

Neighborhoods of Choice Survey Results
Tract 305 - Northeast Owosso
99 Respondents as of November 1, 2007

1. The conditions of homes, yards and general attractiveness of my neighborhood are:

Very Satisfactory	Satisfactory	Good	Average	Poor
20	37	20	13	6

2. A) Is your neighborhood experiencing a high population turnover rate with people frequently moving into or out of the neighborhood?

A) Yes	A) No
30	66

B) If you were to start over again would you choose this neighborhood?

B) Yes	B) No
65	27

3. With respect to open space, safety, and walkability in your neighborhood, how would you describe the condition, adequacy and quality of parks, sidewalks, street trees, schoolyards, and the fit of structures relative to their lot size?

Very Good	Good	Average	Below Average	Poor
21	43	24	5	3

4. My neighborhood has a low incidence of crime and vandalism and we feel secure here.

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
27	50	14	4	2

5. I live in a sociable neighborhood where many know each other and sense support.

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
10	54	21	10	4

6. Nuisances (barking dogs, glaring lights, junk/trash, parking in front yards, overcrowded dwellings, weeds, littering, burning, commercial vehicles, outside storage, noise and engine exhausts) are infrequent and not a problem.

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
11	33	15	22	12

7. Other issues such as quality of schools, city services (as in sewer, water, zoning, fire, police, streets, parks), housing affordability, employment, friends and family are equal or greater contributors to my choice (location) of residence.

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
18	55	17	2	1

Neighborhood of Choice Survey Results
Census Tract 305 - Northeast Owosso
Question Comments

Quotations have not been edited.

1. The conditions of homes, yards and general attractiveness of my neighborhood are:

- * There are always a few exceptions, of course.
- * Except 1 rental on my block (trashed, old cars, etc)
- * Exception - house on Northwest Corner of ---- & Saginaw
- * I moved here 51 yrs ago & the homes are as nice now as they were then.
- * With the exception of the homes (mostly rental units) on Saginaw St. South of Oliver
- * Currently all "owner occupied"
- * There are 3-4 houses yards could be improved.
- * Several apartment houses look very bad.
- * Exterior painting needs to be finished to area home.
- * Only a couple houses are a little run down
- * Trash not taken care of
- * Yards junk/trash car in storage
- * Vacant homes with yards poorly taken care of.
- * The people who own their homes keep them up.
- * Some houses could do a better job of keeping their lawns cut.
- * Homes on either side of ours are decent, but vacant homes around ours bring our value down.
- * With the exception of the neighbor to the south of my house, their fenced in yard...junk etc.
- * Except for 1 neighbor - w/ knocked down woods, unkempt inappropriate fence around an outdoor wood boiler.
- * Pockets of deterioration
- * Most residents are very good caretakers
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- * Most residents are very good caretakers
- * Range is v.good to poor -
- * Unoccupied homes sometimes need mowing
- * Only 2 or 3 yards not cared for properly.
- * A few "trashy" homes, but mostly nice homes and well kept yards.
- * Many have several vehicles incl motor homes. Some throw fast food containers in yard where they are left for several days - toys also litter front yards.
- * Some houses are run down and need repairs other than that OK
- * Some homes are very nice - some need a lot of work
- * Neat, clean, quiet, great neighbors
- * To the right there is no siding on house - to left a falling down dog pen house on corner has junk on porch and in back yard.
- * Trash pile in yard House in disrepair overgrown weeds
- * Most are kept up well.
- * Home started repairs - never compleated - Homes with renters very poor condition!!

- * Just a few neighbors that have high weeds
- * Fairly good - but could be better through better diligence by the builder.

2A. Is your neighborhood experiencing a high population turnover rate with people frequently moving into or out of the neighborhood?

2B. If you were to start over again would you choose this neighborhood?

- * My neighborhood is fine for my family
- * Flooding of intersection - high school traffic thru yard
- * It's quiet, safe, attractive and friendly
- * I like it here - 23 years
- * Affordable housing, within walking distance of downtown
- * This is good neighborhood
- * Close to town - hospital - Dr's - church -
- * It is convenient to schools and downtown and is safe.
- * Homes are well kept
- * Schools
- * Rental properties tend to lower property values of the area if their density is too high
- * Krust Drive short street, good people
- * It is a clean quiet neighborhood
- * Would like more "space"
- * I prefer the country
- * Overall, it's a nice, clean, friendly neighborhood
- * Barking Dogs - Junk in yard - to many vehicles
- * No
- * Location - school - 1 mile from town. There was bus service for awhile - but being young at the time we walked & enjoyed the exercise.
- * Trashy rental units
- * Nice, quiet neighborhood. Most homes kept up.
- * Flooding!
- * Because of unfriendly & people who think they are better and belong with the upper class and have no concern for others.
- * To much turnover
- * Vacant lots not taken care of & taxes
- * Police have been called to apts to often.
- * We enjoy this neighborhood, we have lived here for 2 years and would do it again.
- * Under the circumstances
- * It is an ok area - but a bit busy being one street from Main St.
- * Flood insurance
- * One recent foreclosure and two neighbors moved because of noise and junk in yard from house to the north of me. The foreclosed one, vacant now.
- * We like it
- * Great neighborhood for 29 years
- * Except for above mentioned neighbor, who "amended" his property in the last 3 years.

- * Absolutely would choose my smaller neighborhood again. I live next to people that value their homes & neighborhoods.
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- * Quiet, well-maintained
- * We have become aware of better kept/tended neighborhoods after moving here.
- * Trying to leave here. Too busy - going wrong direction
- * House values
- * Slumlord rentals
- * Prefer rural setting.
- * Trees, general upkeep
- * Street is busy, not any worse than others
- * Taxes are high for a city lot (could have 4 acres+ more sq. footage in the country for the same amount)
- * Mostly quiet & lots of families
- * Quiet, general well kept
- * Space between houses, shared driveways & flood zone when it has not flooded since I have lived here.
- * I don't like having an alley behind us.
- * New houses, friendly people
- * Neat, clean, quiet, great neighbors
- * The worse neighborhood I have ever lived in.
- * Neighborhood has gone down in past 10 years. We have lived here 40+
- * Neighborhood has gone down in past 10 years. We have lived here 40+
- * Good location, great neighbors.
- * We have a huge yard - perfect for our boys to play in.
- * Speeding, school buses everyday. Never trim city trees.
- * Good neighbors, fairly quiet neighborhood.
- * The rental by the gas station has had low income people corner of Gould & Exchange in last 6 years 3 different families all have been rowdy, loud parties. Tires were piled behind house for months. People are moved out now (quiet no one living in front apt right now. Yeah!
- * But knowing what problems can be encountered. I would insist on some things before building. (hydroseeding - extreme crabgrass, etc.) Better quality H/AC ductwork - quieter.

3. With respect to open space, safety, and walkability in your neighborhood, how would you describe the condition, adequacy and quality of parks, sidewalks, street trees, schoolyards, and the fit of structures relative to their lot size?

- * It would be nice to have a neighborhood park
- * Some lots are too small
- * Everything is good except for trees hanging too low over the sidewalks and not enough sidewalks. We need sidewalks on all the streets for more safety.
- * The sidewalks beside our home, Northeast corner of ---- & Saginaw are in bad shape.
- * At least one hedge along the sidewalk constantly needs trimming. Also black walnut tree should be removed and soil between curb & walk be "shaved".
- * City trees on all streets need to be trimmed. You plant trees, but you don't maintain them.
- * Trees need trimming between curb / sidewalk
- * Many buildings are too close to property lines.
- * Some trees on city right of way need trimming

- * How come no sidewalks on Krust Dr, Steven's, Moore, Avon?
- * Dwellings run down
- * Parking lot to the E is not maintained
- * Excepted sidewalk not finished on either side of street to Gould on Exchange St. or curbing either.
- * Some branches hang very low over sidewalks - & trash does appear in the yards, sidewalks & streets.
- * House to south of me has a huge shed too close to fence, not up to code also slanted roof on shed has debris and items that blow into my yard or slides into my yard/driveway. It's way to close to fence next to my driveway.
- * Some very small lots in the southern end though; enjoy walking northern portion of neighborhood.
- * Except for speeding cars 1 dog hit; killed already
- * Most houses are smaller; only 4 are large.
- * There was little or poor planning in this area.
- * More police patrolling streets.
- * Our street Wiltshire in the heat of summer is all tar. We've complained every year. We bring tar into our house driveway, etc. Very miserable.
- * Some sidewalks are not level.
- * Houses too close for lg lot size. No close parks
- * Sidewalks could be better
- * Sidewalks could be wider for walking/biking - need better lighting
- * A small building was built (next door) & never used & painted bright pink
- * Huge tree in front of house needs to be trimmed.
- * We are waiting for developer to complete nearby walking trail.

4. My neighborhood has a low incidence of crime and vandalism and we feel secure here.

- * However, I probably don't hear about crime.
- * Neighbors look after each other.
- * Police called 5 times next door. They moved in 12 days ago.
- * I have never had a problem nor heard of one happening.
- * Children walk past sex offender on way to school (2 counts w/ victims under 13)
- * Years ago, there were problems but not now.
- * Between the two choices - teen presence - Neutral - disagree
- * Homeless, lack of speed enforcement, rental tenants
- * Some vandilism, but still feel safe
- * Need police more visible, rarly see a patrol car
- * Had a grill stolen and cash out of vehicle! Also had visitor's cars vandalized on street + in driveway.
- * A lot of speeding between Oliver and King Streets. Seems to be a lot of "traffic" to a particular home.
- * We have break-ins, but I have never felt not secure.
- * Few problems over the years.
- * I have retired neighbors that watch my house.
- * Our neighborhood of Woodland Trails is new so long term results are not yet evident.

5. I live in a sociable neighborhood where many know each other and sense support.

- * A few neighbors on my block know each other.
- * I've been here 23 years and no one has ever been friendly! Younger people - busy people - I'm 85 years

- * It is difficult to meet & socialize with neighbors. Everyone is busy & on different schedules.
- * I have very good neighbors who are willing to help me.
- * Know neighbors - help each other out - don't socialize, though
- * Just for themselves
- * In 2 years we have met 1 of the neighbors
- * I do my neighbors somewhat
- * Except for above mentioned neighbor.
- * I don't know every neighbor well, but still agree.
- * We are in our mid-seventies, so we know neighbors slightly though we've lived here 31 yrs.
- * Average
- * We are not on a name basis.
- * Particularly in Osborne Lakes
- * Very unfriendly
- * People don't neighbor as much as in the past.
- * I have very nice neighbors close by.

6. Nuisances (barking dogs, glaring lights, junk/trash, parking in front yards, overcrowded dwellings, weeds, littering, burning, commercial vehicles, outside storage, noise and engine exhausts) are infrequent and not a problem.

- * High school & other traffic ignoring 4 way stop.
- * It seems trivial, but I cannot walk my dog without off leash dogs charging at me and my dog from their yards.
- * Rental trash
- * One barking dog
- * Noise, barking dog - burning - trash cans
- * Dog on the loose
- * Except for the barking dogs part.
- * The house on the Northwest corner of ---- & Saginaw has a lot of eyesores in their yard. They park cars on the back lawn.
- * Burning - 1 home constantly leaves trash cans out & parks pickup on lawn.
- * Occasionally, teens will have loud music at a party - not a major problem.
- * Barking dogs North, West & South of our block
- * Burning and barking dogs
- * There are too many cats that come around
- * Burning and barking dogs
- * Cats using my flower beds as litter boxes ticks me off. Cats should be required to be on leash & licensed.
- * Barking dogs and roaming, stalking cats.
- * Yes, Police & enforcement never do anything about it.
- * Junk piled by burn barrel
- * Rental homes no cared for
- * Junk and trash, burning plastic, big bus to look at.
- * Barking dogs - 2 - not bad - but irritating.
- * Barking dogs can be a problem at times.
- * Partying at one house

- * Do not stop at the 4 way stop!
- * Barking dogs
- * junk/trash 300 block of Hickory St.
- * Barking dogs, storage of trailers motor homes - boats
- * Dogs barking and cars on lawns frequently skate boards & bikers not giving right of way to cars.
- * Barking dogs, junk/trash, parking in yards, littering, burning
- * Dogs, yards not taken care of, burning containers - bath tubs
- * Dogs barking, yard trash, parking on lawns almost all above.
- * Revs engine up for no reason.
- * Dogs bark all the time! The 2 houses across the street have loud gatherings all the time & sirens are a frequent sound with the station just down the street.
- * Junk/trash; parking in front yard; weeds; outside storage
- * Overcrowding at apt at Grover
- * In house in block to south of me, and around corner, barking dogs; littering, burning, outside storage, noise, engine exhaust; previously overcrowded dwelling until recent foreclosure of one of the houses.
- * Why 5 garbage trucks on our street every week?
- * Barking dogs
- * Burning of leaves, paper & garbage on any given day of the week.
- * Strongly agree for my N. Washington area of the neighborhood; can't really speak for the southern
- * Dogs - front yard parking
- * Only recently a house turned rental started front yard parking. Burning is very often a problem - don't stick to allowed days & don't find source usually. Barking dogs are a nuisance but I haven't addressed owners
- * Loud exhaust @ 11:20 p.m. every night dropping off neighbor after work
- * Barking dogs (periodically) burning
- * Can not prove but seems like neighborhood is becoming more renter/less owner.
- * Burning outside storage loose dogs
- * Barking dogs, junk/trash, weeds, burning, commercial vehicles, noise, engine, cats
- * Barking dog, burning
- * The outdoor wood burner was a problem & would be again.
- * Barking dogs are around
- * Speeding cars on Dewey St.
- * Burning garbage on Backus Street on Tue & Thurs. Can't open doors over two streets.
- * Some peopole generally keep property, but a few look terrible!
- * Barking dogs, some yards are not taken care of weeds & dead trees, broken fences
- * A lot of stray cats - a lot of woodchucks.
- * The house at Dingwall Dr. is an eyesore - no one has lived in it for many years.
- * People on northwest corner have sword fights, loud parties and have loud & big fire crackers
- * Barking dogs. Junk/Trash in back yard. Loud music from passing cars after 11:00 p.m.
- * Barking dogs, parking in front yard, littering
- * Barking dogs & burning
- * Cars are loud - we contacted city to take care of barking dogs.
- * Parking in front yards, weeds, burning.
- * Barking dogs & burning (why allow it as people don't all follow rules!
- * Barking dogs weeds neighbor on Corunna Avenue screaming kids a lot (8 kids) trash thrown out of cars on street I pick up monthly.

- * Barking dogs - Some neighbors leave their dogs leashed outside and their long term barking is very bothersome. Some written guidelines limiting the amount of time dogs are tied up outside such as 15 minutes or not at all. They could be let out for relieving or walked.

7. Other issues such as quality of schools, city services (as in sewer, water, zoning, fire, police, streets, parks), housing affordability, employment, friends and family are equal or greater contributors to my choice (location) of residence.

- * I chose this neighborhood because of the availability of my children to be able to walk to all three schools (El. Jr Hi & Sr. Hi)
- * It was a good choice 47 years ago & still is.
- * Keep the value of properties high - Encourage & allow people to improve and maintain their properties. Enforce local junk car laws and street parking. 1. No parking in front yards. 2. No plate - tow away.
- * I'm pleased to live less than 1 mile from work
- * Were when I located here and the area was very nice at that time.
- * Need more employment
- * Our street not patrolled enough bike riders/skate boarders do not get out of way of traffic.
- * Quality of schools & location wrt walkability were prime factors in choice of location.
- * All except for the storm sewer it backs up every time it rains to the point of property damage
- * Family is close
- * Except street condition & storm sewer
- * But lots of unemployment & too many houses for sale... very sad situation.
- * I was very glad to find a very affordable home in my neighborhood.
- * Employment - no!
- * Our residence of 30+ years make this difficult to answer.
- * Check Wiltshire please
- * No parking on Hickory. Bus Route. Cleanup two "junkie houses on Hickory"
- * Our home is 2 blocks from the nearest fire hydrant. Most blocks have a hydrant but our street does not.
- * In my bock - singles, retirees, one baby.
- * I could not sell my house for the conditions of those around us.
- * Employment is a concern for our family.
- * We are new to the area & this is where we found affordable housing.

8. After reviewing your responses, please feel free to offer your ideas on what can be done to make your neighborhood a "Neighborhood of Choice".

- * Sorry I am unable to attend meeting - will be persuing drainage problem with city commission
- * My street floods with every heavy rain. If this is not remedied, it will be a factor in my staying in or leaving the area.
- * I'm afraid the rental in the 1200 block of Huntington is going to bring the valuation of other homes down.
- * When the city does leaf pick-up, please do the grassy part of the boulevard on E. Exchange St. at the same time, because the leaves blow back onto the clean lawns
- * Issue tickets to homeowners who do not abide to the laws - at least come by & give out warnings
- * Lower taxes and lower SEV
- * The people in the home on the Northwest corner of ---- & Saginaw park on both sides of Saginaw Street often 24/7. The street sweeper has missed our side because of it. I am worried about snow removal beside our home on Saginaw St. this winter with cars parking there all night.

- * I strongly urge a banning on burning - the entire neighborhood gets covered in smoke - yard waste pickup should be offered.
- * Control barking dogs
- * We enjoy the walk ability of the town and shopping within walking distance.
- * Police could drive by once in awhile
- * Require owner occupied homes, no rentals
- * In force current ordinance consistently and fairly.
- * City officials, and employees, have been, and are, very responsive and courteous to my requests and suggestions.
- * Have the Police Department ride around with windows down so they can hear, see & smell. People burn every day all over town & dogs bark, dogs not on leashes, cars parking on sidewalks.
- * Review rental housing. Inspect rental housing. Require landlords to keep up rental units.
- * Kids leaving High School - squealing brakes - loud radios & speeding - corner of Summit & Rubleman. They speed a lot down Summit St.
- * We built our home after the war & have enjoyed our neighborhood all this time. Not many changes but those few have been for the good.
- * Crack down on slumlords
- * I believe it already is a "neighborhood of choice".
- * More police patrol's after school lets out 2:00 - 3:00 p.m. and at night.
- * Sorry I cannot make the meeting. Neighbors will attend council meeting about drainage problem.
- * School children are in danger having to walk on the road to & from High School, Emerson and 7th Day Adventist. I had to provide my own sidewalk on Huntington when I built my home (1965) (City Codes) Why the discrimination!
- * Rental owners made to be more responsible for their renters and property. Slum lords have plagued us for many years now.
- * More concerned and caring people and kids not taking over our street especially in the summer. Being older and feel people should look out for each other and not be so selfish and raising their children to be more respectful. Speeding cars - like a race track from Gould to Dewey St. Need more patrolling of Comstock Street.
- * 1. Toughen penalties to those who do not keep up their yards. 2. Restrictions on burning containers - no bath tubs. 3. No resident should be allowed to have house furniture on front porches (couches, chairs)
- * Upgrade the apt. to a better residence keeping them in the same conditions as the homeowners. My home depreciates yearly due to the condition of the apt houses near me.
- * If we could get a little speed control on our street it would be nice. cars fly down N. Hickory daily well above 35 mph.
- * No other comments at this time.
- * We need to have speed traps on my street (E. Comstock). I have witnessed people taking our street when Main gets stopped at the lights to try to save a few mins. They speed down our street. We have many kids playing outside & many close calls w/ vehicles not slowing down. Something also needs to be done with barking dogs.
- * Except street condition & storm sewer
- * The apt's at 825 Grover used to have mostly elderly people in 1 bedroom/apt. Now there seems to be an awful lot of people.
- * 1. Faster & better enforcement of code violations. 2. Need Emerson school and parents to better teach and enforce not littering to their children. I live 1/2 block from school and this frequently happens in my yard. Parents park to pick up children in the block I live on and I see the parents as well as the kids littering in my yard and my close neighbors yards.

- * Eliminate burning (outside burning of trash, paper, garbage) and the use of outdoor wood boilers to heat homes within the City of Owosso.
- * I think it already is!
- * Dogs not in flower beds. Kids safe walking to school
- * Stop burning entirely - People don't follow burning rules & offenders can't be found since smoke is often hard to follow to source. I know how to handle the dogs, but haven't yet. Dog owners should be a lot more sensitive to their barking animals and stop assuming it doesn't bother anyone just because they don't hear it anymore.
- * I would like to see the dog walkers in the neighborhood refrain from letting their dogs have the freedom of the 20 ft. retractable leash. They can reach all sorts of perineals planted just inches from my front porch. I have seen people let their dogs literally urinate on a person's house that sit 25 ft off the street.
- * I've always thought a "block party" would be nice to get to meet the neighbors. Now, at our age, it's not so important.
- * This requires money that I do not believe is available but... improved infrastructure such as repaved roads & improved, wider sidewalks, plant more trees, eliminate weeds along streets & sidewalks.
- * More police monitoring - just be seen in the neighborhood.
- * Dog park, safer streets less loud road traffic
- * List is very long. We can't wait to move.
- * Cat control - enforcing burning laws - skunk control. Some houses in the 800 block of N. Hickory need help.
- * I would like a paved ally (Lavrock) or graded down past the base, to get rid of the potholes for good. Grading just the top don't work.
- * We need to once again target unlicensed autos parked in yards. I notice them all over.
- * Yes
- * Add Hickory Street to the list of roads that get salted & plowed during snow! We pay taxes like the rest of the rest of the "NorthEast" (between Oliver & King)
- * People should not be allowed to store motor homes on property, burning should be further restricted - there just isn't room for it on these small lots & some neighbors burn HUGE quantities of brush (though this has diminished of late). In addition I'd like it if somehow people could be encouraged to keep lawns free of trash.
- * Review flood zone & take it away - due to 2 blocks away from are not in flood zone. Look at driveway issues & have people clean up front & backyard & weeds & trees & fix up homes.
- * I appreciate the visibility of the police around my neighborhood - very important. Check on landlords & foreclosurers to make sure the houses and yards are kept up
- * Dog park, skate park, good walking/running path around the city that is well lit.
- * One family with children, employed couples.
- * If people choose to fill their front yards with flowers they should be required to take care of them, not let the weeds take over.
- * I am moving as soon as possible.
- * Have a follow up visit after being called about trash. Barking dog was taken care of by police now we have a new one. And will call if it gets bad.
- * Do not allow any more multiple housing - If it is single now, keep it that way - Also, city needs to shovel snow after 3 days max -
- * An animal waste ordinance - where people must carry a bag & pooper scooper when walking dogs or receive a fine. More police control of speeders
- * We need better lighting in our neighborhood. In summer lights are dimmed @ 90% by trees.
- * Its up to us to socialize w/ our neighbors to make our community better.

- * Trim city trees! Do something about landlords (M.T.) why no codes for rental property. Why 13 school buses use our street - they were always on Gould is this street made for this? Can't get out of driveway in afternoon. Stop sign at North St & Washington means nothing to drivers - never any Police ticketing!!! Burning from Flower Shop any time they please! Speeding all day on Washington! Parking cars on front lawns. The greatest problem in this town is the landlords doing nothing about their property & the city doing nothing to correct this problem. I hate to have friends visit & see this slum-look on our streets!!! Please do something about this!!!
- * Our street is great but a resident on Saginaw St (behind us) burns every Tues. & Thurs. - obviously garbage by the smell most of our Sat. nights were ruined by the stench of bonfires - What are they burning that smells so bad and burns the inside of your nose?!! I'm ready to move from Owosso because of this.
- * I have kids that ride up and down the street with small motorized bikes with no helmets and going too fast. Cars speed down my street. I have a verry tidy kept yard. I would like my tree trimmed by my driveway or cut down can't see to pull out of drive I hate barking dogs. I have had a dog with leash in my yard 8 times this summer dogs live on corner of Gould and Mason.
- * Builders can be held more accountable. Prospective buyers could have public access to comments of current and former residents of this neighborhood. This would induce builder toward better diligence and accountability.