%	8,277	100%

Source: ESRI Community Analyst

Table 13

Housing Occupancy: 3 Mile

Housing Occupancy	2000		2010	
	Number	Percent	Number	Percent
Occupied	69,088	92.6%	62,330	82.3%
Owner	42,814	57.4%	37,587	49.6%
Renter	26,273	35.2%	24,743	32.7%
Vacant	5,567	7.5%	13,407	17.7%
Total Housing Units	74,639	100%	75,737	100%

Source: ESRI Community Analyst

Table 14

Housing Occupancy: Wayne County

Housing Occupancy	2000		2010	
	Number	Percent	Number	Percent
Occupied	3,785,661	89.4%	3,885,942	84.4%
Owner	2,793,124	66.0%	2,840,281	61.7%
Renter	992,537	23.4%	1,045,661	22.7%
Vacant	448,618	10.6%	716,794	15.6%
Total Housing Units	4,234,279	100%	4,602,736	100%

Source: ESRI Community Analyst

Table 15

Housing Occupancy: Michigan

Housing Occupancy	2000		2010	
	Number	Percent	Number	Percent
Occupied	3,785,661	89.4%	3,885,942	84.4%
Owner	2,793,124	66.0%	2,840,281	61.7%
Renter	992,537	23.4%	1,045,661	22.7%
Vacant	448,618	10.6%	716,794	15.6%
Total Housing Units	4,234,279	100%	4,602,736	100%

Source: ESRI Community Analyst

Table 16

Employment: 1 Mile

Population 16+ by Employment Status	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
In Labor Force	9,872	60.7%	8,651	56.1%	8,171	N/A
Civilian Employed	7,998	49.2%	7,617	49.4%	6,022	73.7%
Civilian Unemployed	1,847	11.4%	1,034	6.7%	2,149	0.3%
In Armed Forces	27	0.2%	0	0.0%	N/A	N/A
Not in Labor Force	6,391	39.3%	6,777	43.9%	N/A	N/A
Total	16,262		15,428		N/A	

Workers 16+ by Place of Work	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Worked in State of Residence	7,728	99.7%	7,290	99.8%	5,943	99.6%
Worked in County of Residence	5,982	77.2%	5,516	75.5%	4,732	79.3%
Worked outside County of Residence	1,746	22.5%	1,774	24.3%	1,211	20.3%
Worked outside State of Residence	22	0.3%	18	0.2%	22	0.4%
Total	7,750		7,308		5,965	

Source: ESRI Community Analyst

Table 17

Employment: 3 Mile

Population 16+ by Employment Status	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
In Labor Force	88,086	59.8%	78,092	55.4%	73,151	N/A
Civilian Employed	73,625	50.0%	69,223	49.1%	54,644	74.7%
Civilian Unemployed	14,306	9.7%	8,856	6.3%	18,507	25.3%
In Armed Forces	155	0.1%	13	0.0%	N/A	N/A
Not in Labor Force	59,208	40.2%	62,811	44.6%	N/A	N/A
Total	147,294		140,903		N/A	

Workers 16+ by Place of Work	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Worked in State of Residence	71,359	99.6%	66,645	99.6%	58,450	99.3%
Worked in County of Residence	56,314	78.6%	51,608	77.2%	45,836	77.8%
Worked outside County of Residence	15,045	21.0%	15,036	22.5%	12,614	21.4%
Worked outside State of Residence	322	0.4%	248	0.4%	441	0.7%
Total	71,681		66,893		58,891	

Source: ESRI Community Analyst

Table 18
Employment: Wayne County

Population 16+ by Employment Status	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
In Labor Force	964,645	60.1%	930,640	60.4%	842,567	59.4%
Civilian Employed	843,731	52.6%	851,110	55.2%	661,178	46.6%
Civilian Unemployed	119,374	7.4%	79,109	5.1%	181,072	12.8%
In Armed Forces	1,540	0.1%	421	0.0%	317	0.0%
Not in Labor Force	640,516	39.9%	610,819	39.6%	575,393	40.6%
Total	1,605,161		1,541,459		1,417,960	

Workers 16+ by Place of Work	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Worked in State of Residence	818,324	99.5%	823,411	99.5%	638,313	98.9%
Worked in County of Residence	633,415	77.0%	618,405	74.7%	476,489	73.8%
Worked outside County of Residence	184,909	22.5%	205,006	24.8%	161,824	25.1%
Worked outside State of Residence	4,296	0.5%	3,900	0.5%	6,928	1.1%
Total	822,620		827,311		645,247	

Source: ESRI Community Analyst

Table 19
Employment: Michigan

Population 16+ by Employment Status	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
In Labor Force	4,554,160	64.1%	4,926,463	64.6%	4,874,698	62.2%
Civilian Employed	4,166,196	58.7%	4,637,461	60.8%	4,137,510	52.8%
Civilian Unemployed	374,341	5.3%	284,992	3.7%	733,164	9.4%
In Armed Forces	13,623	0.2%	4,010	0.1%	4,024	0.1%
Not in Labor Force	2,547,860	35.9%	2,704,182	35.4%	2,647,682	37.8%
Total	7,102,020		7,630,645		7,833,379	

Workers 16+ by Place of Work	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Worked in State of Residence	4,020,628	98.5%	4,468,252	98.4%	3,959,829	97.9%
Worked in County of Residence	3,014,822	73.8%	3,220,612	70.9%	2,807,070	69.4%
Worked outside County of Residence	1,005,806	24.6%	1,247,640	27.5%	1,152,759	28.5%
Worked outside State of Residence	61,775	1.5%	72,120	1.6%	84,940	2.1%
Total	4,082,403		4,540,372		4,044,769	

Source: ESRI Community Analyst

Table 20

Income: 1 Mile

Income Bracket	2000		2010	
	Number	Percent	Number	Percent
<\$15,000	2108	27.8	1,902	32.1%
\$15,000 - \$24,999	1348	17.8	1,012	17.1%
\$25,000 - \$34,999	1006	13.3	786	13.3%
\$35,000 - \$49,999	1257	16.6	822	13.9%
\$50,000 - \$74,999	975	12.8	799	13.5%
\$75,000 - \$99,999	564	7.4	301	5.1%
\$100,000 - \$149,999	214	2.8	237	4.0%
\$150,000 - \$199,999	27	0.4	32	0.5%
\$200,000+	80	1.1	31	0.5%

Median Household Income	\$27,755	\$25,441
Average Household Income	\$38,726	\$35,934
Per Capita Income	\$13,230	\$13,025

Source: ESRI Community Analyst

Table 21

Income: 3 Mile

Income Bracket	2000		2010	
	Number	Percent	Number	Percent
<\$15,000	16436	23.8	15,045	27.5%
\$15,000 - \$24,999	11270	16.3	7,956	14.6%
\$25,000 - \$34,999	9901	14.3	7,753	14.2%
\$35,000 - \$49,999	11728	17	8,565	15.7%
\$50,000 - \$74,999	10855	15.7	8,326	15.2%
\$75,000 - \$99,999	4963	7.2	3,568	6.5%
\$100,000 - \$149,999	2906	4.2	2,505	4.6%
\$150,000 - \$199,999	485	0.7	549	1.0%
\$200,000+	558	0.8	363	0.7%

Median Household Income	\$31,385	\$29,795
Average Household Income	\$41,172	\$40,410
Per Capita Income	\$14,424	\$13,942

Source: ESRI Community Analyst

Table 22

Poverty: 1 & 3 Mile

	2000 Poverty Rates		2010 Poverty Rates	
1 Mile	1927	25.40%	2389	32.60%
3 Mile	14689	21.30%	16958	26.80%

Source: ESRI Community Analyst

Table 23
Income: Wayne County

Income Bracket	2000		2010	
	Number	Percent	Number	Percent
<\$15,000	141076	18.4	136,546	19.7%
\$15,000 - \$24,999	99816	13	84,564	12.2%
\$25,000 - \$34,999	93954	12.2	81,667	11.8%
\$35,000 - \$49,999	119059	15.5	102,106	14.8%
\$50,000 - \$74,999	144208	18.8	118,224	17.1%
\$75,000 - \$99,999	81981	10.7	69,835	10.1%
\$100,000 - \$149,999	62511	8.1	64,648	9.3%
\$150,000 - \$199,999	13796	1.8	19,131	2.8%
\$200,000+	12225	1.6	15,076	2.2%
Median Household Income	\$40,810		\$40,165	
Average Household Income	\$53,154		\$55,611	
Per Capita Income	\$20,058		\$21,844	

Source: ESRI Community Analyst

Table 24
Income: Michigan

Income Bracket	2000		2010	
	Number	Percent	Number	Percent
<\$15,000	533038	14.1%	579,605	15.0%
\$15,000 - \$24,999	469100	12.4%	476,213	12.3%
\$25,000 - \$34,999	470419	12.4%	449,135	11.6%
\$35,000 - \$49,999	624326	16.5%	592,314	15.3%
\$50,000 - \$74,999	778755	20.6%	719,711	18.6%
\$75,000 - \$99,999	432681	11.4%	440,093	11.4%
\$100,000 - \$149,999	324966	8.6%	394,893	10.2%
\$150,000 - \$199,999	79291	2.1%	112,416	2.9%
\$200,000+	26204	2.0%	96,656	2.5%
Median Household Income	\$44,683		\$44,734	
Average Household Income	\$57,400		\$59,837	
Per Capita Income	\$22,168		\$24,015	

Source: ESRI Community Analyst

Table 25
Poverty: Wayne County & Michigan

	2000 Poverty Rates		2010 Poverty Rates	
Wayne	114801	14.90%	130964	18.60%
Michigan	382871	10.10%	527903	13.60%

Source: ESRI Community Analyst

Table 26
Retail Market Profile: 1 Mile

Industry Summary	NAICS	Retail Potential (Demand)	Retail Sales (Supply)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$114,052,853	\$74,627,565	\$39,425,287	20.9	128
Total Retail Trade	44-45	\$97,388,094	\$62,385,094	\$35,003,000	21.9	92
Total Food & Drink	722	\$16,664,759	\$12,242,471	\$4,422,287	15.3	36
Industry Group	NAICS	Retail Potential (Demand)	Retail Sales (Supply)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$22,556,378	\$11,675,138	\$10,881,240	31.8	27
Automobile Dealers	4411	\$19,196,355	\$8,421,885	\$10,774,470	39.0	18
Other Motor Vehicle Dealers	4412	\$1,353,991	\$274,141	\$1,079,850	66.3	1
Auto Parts, Accessories & Tire Stores	4413	\$2,006,032	\$2,979,112	-\$973,080	-19.5	8
Furniture & Home Furnishings Stores	442	\$2,403,510	\$643,220	\$1,760,290	57.8	2
Furniture Stores	4421	\$1,513,273	\$401,169	\$1,112,104	58.1	1
Home Furnishings Stores	4422	\$890,237	\$242,051	\$648,186	57.2	1
Electronics & Appliance Stores	4431	\$3,362,579	\$712,950	\$2,649,629	65.0	3
Bldg Materials, Garden Equip. & Supply Stores	444	\$3,139,837	\$323,518	\$2,816,319	81.3	3
Bldg Material & Supplies Dealers	4441	\$2,932,850	\$323,518	\$2,609,331	80.1	3
Lawn & Garden Equip & Supply Stores	4442	\$206,988	\$0	\$206,988	100.0	0
Food & Beverage Stores	445	\$15,509,765	\$13,468,826	\$2,040,938	7.0	19
Grocery Stores	4451	\$11,504,307	\$9,040,720	\$2,463,587	12.0	9
Specialty Food Stores	4452	\$1,412,795	\$830,707	\$582,088	25.9	5
Beer, Wine & Liquor Stores	4453	\$2,592,663	\$3,597,399	-\$1,004,736	-16.2	5
Health & Personal Care Stores	4,464,461	\$5,387,471	\$6,526,985	-\$1,139,515	-9.6	8
Gasoline Stations	4,474,471	\$17,010,745	\$16,029,305	\$981,440	3.0	6

Source: ESRI Community Analyst

Table 27
Retail Market Profile: 1 Mile (Continued)

Industry Group	NAICS	Retail Potential (Demand)	Retail Sales (Supply)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Clothing & Clothing Accessories Stores	448	\$4,283,031	\$1,371,618	\$2,911,413	51.5	8
Clothing Stores	4481	\$3,267,153	\$1,333,841	\$1,933,312	42.0	8
Shoe Stores	4482	\$584,074	\$0	\$584,074	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$431,804	\$37,777	\$394,027	83.9	0
Sporting Goods, Hobby, Book & Music Stores	451	\$1,679,751	\$420,850	\$1,258,902	59.9	3
Sporting Goods/Hobby/Musical Instr Stores	4511	\$748,074	\$197,044	\$551,030	58.3	2
Book, Periodical & Music Stores	4512	\$931,677	\$223,806	\$707,871	61.3	1
General Merchandise Stores	452	\$17,642,184	\$10,280,838	\$7,361,347	26.4	4
Department Stores Excluding Leased Depts	4521	\$6,017,298	\$0	\$6,017,298	100.0	0
Other General Merchandise Stores	4529	\$11,624,886	\$10,280,838	\$1,344,048	6.1	4
Miscellaneous Store Retailers	453	\$1,968,830	\$931,846	\$1,036,984	35.7	9
Florists	4531	\$156,130	\$8,698	\$147,432	89.4	0
Office Supplies, Stationery & Gift Stores	4532	\$842,950	\$422,111	\$420,839	33.3	4
Used Merchandise Stores	4533	\$67,882	\$33,087	\$34,795	34.5	1
Other Miscellaneous Store Retailers	4539	\$901,869	\$467,950	\$433,918	31.7	3
Nonstore Retailers	454	\$2,444,013	\$0	\$2,444,013	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$686,827	\$0	\$686,827	100.0	0
Vending Machine Operators	4542	\$685,905	\$0	\$685,905	100.0	0
Direct Selling Establishments	4543	\$1,071,280	\$0	\$1,071,280	100.0	0
Food Services & Drinking Places	722	\$16,664,759	\$12,242,471	\$4,422,287	15.3	36
Full-Service Restaurants	7221	\$6,485,853	\$3,600,713	\$2,885,140	28.6	18
Limited-Service Eating Places	7222	\$7,962,158	\$6,409,823	\$1,552,336	10.8	8
Special Food Services	7223	\$1,536,984	\$1,089,380	\$447,604	17.0	2
Drinking Places - Alcoholic Beverages	7224	\$679,763	\$1,142,556	-\$462,793	-25.4	8

Source: ESRI Community Analyst

Table 28
Retail Market Profile: 3 Mile

Industry Summary		NAICS	Retail Potential (Demand)	Retail Sales (Supply)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink		44-45,722	\$1,128,163,602	\$878,507,636	\$249,655,967	12.4	1,161
Total Retail Trade		44-45	\$963,600,849	\$770,281,235	\$193,319,614	11.1	889
Total Food & Drink		722	\$164,562,753	\$108,226,401	\$56,336,352	20.7	272
Industry Group		NAICS	Retail Potential (Demand)	Retail Sales (Supply)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers		441	\$222,805,365	\$144,207,306	\$78,598,059	21.4	105
Automobile Dealers		4411	\$188,928,643	\$128,938,596	\$59,990,047	18.9	61
Other Motor Vehicle Dealers		4412	\$13,957,310	\$1,602,673	\$12,354,637	79.4	4
Auto Parts, Accessories & Tire Stores		4413	\$19,919,412	\$13,666,037	\$6,253,375	18.6	41
Furniture & Home Furnishings Stores		442	\$24,248,836	\$16,449,715	\$7,799,121	19.2	32
Furniture Stores		4421	\$15,157,234	\$13,581,295	\$1,575,939	5.5	14
Home Furnishings Stores		4422	\$9,091,602	\$2,868,420	\$6,223,182	52.0	19
Electronics & Appliance Stores		4431	\$33,418,655	\$24,702,093	\$8,716,562	15.0	44
Bldg Materials, Garden Equip. & Supply Stores		444	\$33,139,372	\$19,759,112	\$13,380,259	25.3	50
Bldg Material & Supplies Dealers		4441	\$30,994,500	\$18,998,886	\$11,995,613	24.0	43
Lawn & Garden Equip & Supply Stores		4442	\$2,144,872	\$760,226	\$1,384,646	47.7	7
Food & Beverage Stores		445	\$152,764,964	\$121,990,302	\$30,774,661	11.2	177
Grocery Stores		4451	\$113,326,569	\$80,475,236	\$32,851,333	17.0	77
Specialty Food Stores		4452	\$13,923,091	\$13,529,742	\$393,349	1.4	50
Beer, Wine & Liquor Stores		4453	\$25,515,304	\$27,985,324	-\$2,470,020	-4.6	49
Health & Personal Care Stores		4,464,461	\$53,489,664	\$52,470,439	\$1,019,225	1.0	82
Gasoline Stations		4,474,471	\$165,380,880	\$177,156,009	-\$11,775,129	-3.4	71

Source: ESRI Community Analyst

Table 29
Retail Market Profile: 3 Mile (Continued)

Industry Group	NAICS	Retail Potential (Demand)	Retail Sales (Supply)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Clothing & Clothing Accessories Stores	448	\$42,291,951	\$38,649,869	\$3,642,082	4.5	135
Clothing Stores	4481	\$32,187,396	\$28,807,416	\$3,379,980	5.5	94
Shoe Stores	4482	\$5,704,512	\$6,825,751	-\$1,121,238	-8.9	19
Jewelry, Luggage & Leather Goods Stores	4483	\$4,400,042	\$3,016,702	\$1,383,340	18.7	22
Sporting Goods, Hobby, Book & Music Stores	451	\$16,584,893	\$10,137,639	\$6,447,254	24.1	40
Sporting Goods/Hobby/Musical Instr Stores	4511	\$7,420,314	\$3,439,700	\$3,980,614	36.7	20
Book, Periodical & Music Stores	4512	\$9,164,579	\$6,697,939	\$2,466,640	15.6	20
General Merchandise Stores	452	\$174,369,418	\$149,727,811	\$24,641,607	7.6	41
Department Stores Excluding Leased Depts	4521	\$59,698,723	\$35,376,550	\$24,322,173	25.6	13
Other General Merchandise Stores	4529	\$114,670,696	\$114,351,262	\$319,434	0.1	28
Miscellaneous Store Retailers	453	\$19,679,875	\$11,704,516	\$7,975,359	25.4	110
Florists	4531	\$1,622,680	\$954,674	\$668,006	25.9	12
Office Supplies, Stationery & Gift Stores	4532	\$8,480,267	\$5,333,305	\$3,146,962	22.8	38
Used Merchandise Stores	4533	\$675,140	\$817,141	-\$142,001	-9.5	27
Other Miscellaneous Store Retailers	4539	\$8,901,787	\$4,599,395	\$4,302,392	31.9	32
Nonstore Retailers	454	\$25,426,978	\$3,326,424	\$22,100,554	76.9	3
Electronic Shopping & Mail-Order Houses	4541	\$6,848,395	\$929,017	\$5,919,378	76.1	0
Vending Machine Operators	4542	\$6,757,723	\$913,584	\$5,844,139	76.2	1
Direct Selling Establishments	4543	\$11,820,861	\$1,483,823	\$10,337,038	77.7	1
Food Services & Drinking Places	722	\$164,562,753	\$108,226,401	\$56,336,352	20.7	272
Full-Service Restaurants	7221	\$64,240,211	\$42,144,817	\$22,095,394	20.8	150
Limited-Service Eating Places	7222	\$78,511,834	\$54,097,404	\$24,414,430	18.4	69
Special Food Services	7223	\$15,155,603	\$5,369,086	\$9,786,517	47.7	12
Drinking Places - Alcoholic Beverages	7224	\$6,655,105	\$6,615,094	\$40,012	0.3	42

Source: ESRI Community Analyst

Table 30
Retail Market Profile: Wayne County

Industry Summary	NAICS	Retail Potential (Demand)	Retail Sales (Supply)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$16,229,737,898	\$12,564,873,888	\$3,664,864,010	12.7	12,229
Total Retail Trade	44-45	\$13,844,003,436	\$10,463,092,518	\$3,380,910,918	13.9	8,480
Total Food & Drink	722	\$2,385,734,462	\$2,101,781,370	\$283,953,092	6.3	3,749
Industry Group	NAICS	Retail Potential (Demand)	Retail Sales (Supply)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$3,206,110,448	\$2,065,202,766	\$1,140,907,682	21.6	869
Automobile Dealers	4411	\$2,703,377,291	\$1,779,268,149	\$924,109,142	20.6	394
Other Motor Vehicle Dealers	4412	\$214,655,213	\$71,276,761	\$143,378,452	50.1	84
Auto Parts, Accessories & Tire Stores	4413	\$288,077,944	\$214,657,856	\$73,420,088	14.6	391
Furniture & Home Furnishings Stores	442	\$367,256,481	\$224,826,608	\$142,429,873	24.1	279
Furniture Stores	4421	\$227,715,540	\$135,060,373	\$92,655,167	25.5	101
Home Furnishings Stores	4422	\$139,540,941	\$89,766,235	\$49,774,706	21.7	178
Electronics & Appliance Stores	4431	\$488,514,222	\$310,846,218	\$177,668,004	22.2	415
Buildg Materials, Garden Equip. & Supply Stores	444	\$526,531,113	\$459,417,962	\$67,113,151	6.8	612
Buildg Material & Supplies Dealers	4441	\$493,365,830	\$435,883,122	\$57,482,708	6.2	498
Lawn & Garden Equip & Supply Stores	4442	\$33,165,283	\$23,534,840	\$9,630,443	17.0	114
Food & Beverage Stores	445	\$2,162,711,776	\$1,824,986,632	\$337,725,144	8.5	1,418
Grocery Stores	4451	\$1,601,786,109	\$1,356,467,270	\$245,318,839	8.3	686
Specialty Food Stores	4452	\$196,886,744	\$169,055,615	\$27,831,129	7.6	268
Beer, Wine & Liquor Stores	4453	\$364,038,923	\$299,463,747	\$64,575,176	9.7	464
Health & Personal Care Stores	4,464,461	\$757,219,739	\$606,676,177	\$150,543,562	11.0	848
Gasoline Stations	4,474,471	\$2,299,372,709	\$1,861,041,852	\$438,330,857	10.5	663

Source: ESRI Community Analyst

Table 31
Retail Market Profile: Wayne County (Continued)

Industry Group	NAICS	Retail Potential (Demand)	Retail Sales (Supply)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Clothing & Clothing Accessories Stores	448	\$616,810,576	\$450,235,859	\$166,574,717	15.6	1,158
Clothing Stores	4481	\$467,948,144	\$359,256,424	\$108,691,720	13.1	816
Shoe Stores	4482	\$80,899,583	\$57,710,005	\$23,189,578	16.7	164
Jewelry, Luggage & Leather Goods Stores	4483	\$67,962,849	\$33,269,430	\$34,693,419	34.3	178
Sporting Goods, Hobby, Book & Music Stores	451	\$242,520,552	\$182,299,391	\$60,221,161	14.2	477
Sporting Goods/Hobby/Musical Instr Stores	4511	\$109,343,999	\$81,213,736	\$28,130,263	14.8	331
Book, Periodical & Music Stores	4512	\$133,176,553	\$101,085,655	\$32,090,898	13.7	146
General Merchandise Stores	452	\$2,500,272,892	\$1,852,075,720	\$648,197,172	14.9	385
Department Stores Excluding Leased Depts	4521	\$868,948,178	\$541,834,886	\$327,113,292	23.2	128
Other General Merchandise Stores	4529	\$1,631,324,714	\$1,310,240,834	\$321,083,880	10.9	257
Miscellaneous Store Retailers	453	\$286,843,318	\$173,870,430	\$112,972,888	24.5	1,233
Florists	4531	\$25,193,916	\$18,500,972	\$6,692,944	15.3	178
Office Supplies, Stationery & Gift Stores	4532	\$124,834,802	\$71,320,863	\$53,513,939	27.3	396
Used Merchandise Stores	4533	\$9,968,882	\$8,284,238	\$1,684,644	9.2	207
Other Miscellaneous Store Retailers	4539	\$126,845,718	\$75,764,357	\$51,081,361	25.2	452
Nonstore Retailers	454	\$389,839,610	\$451,612,903	-\$61,773,293	-7.3	123
Electronic Shopping & Mail-Order Houses	4541	\$98,830,588	\$82,682,346	\$16,148,242	8.9	28
Vending Machine Operators	4542	\$95,949,795	\$84,506,567	\$11,443,228	6.3	61
Direct Selling Establishments	4543	\$195,059,227	\$284,423,990	-\$89,364,763	-18.6	34
Food Services & Drinking Places	722	\$2,385,734,462	\$2,101,781,370	\$283,953,092	6.3	3,749
Full-Service Restaurants	7221	\$937,572,712	\$797,162,483	\$140,410,229	8.1	1,954
Limited-Service Eating Places	7222	\$1,133,035,775	\$1,005,555,105	\$127,480,670	6.0	1,135
Special Food Services	7223	\$218,787,968	\$206,048,468	\$12,739,500	3.0	192
Drinking Places - Alcoholic Beverages	7224	\$96,338,007	\$93,015,314	\$3,322,693	1.8	468

Source: ESRI Community Analyst

Table 32
Retail Market Profile: Michigan

Industry Summary	NAICS	Retail Potential (Demand)	Retail Sales (Supply)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$97,854,618,296	\$79,659,377,748	\$18,195,240,548	10.3	75,337
Total Retail Trade	44-45	\$83,817,618,964	\$67,916,012,656	\$15,901,606,308	10.5	54,583
Total Food & Drink	722	\$14,036,999,332	\$11,743,365,092	\$2,293,634,240	8.9	20,754
Industry Group	NAICS	Retail Potential (Demand)	Retail Sales (Supply)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$19,616,045,435	\$13,263,934,563	\$6,352,110,872	19.3	6,437
Automobile Dealers	4411	\$16,519,968,742	\$10,756,511,794	\$5,763,456,948	21.1	2,682
Other Motor Vehicle Dealers	4412	\$1,531,442,479	\$1,210,473,241	\$320,969,238	11.7	1,269
Auto Parts, Accessories & Tire Stores	4413	\$1,564,634,214	\$1,296,949,528	\$267,684,686	9.4	2,486
Furniture & Home Furnishings Stores	442	\$2,354,881,166	\$1,820,082,903	\$534,798,263	12.8	2,617
Furniture Stores	4421	\$1,575,674,020	\$1,235,446,313	\$340,227,707	12.1	990
Home Furnishings Stores	4422	\$779,207,146	\$584,636,590	\$194,570,556	14.3	1,627
Electronics & Appliance Stores	4431	\$2,768,378,101	\$2,183,416,955	\$584,961,146	11.8	3,305
Bldg Materials, Garden Equip. & Supply Stores	444	\$3,393,555,810	\$3,103,512,139	\$290,043,671	4.5	5,464
Bldg Material & Supplies Dealers	4441	\$3,008,828,164	\$2,746,406,502	\$262,421,662	4.6	4,150
Lawn & Garden Equip & Supply Stores	4442	\$384,727,646	\$357,105,637	\$27,622,009	3.7	1,314
Food & Beverage Stores	445	\$13,116,809,090	\$11,686,546,953	\$1,430,262,137	5.8	6,355
Grocery Stores	4451	\$11,010,390,149	\$9,948,833,802	\$1,061,556,347	5.1	3,641
Specialty Food Stores	4452	\$875,112,815	\$799,143,998	\$75,968,817	4.5	1,390
Beer, Wine & Liquor Stores	4453	\$1,231,306,126	\$938,569,153	\$292,736,973	13.5	1,324
Health & Personal Care Stores	4,464,461	\$3,722,063,087	\$3,312,934,850	\$409,128,237	5.8	4,342
Gasoline Stations	4,474,471	\$14,433,932,230	\$12,800,453,644	\$1,633,478,586	6.0	3,390

Source: ESRI Community Analyst

Table 33
Retail Market Profile: Michigan (Continued)

Industry Group	NAICS	Retail Potential (Demand)	Retail Sales (Supply)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Clothing & Clothing Accessories Stores	448	\$3,215,776,182	\$2,509,452,125	\$706,324,057	12.3	6,067
Clothing Stores	4481	\$2,457,317,403	\$1,997,480,450	\$459,836,953	10.3	4,098
Shoe Stores	4482	\$353,938,026	\$254,774,030	\$99,163,996	16.3	779
Jewelry, Luggage & Leather Goods Stores	4483	\$404,520,753	\$257,197,645	\$147,323,108	22.3	1,190
Sporting Goods, Hobby, Book & Music Stores	451	\$1,267,058,535	\$1,068,281,684	\$198,776,851	8.5	4,130
Sporting Goods/Hobby/Musical Instr Stores	4511	\$676,543,803	\$638,570,663	\$37,973,140	2.9	3,349
Book, Periodical & Music Stores	4512	\$590,514,732	\$429,711,021	\$160,803,711	15.8	781
General Merchandise Stores	452	\$16,115,892,400	\$12,851,934,788	\$3,263,957,612	11.3	2,369
Department Stores Excluding Leased Depts	4521	\$6,220,106,879	\$4,667,377,043	\$1,552,729,836	14.3	798
Other General Merchandise Stores	4529	\$9,895,785,521	\$8,184,557,745	\$1,711,227,776	9.5	1,571
Miscellaneous Store Retailers	453	\$1,663,563,035	\$1,336,107,773	\$327,455,262	10.9	9,304
Florists	4531	\$152,805,789	\$135,344,897	\$17,460,892	6.1	1,182
Office Supplies, Stationery & Gift Stores	4532	\$684,646,105	\$543,610,098	\$141,036,007	11.5	2,792
Used Merchandise Stores	4533	\$107,774,905	\$93,176,865	\$14,598,040	7.3	1,923
Other Miscellaneous Store Retailers	4539	\$718,336,236	\$563,975,913	\$154,360,323	12.0	3,407
Nonstore Retailers	454	\$2,149,663,893	\$1,979,354,279	\$170,309,614	4.1	803
Electronic Shopping & Mail-Order Houses	4541	\$1,051,631,013	\$1,011,036,646	\$40,594,367	2.0	156
Vending Machine Operators	4542	\$428,861,059	\$373,771,155	\$55,089,904	6.9	304
Direct Selling Establishments	4543	\$669,171,821	\$594,546,478	\$74,625,343	5.9	343
Food Services & Drinking Places	722	\$14,036,999,332	\$11,743,365,092	\$2,293,634,240	8.9	20,754
Full-Service Restaurants	7221	\$6,019,786,190	\$4,907,057,798	\$1,112,728,392	10.2	10,998
Limited-Service Eating Places	7222	\$6,273,640,627	\$5,418,773,056	\$854,867,571	7.3	6,572
Special Food Services	7223	\$1,246,475,347	\$1,020,315,305	\$226,160,042	10.0	1,098
Drinking Places - Alcoholic Beverages	7224	\$497,097,168	\$397,218,933	\$99,878,235	11.2	2,086

Source: ESRI Community Analyst

Table 34
Financial Expenditures: 1 Mile

	Spending Index	Average Spent	Total
Assets			
Market Value			
Checking Accounts	51	\$2,871.39	\$17,001,978
Savings Accounts	49	\$6,303.33	\$37,322,989
U.S. Savings Bonds	53	\$211.58	\$1,252,826
Stocks, Bonds & Mutual Funds	54	\$20,220.73	\$119,730,144
Annual Changes			
Checking Accounts	54	\$135.73	\$803,694
Savings Accounts	36	\$136.75	\$809,743
U.S. Savings Bonds	-107	-\$2.48	-\$14,692
Earnings			
Dividends, Royalties, Estates, Trusts	52	\$492.42	\$2,915,701
Interest from Savings Accounts or Bonds	52	\$464.03	\$2,747,592
Retirement Plan Contributions	50	\$667.61	\$3,953,027
Liabilities			
Original Mortgage Amount	47	\$9,769.36	\$57,845,924
Vehicle Loan Amount 1	54	\$1,425.32	\$8,439,545
Amount Paid: Interest			
Home Mortgage	49	\$2,207.90	\$13,073,324
Lump Sum Home Equity Loan	47	\$59.86	\$354,458
New Car/Truck/Van Loan	55	\$110.64	\$655,137
Used Car/Truck/Van Loan	57	\$89.78	\$531,606
Amount Paid: Principal			
Home Mortgage	49	\$947.27	\$5,608,909
Lump Sum Home Equity Loan	49	\$78.69	\$465,915
New Car/Truck/Van Loan	56	\$602.20	\$3,565,743
Used Car/Truck/Van Loan	57	\$419.73	\$2,485,266
Checking Account and Banking Service Charges	56	\$15.03	\$88,973
Finance Charges, excluding Mortgage/Vehicle	55	\$129.81	\$768,645

Source: ESRI Community Analyst

Table 35
Financial Expenditures: 3 Mile

	Spending Index	Average Spent	Total
Assets			
Market Value			
Checking Accounts	58	\$3,255.63	\$177,860,545.00
Savings Accounts	56	\$7,182.28	\$392,380,514.00
U.S. Savings Bonds	59	\$236.47	\$12,918,749.00
Stocks, Bonds & Mutual Funds	60	\$22,515.05	\$1,230,035,828.00
Annual Changes			
Checking Accounts	60	\$150.71	\$8,233,427.00
Savings Accounts	39	\$147.82	\$8,075,723.00
U.S. Savings Bonds	-122	-\$2.81	-\$153,660.00
Earnings			
Dividends, Royalties, Estates, Trusts	59	\$558.62	\$30,518,451.00
Interest from Savings Accounts or Bonds	59	\$526.56	\$28,766,805.00
Retirement Plan Contributions	56	\$743.50	\$40,618,583.00
Liabilities			
Original Mortgage Amount	54	\$11,287.52	\$616,656,513.00
Vehicle Loan Amount 1	61	\$1,614.99	\$88,229,747.00
Amount Paid: Interest			
Home Mortgage	56	\$2,519.47	\$137,642,732.00
Lump Sum Home Equity Loan	54	\$68.13	\$3,722,044.00
New Car/Truck/Van Loan	62	\$124.92	\$6,824,658.00
Used Car/Truck/Van Loan	64	\$101.02	\$5,518,926.00
Amount Paid: Principal			
Home Mortgage	56	\$1,073.01	\$58,620,621.00
Lump Sum Home Equity Loan	55	\$89.29	\$4,878,110.00
New Car/Truck/Van Loan	63	\$675.11	\$36,882,348.00
Used Car/Truck/Van Loan	64	\$472.12	\$25,792,948.00
Checking Account and Banking Service Charges			
	62	\$16.83	\$919,343.00
Finance Charges, excluding Mortgage/Vehicle			
	61	\$145.38	\$7,942,376.00

Source: ESRI Community Analyst

Table 36
Financial Expenditures: Wayne County

	Spending Index	Average Spent	Total
Assets			
Market Value			
Checking Accounts	84	\$4,739.21	\$3,278,630,196.00
Savings Accounts	83	\$10,587.48	\$7,324,527,658.00
U.S. Savings Bonds	88	\$352.41	\$243,801,626.00
Stocks, Bonds & Mutual Funds	87	\$32,983.58	\$22,818,371,092.00
Annual Changes			
Checking Accounts	77	\$194.69	\$134,688,568.00
Savings Accounts	72	\$274.32	\$189,777,932.00
U.S. Savings Bonds	7	\$0.16	\$112,101.00
Earnings			
Dividends, Royalties, Estates, Trusts	85	\$811.81	\$561,616,233.00
Interest from Savings Accounts or Bonds	86	\$761.54	\$526,842,199.00
Retirement Plan Contributions	81	\$1,080.66	\$747,610,644.00
Liabilities			
Original Mortgage Amount	75	\$15,574.58	\$10,774,651,290.00
Vehicle Loan Amount 1	81	\$2,131.25	\$1,474,417,700.00
Amount Paid: Interest			
Home Mortgage	78	\$3,509.09	\$2,427,621,241.00
Lump Sum Home Equity Loan	79	\$99.95	\$69,149,693.00
New Car/Truck/Van Loan	82	\$166.30	\$115,050,013.00
Used Car/Truck/Van Loan	83	\$130.82	\$90,502,601.00
Amount Paid: Principal			
Home Mortgage	79	\$1,525.52	\$1,055,368,503.00
Lump Sum Home Equity Loan	81	\$131.73	\$91,134,780.00
New Car/Truck/Van Loan	84	\$905.07	\$626,134,329.00
Used Car/Truck/Van Loan	84	\$615.54	\$425,838,457.00
Checking Account and Banking Service Charges	83	\$22.26	\$15,396,478.00
Finance Charges, excluding Mortgage/Vehicle	83	\$197.39	\$136,558,293.00

Source: ESRI Community Analyst

Table 37
Financial Expenditures: Michigan

	Spending Index	Average Spent	Total
Assets			
Market Value			
Checking Accounts	91	\$5,141.15	\$19,850,404,440.00
Savings Accounts	91	\$11,620.09	\$44,866,166,122.00
U.S. Savings Bonds	96	\$383.01	\$1,478,827,579.00
Stocks, Bonds & Mutual Funds	92	\$34,877.57	\$134,665,268,618.00
Annual Changes			
Checking Accounts	83	\$208.77	\$806,063,999.00
Savings Accounts	83	\$312.32	\$1,205,902,010.00
U.S. Savings Bonds	70	\$1.63	\$6,286,956.00
Earnings			
Dividends, Royalties, Estates, Trusts	92	\$873.30	\$3,371,898,919.00
Interest from Savings Accounts or Bonds	91	\$809.04	\$3,123,776,463.00
Retirement Plan Contributions	90	\$1,192.39	\$4,603,927,583.00
Liabilities			
Original Mortgage Amount	83	\$17,263.66	\$66,656,448,299.00
Vehicle Loan Amount 1	91	\$2,398.20	\$9,259,645,698.00
Amount Paid: Interest			
Home Mortgage	86	\$3,874.20	\$14,958,600,881.00
Lump Sum Home Equity Loan	87	\$110.26	\$425,713,354.00
New Car/Truck/Van Loan	90	\$182.05	\$702,907,995.00
Used Car/Truck/Van Loan	93	\$146.24	\$564,627,259.00
Amount Paid: Principal			
Home Mortgage	88	\$1,698.82	\$6,559,305,324.00
Lump Sum Home Equity Loan	89	\$144.82	\$559,150,190.00
New Car/Truck/Van Loan	91	\$985.70	\$3,805,882,159.00
Used Car/Truck/Van Loan	94	\$690.03	\$2,664,280,433.00
Checking Account and Banking Service Charges	88	\$23.80	\$91,882,760.00
Finance Charges, excluding Mortgage/Vehicle	88	\$210.17	\$811,465,262.00

Source: ESRI Community Analyst

Table 38
House & Home Expenditures: 1 Mile

	Spending Index	Average Spent	Total
Owned Dwellings	49	\$5,612.15	\$33,230,410
Mortgage Interest	49	\$2,207.90	\$13,073,324
Mortgage Principal	49	\$947.27	\$5,608,909
Property Taxes	49	\$1,055.31	\$6,248,681
Homeowners Insurance	55	\$241.52	\$1,430,067
Ground Rent	55	\$38.64	\$228,784
Maintenance and Remodeling Services	48	\$923.52	\$5,468,325
Maintenance and Remodeling Materials	45	\$160.43	\$949,910
Property Management and Security	45	\$37.56	\$222,409
Rented Dwellings	65	\$2,171.79	\$12,859,498
Rent	66	\$2,070.84	\$12,261,794
Rent Received as Pay	68	\$60.18	\$356,308
Renters' Insurance	69	\$8.77	\$51,913
Maintenance and Repair Services	59	\$12.16	\$71,979
Maintenance and Repair Materials	39	\$19.84	\$117,504
Owned Vacation Homes	43	\$194.85	\$1,153,751
Mortgage Payment	45	\$88.55	\$524,312
Property Taxes	44	\$47.93	\$283,829
Homeowners Insurance	43	\$6.18	\$36,591
Maintenance and Remodeling	40	\$44.89	\$265,772
Property Management and Security	44	\$7.30	\$43,247
Housing While Attending School	53	\$41.91	\$248,152
Household Operations	51	\$785.92	\$4,653,561
Child Care	53	\$237.47	\$1,406,075
Care for Elderly or Handicapped	65	\$45.37	\$268,631
Appliance Rental and Repair	55	\$13.01	\$77,039
Computer Information Services	54	\$128.70	\$762,048
Home Security System Services	58	\$14.67	\$86,872
Non-Apparel Household Laundry/Dry Cleaning	9	\$3.33	\$19,686
Housekeeping Services	49	\$73.09	\$432,803
Lawn and Garden	50	\$201.57	\$1,193,511
Moving/Storage/Freight Express	48	\$28.46	\$168,514
PC Repair (Personal Use)	50	\$4.29	\$25,390
Reupholstering/Furniture Repair	52	\$3.99	\$23,628
Termite/Pest Control	58	\$13.67	\$80,917
Water Softening Services	48	\$2.60	\$15,407
Internet Services Away from Home	55	\$1.43	\$8,447
Voice Over IP Service	52	\$3.37	\$19,980
Other Home Services	49	\$10.91	\$64,613

Source: ESRI Community Analyst

Table 39
House & Home Expenditures: 3 Mile

	Spending Index	Average Spent	Total
Owned Dwellings	56	\$6,384.27	\$348,783,471
Mortgage Interest	56	\$2,519.47	\$137,642,732
Mortgage Principal	56	\$1,073.01	\$58,620,621
Property Taxes	56	\$1,191.53	\$65,095,232
Homeowners Insurance	62	\$272.38	\$14,880,461
Ground Rent	64	\$45.35	\$2,477,466
Maintenance and Remodeling Services	55	\$1,052.46	\$57,497,929
Maintenance and Remodeling Materials	52	\$186.32	\$10,179,113
Property Management and Security	53	\$43.75	\$2,389,916
Rented Dwellings	72	\$2,382.67	\$130,169,579
Rent	72	\$2,268.93	\$123,955,697
Rent Received as Pay	74	\$66.13	\$3,612,835
Renters' Insurance	75	\$9.49	\$518,685
Maintenance and Repair Services	66	\$13.53	\$739,382
Maintenance and Repair Materials	48	\$24.58	\$1,342,979
Owned Vacation Homes	49	\$221.16	\$12,082,613
Mortgage Payment	50	\$99.59	\$5,440,965
Property Taxes	50	\$54.33	\$2,968,159
Homeowners Insurance	49	\$7.04	\$384,425
Maintenance and Remodeling	46	\$51.82	\$2,831,230
Property Management and Security	50	\$8.38	\$457,835
Housing While Attending School	58	\$46.06	\$2,516,411
Household Operations	58	\$883.70	\$48,277,918
Child Care	59	\$263.68	\$14,405,480
Care for Elderly or Handicapped	71	\$49.65	\$2,712,342
Appliance Rental and Repair	62	\$14.72	\$803,907
Computer Information Services	61	\$143.81	\$7,856,577
Home Security System Services	65	\$16.44	\$898,396
Non-Apparel Household Laundry/Dry Cleaning	10	\$3.63	\$198,016
Housekeeping Services	56	\$83.53	\$4,563,473
Lawn and Garden	57	\$229.80	\$12,554,591
Moving/Storage/Freight Express	56	\$32.78	\$1,790,638
PC Repair (Personal Use)	57	\$4.86	\$265,343
Reupholstering/Furniture Repair	59	\$4.51	\$246,347
Termite/Pest Control	65	\$15.45	\$844,128
Water Softening Services	57	\$3.11	\$170,164
Internet Services Away from Home	62	\$1.60	\$87,465
Voice Over IP Service	57	\$3.67	\$200,581
Other Home Services	56	\$12.46	\$680,470

Source: ESRI Community Analyst

Table 40

House & Home Expenditures I: Wayne County

	Spending Index	Average Spent	Total
Owned Dwellings	80	\$9,135.00	\$6,319,682,094
Mortgage Interest	78	\$3,509.09	\$2,427,621,241
Mortgage Principal	79	\$1,525.52	\$1,055,368,503
Property Taxes	84	\$1,793.40	\$1,240,692,524
Homeowners Insurance	85	\$371.72	\$257,158,199
Ground Rent	84	\$58.96	\$40,788,518
Maintenance and Remodeling Services	80	\$1,539.13	\$1,064,784,280
Maintenance and Remodeling Materials	75	\$270.76	\$187,312,015
Property Management and Security	80	\$66.43	\$45,956,814
Rented Dwellings	89	\$2,969.71	\$2,054,473,159
Rent	90	\$2,830.71	\$1,958,311,902
Rent Received as Pay	90	\$79.69	\$55,132,485
Renters' Insurance	94	\$11.93	\$8,255,067
Maintenance and Repair Services	82	\$16.80	\$11,620,221
Maintenance and Repair Materials	59	\$30.58	\$21,153,484
Owned Vacation Homes	77	\$346.25	\$239,535,901
Mortgage Payment	77	\$153.11	\$105,920,001
Property Taxes	80	\$87.48	\$60,521,702
Homeowners Insurance	80	\$11.46	\$7,929,515
Maintenance and Remodeling	72	\$81.00	\$56,036,820
Property Management and Security	79	\$13.19	\$9,127,863
Housing While Attending School	86	\$68.18	\$47,168,489
Household Operations	80	\$1,227.66	\$849,310,870
Child Care	80	\$359.90	\$248,984,105
Care for Elderly or Handicapped	104	\$72.67	\$50,275,245
Appliance Rental and Repair	86	\$20.31	\$14,050,292
Computer Information Services	83	\$196.82	\$136,161,653
Home Security System Services	87	\$21.95	\$15,186,969
Non-Apparel Household Laundry/Dry Cleaning	13	\$4.83	\$3,342,158
Housekeeping Services	80	\$118.19	\$81,762,092
Lawn and Garden	80	\$326.28	\$225,720,529
Moving/Storage/Freight Express	74	\$43.51	\$30,099,328
PC Repair (Personal Use)	79	\$6.75	\$4,667,888
Reupholstering/Furniture Repair	82	\$6.29	\$4,352,620
Termite/Pest Control	83	\$19.67	\$13,609,460
Water Softening Services	81	\$4.43	\$3,061,491
Internet Services Away from Home	83	\$2.15	\$1,485,122
Voice Over IP Service	87	\$5.60	\$3,877,108
Other Home Services	83	\$18.32	\$12,674,810

Source: ESRI Community Analyst

Table 41
House & Home Expenditures I: Michigan

	Spending Index	Average Spent	Total
Owned Dwellings	88	\$10,060.17	\$38,843,173,203
Mortgage Interest	86	\$3,874.20	\$14,958,600,881
Mortgage Principal	88	\$1,698.82	\$6,559,305,324
Property Taxes	90	\$1,931.12	\$7,456,215,266
Homeowners Insurance	94	\$409.08	\$1,579,504,670
Ground Rent	93	\$65.34	\$252,287,796
Maintenance and Remodeling Services	88	\$1,690.67	\$6,527,809,142
Maintenance and Remodeling Materials	90	\$323.27	\$1,248,170,583
Property Management and Security	82	\$67.67	\$261,279,541
Rented Dwellings	81	\$2,703.50	\$10,438,450,731
Rent	81	\$2,561.57	\$9,890,448,603
Rent Received as Pay	83	\$74.19	\$286,462,824
Renters' Insurance	88	\$11.13	\$42,976,533
Maintenance and Repair Services	85	\$17.56	\$67,794,646
Maintenance and Repair Materials	76	\$39.05	\$150,768,124
Owned Vacation Homes	83	\$371.98	\$1,436,235,808
Mortgage Payment	84	\$165.22	\$637,909,755
Property Taxes	85	\$93.23	\$359,949,994
Homeowners Insurance	86	\$12.34	\$47,651,722
Maintenance and Remodeling	77	\$87.09	\$336,269,562
Property Management and Security	85	\$14.10	\$54,454,775
Housing While Attending School	94	\$74.47	\$287,533,796
Household Operations	87	\$1,330.34	\$5,136,553,713
Child Care	86	\$386.69	\$1,493,026,323
Care for Elderly or Handicapped	103	\$72.36	\$279,401,420
Appliance Rental and Repair	92	\$21.79	\$84,121,010
Computer Information Services	89	\$211.57	\$816,881,793
Home Security System Services	90	\$22.76	\$87,874,204
Non-Apparel Household Laundry/Dry Cleaning	13	\$4.59	\$17,726,103
Housekeeping Services	85	\$126.83	\$489,703,892
Lawn and Garden	90	\$366.82	\$1,416,325,221
Moving/Storage/Freight Express	82	\$48.32	\$186,552,841
PC Repair (Personal Use)	88	\$7.56	\$29,202,150
Reupholstering/Furniture Repair	86	\$6.63	\$25,586,222
Termite/Pest Control	91	\$21.54	\$83,153,033
Water Softening Services	101	\$5.48	\$21,139,472
Internet Services Away from Home	88	\$2.28	\$8,790,697
Voice Over IP Service	86	\$5.54	\$21,377,426
Other Home Services	88	\$19.60	\$75,691,905

Source: ESRI Community Analyst

Table 42
House & Home Expenditures II: 1 Mile

	Spending Index	Average Spent	Total
Utilities, Fuels, Public Services	58	\$2,541.61	\$15,049,298
Bottled Gas	39	\$25.62	\$151,675
Electricity	61	\$998.37	\$5,911,531
Fuel Oil	29	\$31.06	\$183,934
Natural Gas	57	\$360.38	\$2,133,847
Telephone Services	58	\$818.66	\$4,847,397
Water and Other Public Services	57	\$304.46	\$1,802,776
Coal/Wood/Other Fuel	37	\$3.06	\$18,139
Housekeeping Supplies	56	\$381.95	\$2,261,602
Laundry and Cleaning Supplies	59	\$109.24	\$646,834
Postage and Stationery	52	\$102.13	\$604,733
Other HH Products	57	\$170.58	\$1,010,034
Household Textiles	52	\$67.52	\$399,768
Bathroom Linens	57	\$9.78	\$57,922
Bedroom Linens	55	\$32.79	\$194,136
Kitchen and Dining Room Linens	55	\$1.65	\$9,761
Curtains and Draperies	45	\$12.67	\$75,050
Slipcovers, Decorative Pillows	59	\$2.43	\$14,383
Materials for Slipcovers/Curtains	49	\$7.20	\$42,611
Other Linens	59	\$1.00	\$5,904
Furniture	52	\$302.17	\$1,789,209
Mattresses and Box Springs	49	\$38.07	\$225,427
Other Bedroom Furniture	56	\$57.82	\$342,371
Sofas	51	\$74.76	\$442,645
Living Room Tables and Chairs	52	\$41.54	\$245,972
Kitchen, Dining Room Furniture	52	\$31.45	\$186,201
Infant Furniture	55	\$5.91	\$35,003
Outdoor Furniture	50	\$12.95	\$76,654
Wall Units, Cabinets, Other Furniture	51	\$39.68	\$234,936
Major Appliances	51	\$149.56	\$885,566
Dishwashers and Disposals	44	\$11.62	\$68,810
Refrigerators and Freezers	52	\$41.41	\$245,169
Clothes Washers	54	\$26.39	\$156,271
Clothes Dryers	56	\$20.68	\$122,433
Cooking Stoves and Ovens	48	\$22.11	\$130,895
Microwave Ovens	53	\$6.58	\$38,991
Window Air Conditioners	51	\$3.48	\$20,607
Electric Floor Cleaning Equipment	48	\$10.42	\$61,719
Miscellaneous Appliances	44	\$6.87	\$40,671

Source: ESRI Community Analyst

Table 43
House & Home Expenditures II: 3 Mile

	Spending Index	Average Spent	Total
Utilities, Fuels, Public Services	65	\$2,847.61	\$155,569,644
Bottled Gas	47	\$30.84	\$1,684,940
Electricity	68	\$1,117.45	\$61,048,327
Fuel Oil	34	\$36.79	\$2,009,630
Natural Gas	63	\$396.94	\$21,685,422
Telephone Services	65	\$916.48	\$50,069,045
Water and Other Public Services	65	\$345.39	\$18,869,230
Coal/Wood/Other Fuel	44	\$3.72	\$203,050
Housekeeping Supplies	63	\$430.10	\$23,496,884
Laundry and Cleaning Supplies	66	\$122.72	\$6,704,466
Postage and Stationery	59	\$116.09	\$6,342,180
Other HH Products	64	\$191.29	\$10,450,238
Household Textiles	59	\$76.25	\$4,165,536
Bathroom Linens	64	\$10.95	\$598,112
Bedroom Linens	61	\$36.80	\$2,010,486
Kitchen and Dining Room Linens	62	\$1.85	\$101,255
Curtains and Draperies	52	\$14.65	\$800,158
Slipcovers, Decorative Pillows	65	\$2.68	\$146,545
Materials for Slipcovers/Curtains	55	\$8.22	\$448,854
Other Linens	65	\$1.10	\$60,126
Furniture	59	\$341.38	\$18,650,367
Mattresses and Box Springs	57	\$44.08	\$2,408,230
Other Bedroom Furniture	63	\$65.17	\$3,560,218
Sofas	57	\$84.37	\$4,609,148
Living Room Tables and Chairs	58	\$46.79	\$2,556,447
Kitchen, Dining Room Furniture	59	\$35.38	\$1,932,684
Infant Furniture	61	\$6.60	\$360,447
Outdoor Furniture	56	\$14.39	\$786,062
Wall Units, Cabinets, Other Furniture	58	\$44.61	\$2,437,130
Major Appliances	58	\$170.29	\$9,303,382
Dishwashers and Disposals	51	\$13.50	\$737,520
Refrigerators and Freezers	59	\$47.29	\$2,583,745
Clothes Washers	61	\$29.80	\$1,627,864
Clothes Dryers	62	\$23.12	\$1,262,847
Cooking Stoves and Ovens	55	\$25.33	\$1,383,602
Microwave Ovens	60	\$7.44	\$406,474
Window Air Conditioners	58	\$3.97	\$216,874
Electric Floor Cleaning Equipment	55	\$11.95	\$652,984
Miscellaneous Appliances	50	\$7.90	\$431,472

Source: ESRI Community Analyst

Table 44

House & Home Expenditures II: Wayne County

	Spending Index	Average Spent	Total
Utilities, Fuels, Public Services	87	\$3,816.40	\$2,640,226,186
Bottled Gas	72	\$47.29	\$32,718,113
Electricity	88	\$1,448.41	\$1,002,023,887
Fuel Oil	73	\$79.69	\$55,130,128
Natural Gas	91	\$574.73	\$397,600,848
Telephone Services	86	\$1,208.29	\$835,909,284
Water and Other Public Services	85	\$452.30	\$312,905,312
Coal/Wood/Other Fuel	68	\$5.69	\$3,938,614
Housekeeping Supplies	85	\$577.35	\$399,418,641
Laundry and Cleaning Supplies	86	\$159.21	\$110,144,887
Postage and Stationery	82	\$161.73	\$111,885,627
Other HH Products	86	\$256.41	\$177,388,127
Household Textiles	81	\$104.80	\$72,502,753
Bathroom Linens	84	\$14.54	\$10,058,216
Bedroom Linens	83	\$49.87	\$34,501,933
Kitchen and Dining Room Linens	83	\$2.50	\$1,726,212
Curtains and Draperies	75	\$20.94	\$14,484,972
Slipcovers, Decorative Pillows	87	\$3.60	\$2,489,448
Materials for Slipcovers/Curtains	80	\$11.89	\$8,226,851
Other Linens	86	\$1.47	\$1,015,121
Furniture	81	\$470.77	\$325,683,398
Mattresses and Box Springs	78	\$59.96	\$41,482,564
Other Bedroom Furniture	81	\$84.73	\$58,614,829
Sofas	81	\$118.64	\$82,077,692
Living Room Tables and Chairs	82	\$65.89	\$45,579,654
Kitchen, Dining Room Furniture	82	\$49.15	\$34,002,578
Infant Furniture	83	\$9.01	\$6,232,584
Outdoor Furniture	83	\$21.54	\$14,902,463
Wall Units, Cabinets, Other Furniture	80	\$61.85	\$42,791,033
Major Appliances	80	\$236.43	\$163,564,947
Dishwashers and Disposals	75	\$19.98	\$13,825,606
Refrigerators and Freezers	80	\$63.72	\$44,083,191
Clothes Washers	83	\$40.21	\$27,818,620
Clothes Dryers	85	\$31.52	\$21,803,137
Cooking Stoves and Ovens	80	\$36.40	\$25,180,612
Microwave Ovens	83	\$10.30	\$7,122,860
Window Air Conditioners	81	\$5.49	\$3,795,230
Electric Floor Cleaning Equipment	76	\$16.67	\$11,535,277
Miscellaneous Appliances	78	\$12.14	\$8,400,414

Source: ESRI Community Analyst

Table 45

House & Home Expenditures II: Michigan

	Spending Index	Average Spent	Total
Utilities, Fuels, Public Services	92	\$4,044.23	\$15,615,107,854
Bottled Gas	102	\$67.06	\$258,920,034
Electricity	93	\$1,528.88	\$5,903,146,002
Fuel Oil	86	\$93.37	\$360,500,185
Natural Gas	93	\$591.02	\$2,281,986,158
Telephone Services	91	\$1,276.13	\$4,927,243,214
Water and Other Public Services	90	\$479.40	\$1,851,010,521
Coal/Wood/Other Fuel	100	\$8.37	\$32,301,740
Housekeeping Supplies	91	\$619.04	\$2,390,160,789
Laundry and Cleaning Supplies	91	\$168.70	\$651,349,923
Postage and Stationery	90	\$177.49	\$685,297,787
Other HH Products	92	\$272.85	\$1,053,513,079
Household Textiles	89	\$114.16	\$440,763,433
Bathroom Linens	89	\$15.29	\$59,051,729
Bedroom Linens	89	\$53.46	\$206,409,214
Kitchen and Dining Room Linens	89	\$2.65	\$10,244,343
Curtains and Draperies	85	\$23.71	\$91,531,918
Slipcovers, Decorative Pillows	90	\$3.74	\$14,422,544
Materials for Slipcovers/Curtains	93	\$13.84	\$53,450,790
Other Linens	86	\$1.46	\$5,652,896
Furniture	87	\$508.83	\$1,964,622,472
Mattresses and Box Springs	86	\$66.15	\$255,414,647
Other Bedroom Furniture	87	\$90.83	\$350,721,574
Sofas	86	\$126.36	\$487,891,922
Living Room Tables and Chairs	89	\$71.40	\$275,671,485
Kitchen, Dining Room Furniture	88	\$52.69	\$203,442,938
Infant Furniture	89	\$9.67	\$37,319,571
Outdoor Furniture	91	\$23.59	\$91,064,168
Wall Units, Cabinets, Other Furniture	88	\$68.14	\$263,096,167
Major Appliances	91	\$266.96	\$1,030,741,192
Dishwashers and Disposals	88	\$23.47	\$90,609,720
Refrigerators and Freezers	90	\$71.83	\$277,346,108
Clothes Washers	92	\$44.80	\$172,994,981
Clothes Dryers	94	\$34.96	\$134,969,856
Cooking Stoves and Ovens	89	\$40.95	\$158,102,423
Microwave Ovens	89	\$10.97	\$42,367,750
Window Air Conditioners	89	\$6.08	\$23,478,585
Electric Floor Cleaning Equipment	90	\$19.75	\$76,248,357
Miscellaneous Appliances	90	\$14.15	\$54,623,411

Source: ESRI Community Analyst

Table 46

House & Home Expenditures III: 1 Mile

	Spending Index	Average Spent	Total
Household Items			
Floor Coverings	51	\$36.77	\$217,725
Housewares	46	\$38.33	\$226,970
Small Appliances	54	\$17.15	\$101,556
Window Coverings	43	\$16.05	\$95,046
Lamps and Other Lighting Fixtures	52	\$11.88	\$70,365
Infant Equipment	15	\$2.94	\$17,422
Rental of Furniture	71	\$3.18	\$18,851
Laundry and Cleaning Equipment	55	\$11.85	\$70,152
Closet and Storage Items	10	\$2.49	\$14,747
Luggage	51	\$4.60	\$27,243
Clocks and Other Household Decoratives	16	\$30.97	\$183,386
Telephones and Accessories	38	\$15.64	\$92,622
Telephone Answering Devices	49	\$0.40	\$2,368
Grills and Outdoor Equipment	12	\$6.29	\$37,268
Power Tools	43	\$13.45	\$79,652
Hand Tools	50	\$4.98	\$29,491
Office Furniture/Equipment for Home Use	54	\$8.52	\$50,474
Computers and Hardware for Home Use	52	\$95.97	\$568,242
Software and Accessories for Home Use	52	\$14.29	\$84,623
Other Household Items	49	\$49.36	\$292,267

Source: ESRI Community Analyst

Table 47

House & Home Expenditures III: 3 Mile

	Spending Index	Average Spent	Total
Household Items			
Floor Coverings	57	\$41.28	\$2,255,316
Housewares	52	\$43.55	\$2,379,483
Small Appliances	61	\$19.36	\$1,057,588
Window Coverings	50	\$18.68	\$1,020,386
Lamps and Other Lighting Fixtures	58	\$13.34	\$729,022
Infant Equipment	17	\$3.29	\$179,547
Rental of Furniture	79	\$3.53	\$192,795
Laundry and Cleaning Equipment	62	\$13.44	\$734,337
Closet and Storage Items	11	\$2.78	\$152,002
Luggage	57	\$5.14	\$280,935
Clocks and Other Household Decoratives	17	\$34.14	\$1,865,256
Telephones and Accessories	43	\$17.58	\$960,408
Telephone Answering Devices	56	\$0.46	\$25,079
Grills and Outdoor Equipment	14	\$7.08	\$386,609
Power Tools	50	\$15.49	\$846,133
Hand Tools	56	\$5.64	\$307,857
Office Furniture/Equipment for Home Use	60	\$9.56	\$522,100
Computers and Hardware for Home Use	58	\$108.38	\$5,921,026
Software and Accessories for Home Use	58	\$16.13	\$881,241
Other Household Items	56	\$56.25	\$3,073,205

Source: ESRI Community Analyst

Table 48

House & Home Expenditures III: Wayne County

	Spending Index	Average Spent	Total
Household Items			
Floor Coverings	85	\$61.97	\$42,870,773
Housewares	71	\$59.66	\$41,271,862
Small Appliances	84	\$26.82	\$18,551,425
Window Coverings	71	\$26.87	\$18,587,840
Lamps and Other Lighting Fixtures	82	\$18.84	\$13,036,636
Infant Equipment	22	\$4.31	\$2,984,924
Rental of Furniture	93	\$4.18	\$2,893,570
Laundry and Cleaning Equipment	83	\$17.94	\$12,412,078
Closet and Storage Items	16	\$3.96	\$2,737,222
Luggage	81	\$7.29	\$5,044,779
Clocks and Other Household Decoratives	24	\$47.28	\$32,707,409
Telephones and Accessories	56	\$23.23	\$16,068,136
Telephone Answering Devices	80	\$0.66	\$454,339
Grills and Outdoor Equipment	20	\$10.22	\$7,069,272
Power Tools	71	\$22.00	\$15,221,372
Hand Tools	79	\$7.93	\$5,488,572
Office Furniture/Equipment for Home Use	83	\$13.10	\$9,062,753
Computers and Hardware for Home Use	81	\$149.90	\$103,702,940
Software and Accessories for Home Use	81	\$22.28	\$15,416,206
Other Household Items	79	\$79.06	\$54,696,752

Source: ESRI Community Analyst

Table 49

House & Home Expenditures III: Michigan

	Spending Index	Average Spent	Total
Household Items			
Floor Coverings	91	\$66.02	\$254,907,886
Housewares	78	\$65.08	\$251,297,172
Small Appliances	91	\$29.01	\$112,013,960
Window Coverings	81	\$30.63	\$118,277,101
Lamps and Other Lighting Fixtures	89	\$20.34	\$78,534,466
Infant Equipment	24	\$4.62	\$17,848,670
Rental of Furniture	88	\$3.95	\$15,251,521
Laundry and Cleaning Equipment	91	\$19.60	\$75,695,294
Closet and Storage Items	17	\$4.23	\$16,313,851
Luggage	88	\$7.93	\$30,626,782
Clocks and Other Household Decoratives	25	\$49.39	\$190,702,597
Telephones and Accessories	61	\$24.98	\$96,466,185
Telephone Answering Devices	90	\$0.73	\$2,835,570
Grills and Outdoor Equipment	22	\$11.19	\$43,196,237
Power Tools	82	\$25.51	\$98,500,327
Hand Tools	88	\$8.77	\$33,870,505
Office Furniture/Equipment for Home Use	89	\$14.17	\$54,697,104
Computers and Hardware for Home Use	88	\$163.86	\$632,690,162
Software and Accessories for Home Use	88	\$24.27	\$93,718,372
Other Household Items	88	\$88.65	\$342,272,680

Source: ESRI Community Analyst

Table 50

Household Budget: 1 Mile

	Spending Index	Average Spent	Total	Percentage
Total Expenditures	53	\$34,537.22	\$204,500,324	100.00%
Food	56	\$4,144.95	\$24,542,873	12.0%
Food at Home	56	\$2,414.76	\$14,298,189	7.0%
Food Away from Home	55	\$1,730.18	\$10,244,684	5.0%
Alcoholic Beverages	56	\$309.53	\$1,832,752	0.9%
Housing	54	\$10,562.31	\$62,541,108	30.6%
Shelter	52	\$8,020.70	\$47,491,810	23.2%
Utilities, Fuel and Public Services	58	\$2,541.61	\$15,049,298	7.4%
Household Operations	51	\$785.92	\$4,653,561	2.3%
Housekeeping Supplies	56	\$381.95	\$2,261,602	1.1%
Household Furnishings and Equipment	45	\$904.39	\$5,355,012	2.6%
Apparel and Services	38	\$883.01	\$5,228,461	2.6%
Transportation	55	\$5,327.54	\$31,545,193	15.4%
Travel	49	\$895.99	\$5,305,287	2.6%
Health Care	55	\$1,994.32	\$11,808,701	5.8%
Entertainment and Recreation	53	\$1,661.35	\$9,837,129	4.8%
Personal Care Products & Services	56	\$376.51	\$2,229,381	1.1%
Education	53	\$631.28	\$3,737,925	1.8%
Smoking Products	62	\$255.62	\$1,513,544	0.7%
Miscellaneous	51	\$578.63	\$3,426,160	1.7%
Support Payments/Cash Contributions/Gifts	55	\$1,301.74	\$7,707,797	3.8%
Life/Other Insurance	53	\$214.35	\$1,269,222	0.6%
Pensions and Social Security	52	\$3,327.83	\$19,704,614	9.6%

Source: ESRI Community Analyst

Table 51
Household Budget: 3 Mile

	Spending Index	Average Spent	Total	Percentage
Total Expenditures	60	\$38,828.99	\$2,121,294,102	100.00%
Food	62	\$4,651.35	\$254,111,420	12.0%
Food at Home	63	\$2,716.34	\$148,398,072	7.0%
Food Away from Home	62	\$1,935.02	\$105,713,349	5.0%
Alcoholic Beverages	62	\$342.55	\$18,714,145	0.9%
Housing	60	\$11,881.77	\$649,121,718	30.6%
Shelter	59	\$9,034.17	\$493,552,074	23.3%
Utilities, Fuel and Public Services	65	\$2,847.61	\$155,569,644	7.3%
Household Operations	58	\$883.70	\$48,277,918	2.3%
Housekeeping Supplies	63	\$430.10	\$23,496,884	1.1%
Household Furnishings and Equipment	51	\$1,023.03	\$55,889,614	2.6%
Apparel and Services	43	\$987.30	\$53,937,976	2.5%
Transportation	62	\$6,005.43	\$328,086,937	15.5%
Travel	55	\$1,013.84	\$55,387,604	2.6%
Health Care	63	\$2,257.34	\$123,322,598	5.8%
Entertainment and Recreation	60	\$1,868.71	\$102,090,949	4.8%
Personal Care Products & Services	63	\$422.80	\$23,098,074	1.1%
Education	59	\$695.83	\$38,014,643	1.8%
Smoking Products	68	\$280.35	\$15,315,830	0.7%
Miscellaneous	58	\$654.87	\$35,776,464	1.7%
Support Payments/Cash Contributions/Gifts	62	\$1,468.21	\$80,210,840	3.8%
Life/Other Insurance	60	\$240.70	\$13,149,787	0.6%
Pensions and Social Security	58	\$3,721.11	\$203,290,702	9.6%

Source: ESRI Community Analyst

Table 52
Household Budget: Wayne County

	Spending Index	Average Spent	Total	Percentage
Total Expenditures	82	\$53,320.83	\$36,887,884,330	100.00%
Food	84	\$6,273.24	\$4,339,892,507	11.8%
Food at Home	84	\$3,650.77	\$2,525,641,231	6.8%
Food Away from Home	84	\$2,622.47	\$1,814,251,275	4.9%
Alcoholic Beverages	86	\$474.35	\$328,158,738	0.9%
Housing	83	\$16,335.53	\$11,301,085,829	30.6%
Shelter	82	\$12,519.13	\$8,660,859,643	23.5%
Utilities, Fuel and Public Services	87	\$3,816.40	\$2,640,226,186	7.2%
Household Operations	80	\$1,227.66	\$849,310,870	2.3%
Housekeeping Supplies	85	\$577.35	\$399,418,641	1.1%
Household Furnishings and Equipment	71	\$1,419.51	\$982,029,958	2.7%
Apparel and Services	58	\$1,350.57	\$934,338,812	2.5%
Transportation	83	\$8,079.04	\$5,589,158,369	15.2%
Travel	79	\$1,457.86	\$1,008,560,584	2.7%
Health Care	86	\$3,108.18	\$2,150,268,173	5.8%
Entertainment and Recreation	83	\$2,591.20	\$1,792,615,658	4.9%
Personal Care Products & Services	85	\$572.63	\$396,148,287	1.1%
Education	85	\$1,006.52	\$696,321,647	1.9%
Smoking Products	89	\$369.68	\$255,746,065	0.7%
Miscellaneous	81	\$915.07	\$633,052,917	1.7%
Support Payments/Cash Contributions/Gifts	85	\$2,008.88	\$1,389,762,507	3.8%
Life/Other Insurance	85	\$342.92	\$237,235,541	0.6%
Pensions and Social Security	82	\$5,210.65	\$3,604,779,226	9.8%

Source: ESRI Community Analyst

Table 53
Household Budget: Michigan

	Spending Index	Average Spent	Total	Percentage
Total Expenditures	88	\$57,278.61	\$221,157,600,540	100.00%
Food	90	\$6,678.24	\$25,785,238,435	11.7%
Food at Home	90	\$3,890.47	\$15,021,422,703	6.8%
Food Away from Home	89	\$2,787.77	\$10,763,815,732	4.9%
Alcoholic Beverages	90	\$495.91	\$1,914,758,131	0.9%
Housing	88	\$17,254.35	\$66,620,501,392	30.1%
Shelter	86	\$13,210.12	\$51,005,393,538	23.1%
Utilities, Fuel and Public Services	92	\$4,044.23	\$15,615,107,854	7.1%
Household Operations	87	\$1,330.34	\$5,136,553,713	2.3%
Housekeeping Supplies	91	\$619.04	\$2,390,160,789	1.1%
Household Furnishings and Equipment	78	\$1,552.89	\$5,995,843,538	2.7%
Apparel and Services	62	\$1,433.06	\$5,533,161,244	2.5%
Transportation	91	\$8,811.55	\$34,022,134,715	15.4%
Travel	87	\$1,594.64	\$6,157,056,156	2.8%
Health Care	93	\$3,373.57	\$13,025,638,835	5.9%
Entertainment and Recreation	91	\$2,842.09	\$10,973,532,330	5.0%
Personal Care Products & Services	90	\$607.27	\$2,344,706,437	1.1%
Education	91	\$1,075.87	\$4,154,021,163	1.9%
Smoking Products	95	\$394.45	\$1,523,022,648	0.7%
Miscellaneous	88	\$1,001.40	\$3,866,490,467	1.7%
Support Payments/Cash Contributions/Gifts	91	\$2,142.80	\$8,273,535,360	3.7%
Life/Other Insurance	93	\$377.68	\$1,458,267,230	0.7%
Pensions and Social Security	89	\$5,693.47	\$21,982,977,957	9.9%

Source: ESRI Community Analyst

Table 54

Medical Expenditures: 1 Mile

	Spending Index	Average Spent	Total
Health Care	55	\$1,994.32	\$11,808,701
Medical Care	55	\$956.72	\$5,664,884
Physician Services	55	\$119.97	\$710,338
Dental Services	50	\$158.47	\$938,320
Eyecare Services	54	\$25.93	\$153,522
Lab Tests, X-Rays	56	\$29.84	\$176,663
Hospital Room and Hospital Services	59	\$78.63	\$465,600
Convalescent or Nursing Home Care	33	\$7.46	\$44,193
Other Medical services	53	\$57.61	\$341,122
Nonprescription Drugs	56	\$55.64	\$329,441
Prescription Drugs	59	\$283.47	\$1,678,455
Nonprescription Vitamins	56	\$30.58	\$181,090
Medicare Prescription Drug Premium	57	\$27.56	\$163,181
Eyeglasses and Contact Lenses	55	\$41.21	\$243,995
Hearing Aids	43	\$9.15	\$54,169
Medical Equipment for General Use	63	\$3.87	\$22,887
Other Medical Supplies	55	\$27.34	\$161,908
Health Insurance	55	\$1,037.60	\$6,143,817
Blue Cross/Blue Shield	56	\$302.43	\$1,790,718
Commercial Health Insurance	56	\$204.24	\$1,209,313
Health Maintenance Organization	53	\$171.02	\$1,012,648
Medicare Payments	58	\$230.75	\$1,366,331
Long Term Care Insurance	52	\$42.01	\$248,743
Other Health Insurance	53	\$87.16	\$516,063

Source: ESRI Community Analyst

Table 55
Medical Expenditures: 3 Mile

	Spending Index	Average Spent	Total
Health Care	63	\$2,257.34	\$123,322,598
Medical Care	62	\$1,083.24	\$59,179,333
Physician Services	61	\$135.08	\$7,379,385
Dental Services	57	\$180.76	\$9,875,043
Eyecare Services	61	\$29.40	\$1,606,216
Lab Tests, X-Rays	63	\$33.56	\$1,833,460
Hospital Room and Hospital Services	66	\$88.06	\$4,810,948
Convalescent or Nursing Home Care	43	\$9.63	\$526,298
Other Medical services	60	\$64.99	\$3,550,347
Nonprescription Drugs	63	\$63.21	\$3,453,522
Prescription Drugs	66	\$319.73	\$17,467,137
Nonprescription Vitamins	63	\$34.74	\$1,897,848
Medicare Prescription Drug Premium	66	\$32.01	\$1,748,514
Eyeglasses and Contact Lenses	62	\$46.01	\$2,513,378
Hearing Aids	52	\$10.91	\$596,188
Medical Equipment for General Use	70	\$4.31	\$235,394
Other Medical Supplies	62	\$30.86	\$1,685,654
Health Insurance	63	\$1,174.10	\$64,143,265
Blue Cross/Blue Shield	62	\$336.39	\$18,377,658
Commercial Health Insurance	63	\$227.08	\$12,405,987
Health Maintenance Organization	60	\$192.51	\$10,517,275
Medicare Payments	67	\$268.71	\$14,680,209
Long Term Care Insurance	60	\$48.45	\$2,646,877
Other Health Insurance	62	\$100.95	\$5,515,259

Source: ESRI Community Analyst

Table 56

Medical Expenditures: Wayne County

	Spending Index	Average Spent	Total
Health Care	86	\$3,108.18	\$2,150,268,173
Medical Care	85	\$1,481.85	\$1,025,160,529
Physician Services	83	\$182.68	\$126,377,053
Dental Services	82	\$257.64	\$178,238,867
Eyecare Services	83	\$40.37	\$27,930,021
Lab Tests, X-Rays	84	\$44.86	\$31,031,471
Hospital Room and Hospital Services	86	\$114.64	\$79,312,195
Convalescent or Nursing Home Care	73	\$16.43	\$11,363,319
Other Medical services	84	\$90.92	\$62,895,867
Nonprescription Drugs	84	\$83.88	\$58,027,677
Prescription Drugs	89	\$430.63	\$297,914,582
Nonprescription Vitamins	86	\$46.96	\$32,489,868
Medicare Prescription Drug Premium	92	\$44.42	\$30,728,853
Eyeglasses and Contact Lenses	86	\$63.92	\$44,219,672
Hearing Aids	77	\$16.24	\$11,235,359
Medical Equipment for General Use	91	\$5.55	\$3,836,464
Other Medical Supplies	86	\$42.73	\$29,559,261
Health Insurance	87	\$1,626.32	\$1,125,107,644
Blue Cross/Blue Shield	86	\$465.79	\$322,239,961
Commercial Health Insurance	86	\$312.32	\$216,063,558
Health Maintenance Organization	83	\$267.02	\$184,729,309
Medicare Payments	92	\$369.40	\$255,554,930
Long Term Care Insurance	85	\$69.00	\$47,735,701
Other Health Insurance	87	\$142.79	\$98,784,185

Source: ESRI Community Analyst

Table 57
Medical Expenditures: Michigan

	Spending Index	Average Spent	Total
Health Care	93	\$3,373.57	\$13,025,638,835
Medical Care	93	\$1,614.32	\$6,233,018,279
Physician Services	92	\$201.19	\$776,792,526
Dental Services	89	\$281.26	\$1,085,954,517
Eyecare Services	92	\$44.52	\$171,884,940
Lab Tests, X-Rays	94	\$50.24	\$193,986,766
Hospital Room and Hospital Services	94	\$124.29	\$479,904,809
Convalescent or Nursing Home Care	77	\$17.15	\$66,209,136
Other Medical services	93	\$101.26	\$390,963,773
Nonprescription Drugs	93	\$92.46	\$356,992,986
Prescription Drugs	96	\$465.87	\$1,798,765,873
Nonprescription Vitamins	92	\$50.27	\$194,107,534
Medicare Prescription Drug Premium	97	\$46.50	\$179,558,829
Eyeglasses and Contact Lenses	92	\$68.73	\$265,385,825
Hearing Aids	90	\$18.93	\$73,097,073
Medical Equipment for General Use	94	\$5.78	\$22,309,663
Other Medical Supplies	93	\$45.87	\$177,104,028
Health Insurance	94	\$1,759.25	\$6,792,620,556
Blue Cross/Blue Shield	94	\$509.99	\$1,969,095,673
Commercial Health Insurance	94	\$339.84	\$1,312,149,680
Health Maintenance Organization	89	\$287.17	\$1,108,793,811
Medicare Payments	97	\$386.83	\$1,493,580,608
Long Term Care Insurance	92	\$74.86	\$289,051,786
Other Health Insurance	98	\$160.56	\$619,948,998

Source: ESRI Community Analyst

Table 58

Recreation Expenditures: 1 Mile

	Spending Index	Average Spent	Total
Entertainment/Recreation Fees and Admissions	50	\$301.68	\$1,786,299
Admission to Movies, Theater, Opera, Ballet	52	\$76.10	\$450,591
Admission to Sporting Events, excl.Trips	54	\$31.28	\$185,215
Fees for Participant Sports, excl.Trips	51	\$53.22	\$315,126
Fees for Recreational Lessons	46	\$60.60	\$358,841
Membership Fees for Social/Recreation/Civic Clubs	50	\$80.10	\$474,263
Dating Services	51	\$0.38	\$2,263
Rental of Video Cassettes and DVDs	55	\$21.94	\$129,899
Toys & Games	55	\$76.92	\$455,470
Toys and Playground Equipment	55	\$74.82	\$443,035
Play Arcade Pinball/Video Games	49	\$0.90	\$5,341
Online Entertainment and Games	53	\$1.20	\$7,093
Recreational Vehicles and Fees	41	\$127.36	\$754,089
Docking and Landing Fees for Boats and Planes	51	\$3.50	\$20,727
Camp Fees	46	\$12.93	\$76,556
Purchase of RVs or Boats	40	\$106.98	\$633,436
Rental of RVs or Boats	48	\$3.95	\$23,369
Sports, Recreation and Exercise Equipment	39	\$69.27	\$410,140
Exercise Equipment and Gear, Game Tables	43	\$34.29	\$203,045
Bicycles	54	\$10.27	\$60,817
Camping Equipment	18	\$2.52	\$14,893
Hunting and Fishing Equipment	28	\$10.40	\$61,588
Winter Sports Equipment	34	\$2.16	\$12,777
Water Sports Equipment	49	\$3.16	\$18,711
Other Sports Equipment	53	\$4.86	\$28,805
Rental/Repair of Sports/Recreation/Exercise Equipment	41	\$1.61	\$9,504
Photographic Equipment and Supplies	51	\$51.47	\$304,762
Film	54	\$3.85	\$22,800
Film Processing	50	\$10.97	\$64,958
Photographic Equipment	52	\$21.68	\$128,382
Photographer Fees/Other Supplies & Equip Rental/Repair	50	\$14.97	\$88,622
Reading	52	\$77.52	\$459,012
Magazine/Newspaper Subscriptions	53	\$32.44	\$192,069
Magazine/Newspaper Single Copies	53	\$9.86	\$58,405
Books	50	\$35.22	\$208,537

Source: ESRI Community Analyst

Table 59
Recreation Expenditures: 3 Mile

	Spending Index	Average Spent	Total
Entertainment/Recreation Fees and Admissions	56	\$337.96	\$18,463,598
Admission to Movies, Theater, Opera, Ballet	58	\$85.45	\$4,668,016
Admission to Sporting Events, excl.Trips	60	\$34.42	\$1,880,461
Fees for Participant Sports, excl.Trips	58	\$60.26	\$3,291,963
Fees for Recreational Lessons	51	\$67.82	\$3,705,212
Membership Fees for Social/Recreation/Civic Clubs	56	\$89.60	\$4,895,210
Dating Services	55	\$0.42	\$22,736
Rental of Video Cassettes and DVDs	62	\$24.57	\$1,342,232
Toys & Games	61	\$85.71	\$4,682,593
Toys and Playground Equipment	61	\$83.37	\$4,554,706
Play Arcade Pinball/Video Games	55	\$1.01	\$54,987
Online Entertainment and Games	60	\$1.33	\$72,900
Recreational Vehicles and Fees	48	\$148.88	\$8,133,822
Docking and Landing Fees for Boats and Planes	56	\$3.82	\$208,560
Camp Fees	51	\$14.22	\$776,591
Purchase of RVs or Boats	47	\$126.38	\$6,904,109
Rental of RVs or Boats	54	\$4.48	\$244,561
Sports, Recreation and Exercise Equipment	45	\$78.28	\$4,276,306
Exercise Equipment and Gear, Game Tables	48	\$38.45	\$2,100,428
Bicycles	59	\$11.35	\$620,001
Camping Equipment	21	\$2.95	\$161,202
Hunting and Fishing Equipment	32	\$12.05	\$658,059
Winter Sports Equipment	42	\$2.61	\$142,503
Water Sports Equipment	55	\$3.52	\$192,440
Other Sports Equipment	59	\$5.41	\$295,795
Rental/Repair of Sports/Recreation/Exercise Equipment	50	\$1.94	\$105,878
Photographic Equipment and Supplies	58	\$57.86	\$3,161,059
Film	61	\$4.34	\$236,848
Film Processing	57	\$12.33	\$673,638
Photographic Equipment	58	\$24.27	\$1,325,659
Photographer Fees/Other Supplies & Equip Rental/Repair	57	\$16.93	\$924,915
Reading	58	\$87.32	\$4,770,458
Magazine/Newspaper Subscriptions	60	\$36.68	\$2,003,830
Magazine/Newspaper Single Copies	59	\$10.98	\$599,802
Books	57	\$39.66	\$2,166,827

Source: ESRI Community Analyst

Table 60

Recreation Expenditures: Wayne County

	Spending Index	Average Spent	Total
Entertainment/Recreation Fees and Admissions	81	\$487.77	\$337,443,094
Admission to Movies, Theater, Opera, Ballet	81	\$119.57	\$82,716,622
Admission to Sporting Events, excl.Trips	85	\$49.00	\$33,900,755
Fees for Participant Sports, excl.Trips	82	\$84.62	\$58,543,261
Fees for Recreational Lessons	78	\$102.72	\$71,062,077
Membership Fees for Social/Recreation/Civic Clubs	83	\$131.25	\$90,803,083
Dating Services	80	\$0.60	\$417,297
Rental of Video Cassettes and DVDs	83	\$32.94	\$22,787,995
Toys & Games	83	\$117.29	\$81,144,257
Toys and Playground Equipment	83	\$113.95	\$78,831,902
Play Arcade Pinball/Video Games	82	\$1.51	\$1,047,981
Online Entertainment and Games	82	\$1.83	\$1,264,374
Recreational Vehicles and Fees	68	\$213.72	\$147,853,486
Docking and Landing Fees for Boats and Planes	84	\$5.80	\$4,009,459
Camp Fees	79	\$22.14	\$15,316,431
Purchase of RVs or Boats	67	\$179.56	\$124,220,052
Rental of RVs or Boats	75	\$6.23	\$4,307,544
Sports, Recreation and Exercise Equipment	62	\$109.23	\$75,568,773
Exercise Equipment and Gear, Game Tables	67	\$53.30	\$36,874,019
Bicycles	82	\$15.65	\$10,824,288
Camping Equipment	30	\$4.20	\$2,902,840
Hunting and Fishing Equipment	45	\$16.87	\$11,669,621
Winter Sports Equipment	62	\$3.89	\$2,693,661
Water Sports Equipment	79	\$5.08	\$3,511,860
Other Sports Equipment	83	\$7.61	\$5,264,398
Rental/Repair of Sports/Recreation/Exercise Equipment	68	\$2.64	\$1,828,087
Photographic Equipment and Supplies	81	\$81.40	\$56,316,783
Film	83	\$5.93	\$4,101,522
Film Processing	81	\$17.71	\$12,255,146
Photographic Equipment	82	\$33.92	\$23,463,847
Photographer Fees/Other Supplies & Equip Rental/Repair	80	\$23.85	\$16,496,268
Reading	84	\$125.86	\$87,070,585
Magazine/Newspaper Subscriptions	87	\$53.32	\$36,888,908
Magazine/Newspaper Single Copies	85	\$15.83	\$10,949,750
Books	81	\$56.71	\$39,231,928

Source: ESRI Community Analyst

Table 61
Recreation Expenditures: Michigan

	Spending Index	Average Spent	Total
Entertainment/Recreation Fees and Admissions	87	\$520.62	\$2,010,146,944
Admission to Movies, Theater, Opera, Ballet	86	\$127.05	\$490,568,679
Admission to Sporting Events, excl.Trips	90	\$52.10	\$201,175,874
Fees for Participant Sports, excl.Trips	88	\$91.16	\$351,968,201
Fees for Recreational Lessons	84	\$111.02	\$428,660,797
Membership Fees for Social/Recreation/Civic Clubs	87	\$138.69	\$535,479,727
Dating Services	79	\$0.59	\$2,293,666
Rental of Video Cassettes and DVDs	90	\$35.79	\$138,176,277
Toys & Games	90	\$127.51	\$492,322,393
Toys and Playground Equipment	91	\$123.99	\$478,727,799
Play Arcade Pinball/Video Games	87	\$1.60	\$6,163,071
Online Entertainment and Games	86	\$1.92	\$7,431,523
Recreational Vehicles and Fees	87	\$273.83	\$1,057,269,916
Docking and Landing Fees for Boats and Planes	88	\$6.04	\$23,332,043
Camp Fees	87	\$24.37	\$94,106,393
Purchase of RVs or Boats	88	\$236.48	\$913,066,623
Rental of RVs or Boats	84	\$6.93	\$26,764,856
Sports, Recreation and Exercise Equipment	71	\$125.27	\$483,668,169
Exercise Equipment and Gear, Game Tables	75	\$59.63	\$230,248,998
Bicycles	87	\$16.64	\$64,251,105
Camping Equipment	36	\$5.10	\$19,677,595
Hunting and Fishing Equipment	57	\$21.12	\$81,545,220
Winter Sports Equipment	81	\$5.06	\$19,526,760
Water Sports Equipment	94	\$6.06	\$23,382,889
Other Sports Equipment	93	\$8.52	\$32,897,037
Rental/Repair of Sports/Recreation/Exercise Equipment	81	\$3.14	\$12,138,564
Photographic Equipment and Supplies	89	\$89.64	\$346,117,314
Film	92	\$6.58	\$25,423,137
Film Processing	92	\$20.05	\$77,422,542
Photographic Equipment	88	\$36.63	\$141,421,233
Photographer Fees/Other Supplies & Equip Rental/Repair	88	\$26.38	\$101,850,402
Reading	90	\$135.69	\$523,913,885
Magazine/Newspaper Subscriptions	93	\$57.20	\$220,847,335
Magazine/Newspaper Single Copies	92	\$17.04	\$65,805,501
Books	88	\$61.45	\$237,261,050

Source: ESRI Community Analyst

Table 62
Retail Expenditures: 1 Mile

	Spending Index	Average Spent	Total
Apparel and Services	38	\$883.01	\$5,228,461
Men's	35	\$156.12	\$924,398
Women's	34	\$271.68	\$1,608,632
Children's	42	\$164.14	\$971,896
Footwear	27	\$110.37	\$653,527
Watches & Jewelry	50	\$93.28	\$552,331
Apparel Products and Services	96	\$87.43	\$517,677
Computer			
Computers and Hardware for Home Use	52	\$95.97	\$568,242
Software and Accessories for Home Use	52	\$14.29	\$84,623
Entertainment & Recreation	53	\$1,661.35	\$9,837,129
Fees and Admissions	50	\$301.68	\$1,786,299
Membership Fees for Clubs	50	\$80.10	\$474,263
Fees for Participant Sports, excl. Trips	51	\$53.22	\$315,126
Admission to Movie/Theatre/Opera/Ballet	52	\$76.10	\$450,591
Admission to Sporting Events, excl. Trips	54	\$31.28	\$185,215
Fees for Recreational Lessons	46	\$60.60	\$358,841
Dating Services	51	\$0.38	\$2,263
TV/Video/Audio	56	\$673.15	\$3,985,814
Community Antenna or Cable TV	58	\$402.25	\$2,381,792
Televisions	54	\$102.10	\$604,541
VCRs, Video Cameras, and DVD Players	54	\$10.66	\$63,106
Video Cassettes and DVDs	56	\$28.65	\$169,623
Video and Computer Game Hardware and Software	59	\$31.76	\$188,055
Satellite Dishes	49	\$0.60	\$3,533
Rental of Video Cassettes and DVDs	55	\$21.94	\$129,899
Streaming/Downloaded Video	54	\$0.74	\$4,382
Audio	50	\$70.79	\$419,163
Rental and Repair of TV/Radio/Sound Equipment	50	\$3.67	\$21,721
Pets	64	\$267.76	\$1,585,421
Toys and Games	55	\$76.92	\$455,470
Recreational Vehicles and Fees	41	\$127.36	\$754,089
Sports/Recreation/Exercise Equipment	39	\$69.27	\$410,140
Photo Equipment and Supplies	51	\$51.47	\$304,762
Reading	52	\$77.52	\$459,012
Catered Affairs	68	\$16.23	\$96,122
Food	56	\$4,144.95	\$24,542,873
Food at Home	56	\$2,414.76	\$14,298,189
Bakery and Cereal Products	55	\$320.23	\$1,896,127
Meats, Poultry, Fish, and Eggs	57	\$571.47	\$3,383,766
Dairy Products	55	\$263.76	\$1,561,777
Fruits and Vegetables	54	\$413.31	\$2,447,283
Snacks and Other Food at Home	56	\$845.99	\$5,009,235
Food Away from Home	55	\$1,730.18	\$10,244,684
Alcoholic Beverages	56	\$309.53	\$1,832,752
Nonalcoholic Beverages at Home	57	\$241.36	\$1,429,116

Source: ESRI Community Analyst

Table 63
Retail Expenditures: 1 Mile (Continued)

	Spending Index	Average Spent	Total
Financial			
Investments	39	\$664.28	\$3,933,296
Vehicle Loans	55	\$2,605.95	\$15,430,236
Health			
Nonprescription Drugs	56	\$55.64	\$329,441
Prescription Drugs	59	\$283.47	\$1,678,455
Eyeglasses and Contact Lenses	55	\$41.21	\$243,995
Home			
Mortgage Payment and Basics	49	\$4,490.64	\$26,589,765
Maintenance and Remodeling Services	48	\$923.52	\$5,468,325
Maintenance and Remodeling Materials	45	\$160.43	\$949,910
Utilities, Fuel, and Public Services	58	\$2,541.61	\$15,049,298
Household Furnishings and Equipment			
Household Textiles	52	\$67.52	\$399,768
Furniture	52	\$302.17	\$1,789,209
Floor Coverings	51	\$36.77	\$217,725
Major Appliances	51	\$149.56	\$885,566
Housewares	46	\$38.33	\$226,970
Small Appliances	54	\$17.15	\$101,556
Luggage	51	\$4.60	\$27,243
Telephones and Accessories	38	\$15.64	\$92,622
Household Operations			
Child Care	53	\$237.47	\$1,406,075
Lawn and Garden	50	\$201.57	\$1,193,511
Moving/Storage/Freight Express	48	\$28.46	\$168,514
Housekeeping Supplies	56	\$381.95	\$2,261,602
Insurance			
Owners and Renters Insurance	56	\$250.29	\$1,481,980
Vehicle Insurance	56	\$627.55	\$3,715,810
Life/Other Insurance	53	\$214.35	\$1,269,222
Health Insurance	55	\$1,037.60	\$6,143,817
Personal Care Products	56	\$216.78	\$1,283,566
School Books and Supplies	56	\$58.29	\$345,152
Smoking Products	62	\$255.62	\$1,513,544
Transportation			
Vehicle Purchases (Net Outlay)	54	\$2,286.69	\$13,539,820
Gasoline and Motor Oil	57	\$1,585.30	\$9,386,821
Vehicle Maintenance and Repairs	54	\$496.67	\$2,940,839
Travel			
Airline Fares	49	\$215.73	\$1,277,375
Lodging on Trips	49	\$205.13	\$1,214,616
Auto/Truck/Van Rental on Trips	51	\$18.10	\$107,181
Food and Drink on Trips	49	\$206.94	\$1,225,336

Source: ESRI Community Analyst

Table 64
Retail Expenditures: 3 Mile

	Spending Index	Average Spent	Total
Apparel and Services	43	\$987.30	\$53,937,976
Men's	39	\$174.88	\$9,554,202
Women's	38	\$303.49	\$16,580,381
Children's	47	\$182.96	\$9,995,161
Footwear	31	\$123.86	\$6,766,584
Watches & Jewelry	56	\$104.99	\$5,735,702
Apparel Products and Services	107	\$97.12	\$5,305,947
Computer			
Computers and Hardware for Home Use	58	\$108.38	\$5,921,026
Software and Accessories for Home Use	58	\$16.13	\$881,241
Entertainment & Recreation	60	\$1,868.71	\$102,090,949
Fees and Admissions	56	\$337.97	\$18,463,598
Membership Fees for Clubs	56	\$89.60	\$4,895,210
Fees for Participant Sports, excl. Trips	58	\$60.26	\$3,291,963
Admission to Movie/Theatre/Opera/Ballet	58	\$85.45	\$4,668,016
Admission to Sporting Events, excl. Trips	60	\$34.42	\$1,880,461
Fees for Recreational Lessons	51	\$67.82	\$3,705,212
Dating Services	55	\$0.42	\$22,736
TV/Video/Audio	63	\$752.94	\$41,134,340
Community Antenna or Cable TV	64	\$450.13	\$24,591,189
Televisions	61	\$114.59	\$6,260,189
VCRs, Video Cameras, and DVD Players	61	\$11.98	\$654,444
Video Cassettes and DVDs	63	\$31.95	\$1,745,334
Video and Computer Game Hardware and Software	64	\$34.66	\$1,893,318
Satellite Dishes	57	\$0.69	\$37,683
Rental of Video Cassettes and DVDs	62	\$24.57	\$1,342,232
Streaming/Downloaded Video	59	\$0.80	\$43,747
Audio	56	\$79.38	\$4,336,430
Rental and Repair of TV/Radio/Sound Equipment	58	\$4.21	\$229,774
Pets	73	\$302.45	\$16,523,273
Toys and Games	61	\$85.71	\$4,682,593
Recreational Vehicles and Fees	48	\$148.89	\$8,133,822
Sports/Recreation/Exercise Equipment	45	\$78.28	\$4,276,306
Photo Equipment and Supplies	58	\$57.86	\$3,161,059
Reading	58	\$87.32	\$4,770,458
Catered Affairs	72	\$17.31	\$945,500
Food	62	\$4,651.35	\$254,111,420
Food at Home	63	\$2,716.34	\$148,398,072
Bakery and Cereal Products	62	\$359.75	\$19,653,690
Meats, Poultry, Fish, and Eggs	64	\$642.25	\$35,087,114
Dairy Products	62	\$297.29	\$16,241,682
Fruits and Vegetables	61	\$467.41	\$25,535,512
Snacks and Other Food at Home	63	\$949.63	\$51,880,076
Food Away from Home	62	\$1,935.02	\$105,713,349
Alcoholic Beverages	62	\$342.55	\$18,714,145
Nonalcoholic Beverages at Home	64	\$270.51	\$14,778,575

Source: ESRI Community Analyst

Table 65
Retail Expenditures: 3 Mile (Continued)

	Spending Index	Average Spent	Total
Financial			
Investments	46	\$781.10	\$42,673,027
Vehicle Loans	62	\$2,942.79	\$160,769,817
Health			
Nonprescription Drugs	63	\$63.22	\$3,453,522
Prescription Drugs	66	\$319.73	\$17,467,137
Eyeglasses and Contact Lenses	62	\$46.01	\$2,513,378
Home			
Mortgage Payment and Basics	56	\$5,101.74	\$278,716,513
Maintenance and Remodeling Services	55	\$1,052.46	\$57,497,929
Maintenance and Remodeling Materials	52	\$186.32	\$10,179,113
Utilities, Fuel, and Public Services	65	\$2,847.61	\$155,569,644
Household Furnishings and Equipment			
Household Textiles	59	\$76.25	\$4,165,536
Furniture	59	\$341.38	\$18,650,367
Floor Coverings	57	\$41.28	\$2,255,316
Major Appliances	58	\$170.29	\$9,303,382
Housewares	52	\$43.56	\$2,379,483
Small Appliances	61	\$19.36	\$1,057,588
Luggage	57	\$5.14	\$280,935
Telephones and Accessories	43	\$17.58	\$960,408
Household Operations			
Child Care	59	\$263.68	\$14,405,480
Lawn and Garden	57	\$229.80	\$12,554,591
Moving/Storage/Freight Express	56	\$32.78	\$1,790,638
Housekeeping Supplies	63	\$430.10	\$23,496,884
Insurance			
Owners and Renters Insurance	63	\$281.87	\$15,399,146
Vehicle Insurance	62	\$705.33	\$38,533,136
Life/Other Insurance	60	\$240.70	\$13,149,787
Health Insurance	63	\$1,174.10	\$64,143,265
Personal Care Products	63	\$244.45	\$13,354,460
School Books and Supplies	63	\$64.77	\$3,538,240
Smoking Products	68	\$280.35	\$15,315,830
Transportation			
Vehicle Purchases (Net Outlay)	61	\$2,589.87	\$141,489,274
Gasoline and Motor Oil	64	\$1,781.37	\$97,319,292
Vehicle Maintenance and Repairs	61	\$559.31	\$30,555,783
Travel			
Airline Fares	55	\$244.03	\$13,331,529
Lodging on Trips	55	\$231.26	\$12,634,073
Auto/Truck/Van Rental on Trips	57	\$20.21	\$1,104,019
Food and Drink on Trips	56	\$234.31	\$12,800,717

Source: ESRI Community Analyst

Table 66
Retail Expenditures: Wayne County

	Spending Index	Average Spent	Total
Apparel and Services	58	\$1,350.57	\$934,338,812
Men's	54	\$241.51	\$167,078,585
Women's	52	\$419.96	\$290,534,522
Children's	62	\$242.02	\$167,428,439
Footwear	41	\$165.66	\$114,601,927
Watches & Jewelry	80	\$150.63	\$104,204,956
Apparel Products and Services	144	\$130.80	\$90,490,382
Computer			
Computers and Hardware for Home Use	81	\$149.90	\$103,702,940
Software and Accessories for Home Use	81	\$22.28	\$15,416,206
Entertainment & Recreation	83	\$2,591.20	\$1,792,615,658
Fees and Admissions	81	\$487.77	\$337,443,094
Membership Fees for Clubs	83	\$131.25	\$90,803,083
Fees for Participant Sports, excl. Trips	82	\$84.62	\$58,543,261
Admission to Movie/Theatre/Opera/Ballet	81	\$119.57	\$82,716,622
Admission to Sporting Events, excl. Trips	85	\$49.00	\$33,900,755
Fees for Recreational Lessons	78	\$102.72	\$71,062,077
Dating Services	80	\$0.60	\$417,297
TV/Video/Audio	84	\$1,016.10	\$702,945,718
Community Antenna or Cable TV	87	\$605.42	\$418,832,849
Televisions	83	\$155.46	\$107,546,825
VCRs, Video Cameras, and DVD Players	82	\$16.20	\$11,206,388
Video Cassettes and DVDs	83	\$42.37	\$29,314,941
Video and Computer Game Hardware and Software	87	\$47.13	\$32,602,243
Satellite Dishes	75	\$0.92	\$636,486
Rental of Video Cassettes and DVDs	83	\$32.94	\$22,787,995
Streaming/Downloaded Video	84	\$1.14	\$790,375
Audio	76	\$108.81	\$75,277,952
Rental and Repair of TV/Radio/Sound Equipment	78	\$5.71	\$3,949,663
Pets	100	\$416.66	\$288,248,845
Toys and Games	83	\$117.29	\$81,144,257
Recreational Vehicles and Fees	68	\$213.72	\$147,853,486
Sports/Recreation/Exercise Equipment	62	\$109.23	\$75,568,773
Photo Equipment and Supplies	81	\$81.41	\$56,316,783
Reading	84	\$125.86	\$87,070,585
Catered Affairs	97	\$23.16	\$16,024,116
Food	84	\$6,273.24	\$4,339,892,507
Food at Home	84	\$3,650.77	\$2,525,641,231
Bakery and Cereal Products	84	\$488.22	\$337,752,320
Meats, Poultry, Fish, and Eggs	85	\$853.32	\$590,337,235
Dairy Products	84	\$403.04	\$278,823,363
Fruits and Vegetables	83	\$632.76	\$437,746,144
Snacks and Other Food at Home	84	\$1,273.45	\$880,982,170
Food Away from Home	84	\$2,622.47	\$1,814,251,275
Alcoholic Beverages	86	\$474.35	\$328,158,738
Nonalcoholic Beverages at Home	85	\$359.71	\$248,854,064

Source: ESRI Community Analyst

Table 67

Retail Expenditures: Wayne County (Continued)

	Spending Index	Average Spent	Total
Financial			
Investments	73	\$1,234.54	\$854,066,499
Vehicle Loans	82	\$3,898.84	\$2,697,254,031
Health			
Nonprescription Drugs	84	\$83.88	\$58,027,677
Prescription Drugs	89	\$430.63	\$297,914,582
Eyeglasses and Contact Lenses	86	\$63.92	\$44,219,672
Home			
Mortgage Payment and Basics	80	\$7,258.68	\$5,021,628,985
Maintenance and Remodeling Services	80	\$1,539.13	\$1,064,784,280
Maintenance and Remodeling Materials	75	\$270.76	\$187,312,015
Utilities, Fuel, and Public Services	87	\$3,816.40	\$2,640,226,186
Household Furnishings and Equipment			
Household Textiles	81	\$104.80	\$72,502,753
Furniture	81	\$470.77	\$325,683,398
Floor Coverings	85	\$61.97	\$42,870,773
Major Appliances	80	\$236.43	\$163,564,947
Housewares	71	\$59.66	\$41,271,862
Small Appliances	84	\$26.82	\$18,551,425
Luggage	81	\$7.29	\$5,044,779
Telephones and Accessories	56	\$23.23	\$16,068,136
Household Operations			
Child Care	80	\$359.90	\$248,984,105
Lawn and Garden	80	\$326.28	\$225,720,529
Moving/Storage/Freight Express	74	\$43.51	\$30,099,328
Housekeeping Supplies	85	\$577.35	\$399,418,641
Insurance			
Owners and Renters Insurance	85	\$383.65	\$265,413,266
Vehicle Insurance	84	\$951.91	\$658,542,829
Life/Other Insurance	85	\$342.92	\$237,235,541
Health Insurance	87	\$1,626.33	\$1,125,107,644
Personal Care Products	84	\$324.80	\$224,697,385
School Books and Supplies	86	\$88.95	\$61,534,435
Smoking Products	89	\$369.68	\$255,746,065
Transportation			
Vehicle Purchases (Net Outlay)	82	\$3,471.80	\$2,401,823,966
Gasoline and Motor Oil	85	\$2,354.67	\$1,628,985,965
Vehicle Maintenance and Repairs	83	\$758.58	\$524,791,964
Travel			
Airline Fares	79	\$351.48	\$243,156,387
Lodging on Trips	80	\$337.14	\$233,235,357
Auto/Truck/Van Rental on Trips	80	\$28.75	\$19,892,433
Food and Drink on Trips	80	\$335.41	\$232,038,843

Source: ESRI Community Analyst

Table 68
Retail Expenditures: Michigan

	Spending Index	Average Spent	Total
Apparel and Services	62	\$1,433.06	\$5,533,161,244
Men's	58	\$258.42	\$997,784,894
Women's	55	\$444.37	\$1,715,762,109
Children's	66	\$257.91	\$995,794,286
Footwear	44	\$176.38	\$681,031,912
Watches & Jewelry	87	\$164.61	\$635,580,157
Apparel Products and Services	145	\$131.36	\$507,207,886
Computer			
Computers and Hardware for Home Use	88	\$163.86	\$632,690,162
Software and Accessories for Home Use	88	\$24.27	\$93,718,372
Entertainment & Recreation	91	\$2,842.09	\$10,973,532,330
Fees and Admissions	87	\$520.62	\$2,010,146,944
Membership Fees for Clubs	87	\$138.69	\$535,479,727
Fees for Participant Sports, excl. Trips	88	\$91.16	\$351,968,201
Admission to Movie/Theatre/Opera/Ballet	86	\$127.06	\$490,568,679
Admission to Sporting Events, excl. Trips	90	\$52.10	\$201,175,874
Fees for Recreational Lessons	84	\$111.02	\$428,660,797
Dating Services	79	\$0.59	\$2,293,666
TV/Video/Audio	90	\$1,080.10	\$4,170,364,960
Community Antenna or Cable TV	92	\$641.05	\$2,475,131,276
Televisions	88	\$165.49	\$638,960,536
VCRs, Video Cameras, and DVD Players	89	\$17.51	\$67,601,585
Video Cassettes and DVDs	89	\$45.62	\$176,144,639
Video and Computer Game Hardware and Software	91	\$49.22	\$190,042,194
Satellite Dishes	88	\$1.08	\$4,152,640
Rental of Video Cassettes and DVDs	90	\$35.79	\$138,176,277
Streaming/Downloaded Video	84	\$1.15	\$4,420,863
Audio	82	\$117.13	\$452,242,221
Rental and Repair of TV/Radio/Sound Equipment	82	\$6.08	\$23,492,728
Pets	112	\$466.55	\$1,801,374,377
Toys and Games	90	\$127.51	\$492,322,393
Recreational Vehicles and Fees	87	\$273.83	\$1,057,269,916
Sports/Recreation/Exercise Equipment	71	\$125.27	\$483,668,169
Photo Equipment and Supplies	89	\$89.64	\$346,117,314
Reading	90	\$135.69	\$523,913,885
Catered Affairs	96	\$22.88	\$88,354,373
Food	90	\$6,678.24	\$25,785,238,435
Food at Home	90	\$3,890.47	\$15,021,422,703
Bakery and Cereal Products	90	\$522.37	\$2,016,926,855
Meats, Poultry, Fish, and Eggs	89	\$898.32	\$3,468,472,940
Dairy Products	90	\$434.82	\$1,678,871,927
Fruits and Vegetables	88	\$671.12	\$2,591,259,734
Snacks and Other Food at Home	90	\$1,363.84	\$5,265,891,247
Food Away from Home	89	\$2,787.77	\$10,763,815,732
Alcoholic Beverages	90	\$495.91	\$1,914,758,131
Nonalcoholic Beverages at Home	90	\$382.23	\$1,475,828,301

Source: ESRI Community Analyst

Table 69

Retail Expenditures: Michigan (Continued)

	Spending Index	Average Spent	Total
Financial			
Investments	88	\$1,480.25	\$5,715,361,749
Vehicle Loans	92	\$4,363.67	\$16,848,482,813
Health			
Nonprescription Drugs	93	\$92.46	\$356,992,986
Prescription Drugs	96	\$465.87	\$1,798,765,873
Eyeglasses and Contact Lenses	92	\$68.73	\$265,385,825
Home			
Mortgage Payment and Basics	88	\$7,978.56	\$30,805,913,936
Maintenance and Remodeling Services	88	\$1,690.67	\$6,527,809,142
Maintenance and Remodeling Materials	90	\$323.27	\$1,248,170,583
Utilities, Fuel, and Public Services	92	\$4,044.23	\$15,615,107,854
Household Furnishings and Equipment			
Household Textiles	89	\$114.16	\$440,763,433
Furniture	87	\$508.83	\$1,964,622,472
Floor Coverings	91	\$66.02	\$254,907,886
Major Appliances	91	\$266.96	\$1,030,741,192
Housewares	78	\$65.09	\$251,297,172
Small Appliances	91	\$29.01	\$112,013,960
Luggage	88	\$7.93	\$30,626,782
Telephones and Accessories	61	\$24.98	\$96,466,185
Household Operations			
Child Care	86	\$386.69	\$1,493,026,323
Lawn and Garden	90	\$366.82	\$1,416,325,221
Moving/Storage/Freight Express	82	\$48.32	\$186,552,841
Housekeeping Supplies	91	\$619.04	\$2,390,160,789
Insurance			
Owners and Renters Insurance	94	\$420.21	\$1,622,481,204
Vehicle Insurance	90	\$1,019.33	\$3,935,716,196
Life/Other Insurance	93	\$377.68	\$1,458,267,230
Health Insurance	94	\$1,759.25	\$6,792,620,556
Personal Care Products	90	\$346.30	\$1,337,075,276
School Books and Supplies	93	\$96.48	\$372,529,185
Smoking Products	95	\$394.46	\$1,523,022,648
Transportation			
Vehicle Purchases (Net Outlay)	90	\$3,840.66	\$14,829,111,491
Gasoline and Motor Oil	92	\$2,564.18	\$9,900,497,701
Vehicle Maintenance and Repairs	90	\$820.46	\$3,167,848,616
Travel			
Airline Fares	84	\$375.49	\$1,449,809,687
Lodging on Trips	87	\$369.47	\$1,426,572,139
Auto/Truck/Van Rental on Trips	84	\$30.32	\$117,077,062
Food and Drink on Trips	88	\$369.95	\$1,428,406,902

Source: ESRI Community Analyst

Table 70
Business Summary

Industry	1 Mile		3 Mile		5 Mile		Wayne County		Michigan	
	Businesses	Percent	Businesses	Percent	Businesses	Percent	Businesses	Percent	Businesses	Percent
Agriculture & Mining	10	1.6%	43	1.0%	112	1.1%	850	1.6%	10,666	3.0%
Construction	47	8.1%	222	5.1%	508	4.9%	3,206	6.1%	29,224	8.1%
Manufacturing	22	3.8%	157	3.6%	349	3.4%	2,205	4.2%	16,436	4.5%
Transportation	19	3.2%	129	3.0%	284	2.7%	1,520	2.9%	9,860	2.7%
Communication	8	1.3%	61	1.4%	116	1.1%	530	1.0%	2,761	0.8%
Utility	0	0.0%	7	0.2%	24	0.2%	158	0.3%	1,294	0.4%
Wholesale Trade	44	7.6%	245	5.7%	480	4.6%	2,386	4.6%	16,499	4.6%
Retail Trade Summary	142	24.4%	1,204	27.9%	2,682	25.8%	12,068	23.1%	75,471	20.9%
Home Improvement	2	0.4%	51	1.2%	115	1.1%	612	1.2%	5,479	1.5%
General Merchandise Stores	4	0.7%	43	1.0%	96	0.9%	372	0.7%	2,337	0.6%
Food Stores	23	3.9%	186	4.3%	371	3.6%	1,341	2.6%	7,229	2.0%
Auto Dealers, Gas Stations, Auto Aftermarket	36	6.1%	168	3.9%	362	3.5%	1,438	2.8%	9,294	2.6%
Apparel & Accessory Stores	7	1.1%	110	2.5%	246	2.4%	963	1.8%	4,837	1.3%
Furniture & Home Furnishings	4	0.6%	79	1.8%	153	1.5%	709	1.4%	6,351	1.8%
Eating & Drinking Places	36	6.2%	273	6.3%	672	6.5%	3,472	6.6%	19,918	5.5%
Miscellaneous Retail	31	5.4%	294	6.8%	668	6.4%	3,161	6.1%	20,026	5.5%
Finance, Insurance, Real Estate Summary	23	3.9%	271	6.3%	708	6.8%	4,371	8.4%	31,811	8.8%
Banks, Savings & Lending Institutions	5	0.9%	88	2.0%	196	1.9%	1,126	2.2%	7,133	2.0%
Securities Brokers	4	0.6%	39	0.9%	93	0.9%	531	1.0%	3,954	1.1%
Insurance Carriers & Agents	4	0.7%	40	0.9%	110	1.1%	780	1.5%	6,802	1.9%
Real Estate, Holding, Other Investment Offices	10	1.7%	104	2.4%	308	3.0%	1,934	3.7%	13,922	3.9%
Services Summary	253	43.4%	1,842	42.6%	4,781	46.1%	22,180	42.5%	145,280	40.2%
Hotels & Lodging	0	0.0%	17	0.4%	45	0.4%	231	0.4%	3,664	1.0%
Automotive Services	64	11.0%	253	5.9%	553	5.3%	2,080	4.0%	11,700	3.2%
Motion Pictures & Amusements	11	1.9%	64	1.5%	164	1.6%	1,198	2.3%	9,409	2.6%
Health Services	9	1.5%	188	4.4%	512	4.9%	2,684	5.1%	18,394	5.1%
Legal Services	3	0.4%	47	1.1%	95	0.9%	793	1.5%	5,674	1.6%
Education Institutions & Libraries	13	2.3%	111	2.6%	309	3.0%	1,476	2.8%	9,628	2.7%
Other Services	153	26.3%	1,164	26.9%	3,102	29.9%	13,718	26.3%	86,811	24.0%
Government	5	0.9%	59	1.4%	121	1.2%	1,502	2.9%	14,633	4.0%
Other	10	1.7%	81	1.9%	211	2.0%	1,247	2.4%	7,450	2.1%
Totals	583	100%	4,320	100%	10,376	100%	52,223	100%	361,385	100%

Source: ESRI Community Analyst

Table 71
Business Summary (Continued)

Industry	1 Mile		3 Mile		5 Mile		Wayne County		Michigan	
	Employees	Percent	Employees	Percent	Employees	Percent	Employees	Percent	Employees	Percent
Agriculture & Mining	2	0.1%	60	0.2%	397	0.4%	3,875	0.6%	56,376	1.4%
Construction	71	2.0%	885	2.5%	2,105	2.1%	18,089	2.8%	148,714	3.6%
Manufacturing	231	6.5%	3,716	10.6%	14,308	14.2%	91,101	13.9%	579,974	14.2%
Transportation	841	23.8%	2,118	6.1%	3,387	3.4%	21,178	3.2%	94,407	2.3%
Communication	21	0.6%	230	0.7%	485	0.5%	3,220	0.5%	20,354	0.5%
Utility	0	0.0%	21	0.1%	215	0.2%	1,749	0.3%	18,368	0.4%
Wholesale Trade	186	5.3%	3,453	9.9%	5,408	5.4%	28,288	4.3%	192,511	4.7%
Retail Trade Summary	561	15.9%	6,720	19.3%	17,805	17.6%	109,820	16.7%	804,464	19.7%
Home Improvement	4	0.1%	258	0.7%	639	0.6%	6,183	0.9%	55,608	1.4%
General Merchandise Stores	11	0.3%	493	1.4%	787	0.8%	8,034	1.2%	68,833	1.7%
Food Stores	114	3.2%	981	2.8%	2,440	2.4%	12,293	1.9%	103,671	2.5%
Auto Dealers, Gas Stations, Auto Aftermarket	95	2.7%	959	2.7%	2,995	3.0%	12,526	1.9%	89,284	2.2%
Apparel & Accessory Stores	15	0.4%	427	1.2%	1,196	1.2%	5,723	0.9%	29,512	0.7%
Furniture & Home Furnishings	9	0.3%	334	1.0%	581	0.6%	4,090	0.6%	42,234	1.0%
Eating & Drinking Places	222	6.3%	2,212	6.3%	6,523	6.5%	42,202	6.4%	285,395	7.0%
Miscellaneous Retail	92	2.6%	1,056	3.0%	2,644	2.6%	18,769	2.9%	129,927	3.2%
Finance, Insurance, Real Estate Summary	162	4.6%	2,317	6.6%	4,983	4.9%	35,152	5.4%	228,984	5.6%
Banks, Savings & Lending Institutions	6	0.2%	1,606	4.6%	2,786	2.8%	11,976	1.8%	65,357	1.6%
Securities Brokers	6	0.2%	64	0.2%	183	0.2%	1,779	0.3%	17,485	0.4%
Insurance Carriers & Agents	5	0.1%	142	0.4%	645	0.6%	8,000	1.2%	68,602	1.7%
Real Estate, Holding, Other Investment Offices	146	4.1%	505	1.4%	1,370	1.4%	13,397	2.0%	77,540	1.9%
Services Summary	1,321	37.4%	13,936	39.9%	49,635	49.2%	308,137	47.0%	1,706,268	41.7%
Hotels & Lodging	0	0.0%	290	0.8%	898	0.9%	5,870	0.9%	54,944	1.3%
Automotive Services	128	3.6%	905	2.6%	5,277	5.2%	14,888	2.3%	60,474	1.5%
Motion Pictures & Amusements	6	0.2%	482	1.4%	2,341	2.3%	21,984	3.4%	98,936	2.4%
Health Services	281	8.0%	1,673	4.8%	5,813	5.8%	100,621	15.3%	491,276	12.0%
Legal Services	3	0.1%	97	0.3%	250	0.2%	6,877	1.0%	34,457	0.8%
Education Institutions & Libraries	363	10.3%	3,623	10.4%	13,395	13.3%	51,417	7.8%	354,191	8.7%
Other Services	539	15.3%	6,867	19.7%	21,662	21.5%	106,480	16.2%	611,990	15.0%
Government	133	3.8%	1,372	3.9%	2,084	2.1%	33,950	5.2%	227,404	5.6%
Other	4	0.1%	66	0.2%	144	0.1%	1,522	0.2%	13,975	0.3%
Totals	3,532	100%	34,894	100%	100,955	100%	656,081	100%	4,091,799	100%

Source: ESRI Community Analyst