



CHARTER TOWNSHIP OF COMSTOCK Strategic Visioning 2014

Final Report – April 21, 2014

Prepared by Julie Pioch, MSU Extension

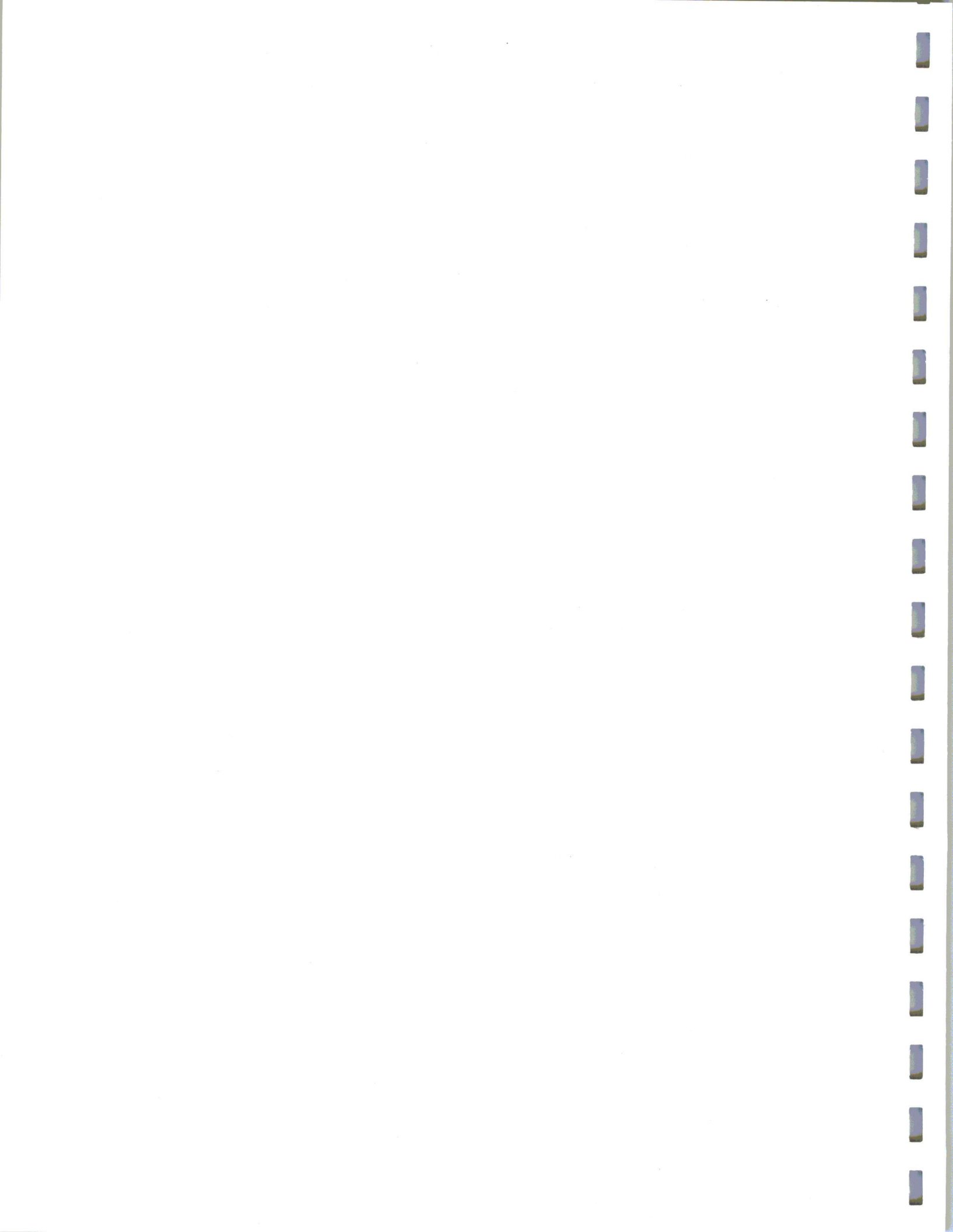
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MICHIGAN STATE UNIVERSITY | **Extension**

Table of Contents

I.	Overview of process & participants	Page 3
II.	Session outcomes	Page 5
	A. January – p.5	
	B. February – p. 6	
	C. March - p. 8	
	D. Strategic Assets Map - p. 9	
III.	Recommendations and Next Steps	Page 10
IV.	Appendices	Page 12
	A. Appendix A - Action Planning Tables	
	B. Appendix B – Notes from January 21	
	C. Appendix C – Notes from February 17	
	D. Appendix D – Notes from March 10	
	E. Appendix E – Placemaking & New Economy Presentation	
	F. Appendix F – Community Survey results	
	G. Appendix G – Comstock Demographics	



I. Overview of Process & Participants

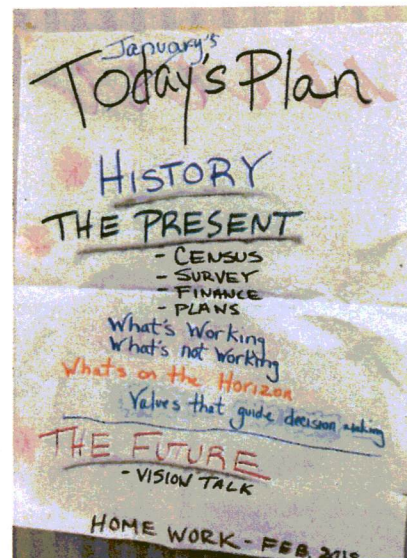
Facilitated by Julie Pioch of Michigan State University Extension, Comstock community leaders were invited by the Township Board of Trustees to attend three meetings to develop a future vision for Comstock Township. The number of participants varied across the three meetings but each meeting had a breadth of stakeholders represented. Participants represented township government, three school districts serving Comstock, Comstock planning commission and zoning board of appeals, the Comstock parks and recreation board, a community church, community services and seniors, Comstock library, the Comstock fire department, fulltime and contracted Comstock Township staff.

Participants explored the history of the township, reviewed current census information and engaged in a variety of activities to analyze the strengths and weaknesses of Comstock today. They worked together to articulate a vision for the future of Comstock and came up with nine broad goal statements that they would like to see come to life within the next 10 years:

- Development of a Downtown Comstock: multi-use (commercial, residential, office) between the bridge and Comstock Ave and Kings Hwy
- River trail complete, recreation on Morrow Lake
- High quality roads with bike and pedestrian paths
- Sewer and water throughout township
- Funds available for capital infrastructure (roads, sewer, water, buildings, public safety, parks) maintenance and improvements
- Collaborative efforts between schools, government and private interests working to ensure lifelong learning goals
- Quality neighborhoods with continuum of housing choices for residents of all ages
- Comstock is a choice community for business and residents because of quality public services and good reputation
- Convenient, affordable public transportation options

Participants included:

Ann Nieuwenhuis, Comstock Township Supervisor
Anna Goodsell, Comstock Township Clerk
Bret Padgett, Comstock Township Treasurer
Jerry Amos, Comstock Township Board Trustee
Sandra Bloomfield, Comstock Township Board Trustee
Jeff Bogema, Comstock Township Board Trustee
David Burgess, Comstock Township Board Trustee
Ed Switalski, Comstock Fire and Rescue Fire Chief
Miriam Shannon, Comstock Township Planning Commission Secretary
Randy Beister, Comstock Township Planning Commission Member



Jennifer Jones-Newton, Comstock Township Planning Commission Member
Linda Law, Comstock Parks and Recreation Board Chairperson
Myla Stuart, Comstock Public Library Director
Mary Gustas, Comstock Community Center Executive Director
Chris Rundle, Gull Lake Community Schools Superintendent
Todd Mora, Comstock Public Schools Superintendent
Alan Lentz, Galesburg-Augusta Community Schools Interim Superintendent
David Johnson, Pastor of the Kalamazoo Community Church
Tom Wheat, PE with Prein & Newhof and Comstock Township Engineer
Amber Leverette, Kalamazoo County Affordable Housing
Winkie Kurtz, Comstock Township, Administrative Assistant

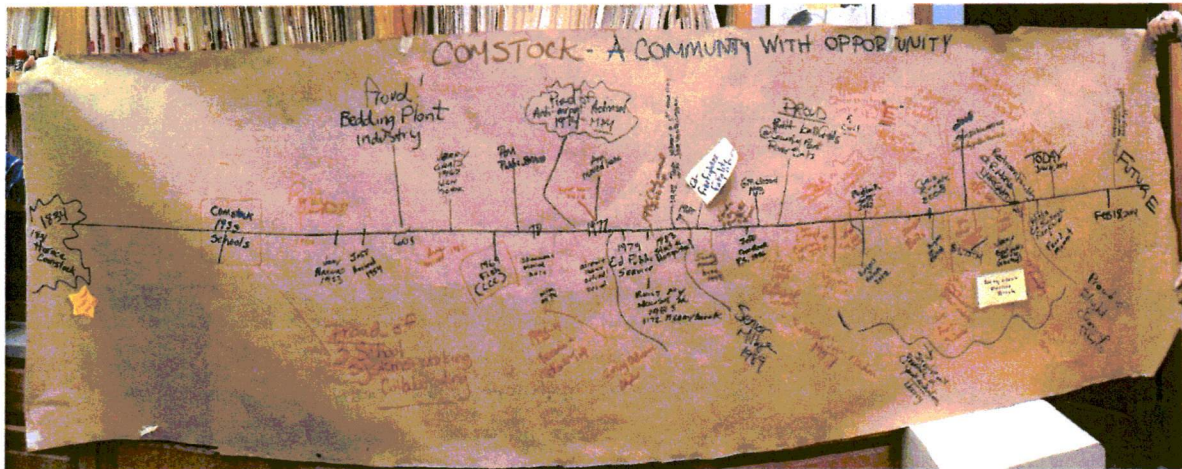
Much gratitude goes to Administrative Assistant Winkie Kurtz for taking such great notes and helping organize the sessions.

II. Overview of the outcomes of each session

A. January 21, 2014

Detailed notes from this session can be seen in Appendix B.

Nineteen community members were present at the first meeting held in the Comstock Library meeting room. Introductions were made using a timeline of history of Comstock. Participants introduced themselves and identified significant events on the timeline related to their personal history and those important to the past and present of Comstock. The dates ranged from 1831 with Horace Comstock through 2014. The activity enabled the group to discuss events that have shaped the community's built environment and its economic and social characteristics while getting to know each other before embarking on brainstorming a vision for the future of Comstock.



A brief review of present demographic information, community survey results, financial information and current planning efforts followed. The discussion and information shared can be found in the appendices.

Before exploring preferences for the future it is important to assess the present situation. To do this the group was asked to honestly assess what they felt was working in the community and conversely what was not working. In addition, they were asked to write down why things they listed were important. Explaining why the issue is important is a way to get to the core values and beliefs individuals have about the way community services and government should function. Small groups worked together then individual lists were compiled into one for the entire group to prioritize as the most important. The lists according to priority ranking are below.

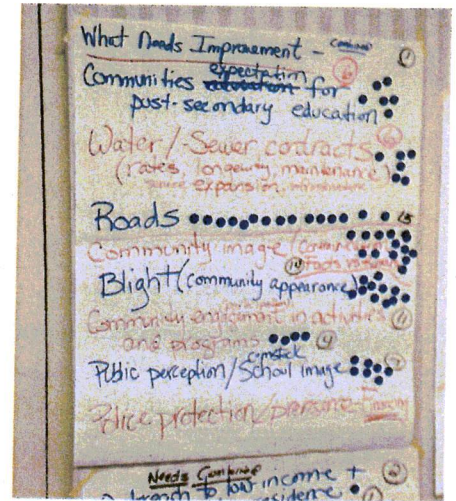
What's Working:

1. Economic Development
2. Governing process (township operations and ordinance enforcement)
Collaboration – School, Government, Business, Church
3. Fire Department

4. Community Center
5. Schools are Proactive
6. Parks

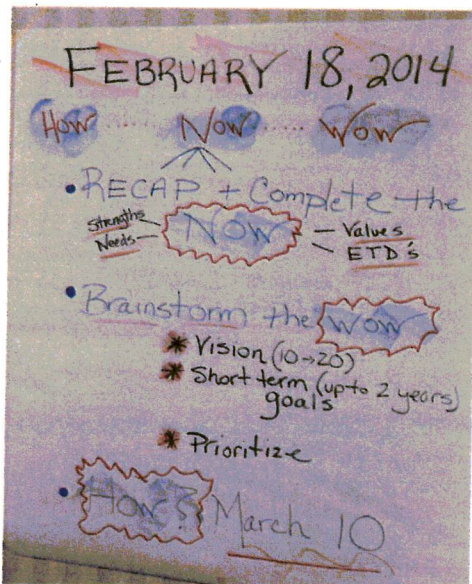
What Needs Improvement:

1. Community Image/public perception/Comstock School Image
2. Roads
3. Blight (community appearance)
4. Township Center
5. Water/Sewer infrastructure (rates, longevity, maintenance, expansion)
6. Community expectations for post-secondary education
7. Community engagement and outreach to low income
8. Business attraction



B. February 18, 2014

Detailed notes from this session can be found in Appendix C.



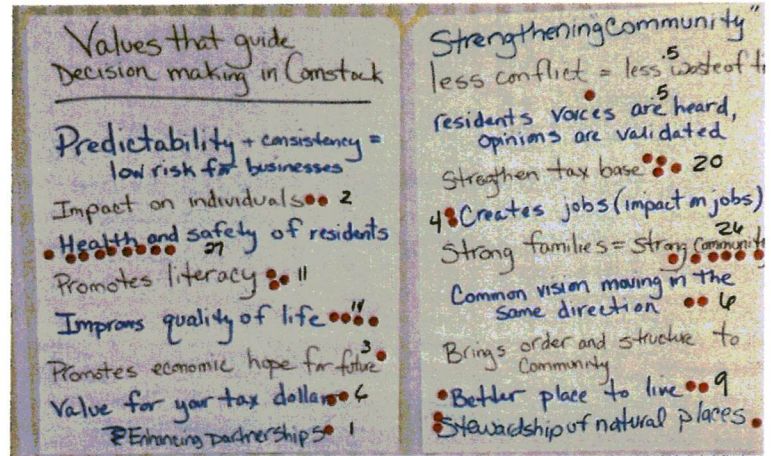
A second meeting of Comstock leadership brought continued enthusiasm to the strategic planning process. The group continued to work on defining the present conditions and perceptions in Comstock. They worked as a large group to itemize a list of events, developments and trends impacting the community. The items the group came up with underscored many of the strengths and weaknesses mentioned during the first session: contributions to the economic development strengths; references to the aging population; issues related to and impacting infrastructure needs, roads and community image. The complete list of events, developments and trends can be seen in Appendix C.

Core Values/Guiding Principles:

The group prioritized the list of values that they came up with at the first session while discussing their values and core beliefs for community decision making. The list is summarized below. The act of formulating these words into meaningful sentences should be delegated to a small group and is part of the work left unfinished from this process. Once developed, these principles can be adopted by the township board and shared with other elected and appointed boards. A set of principles adopted across groups and communicated to the greater community can be part of a communications and marketing strategy. The principles should be used to help guide leaders when making programming and spending decisions.

The prioritized list of values as developed by participants that should guide decision making in Comstock:

- Health and safety of residents
- Strong family = strong community
- Strengthen tax base
- Improve quality of life for residents
- Promote literacy
- Better place to live
- Common vision – all move in same direction
- Value for your tax dollar
- Stewardship of natural places
- Promotes economic hope for the future
- Creates or has an impact on jobs



Envisioning the future:

Finally after much work on defining the present situation in Comstock, the participants were ready to work through an activity to help them develop a common vision for the future of Comstock. A timed activity designed to have members talk one on one with each other helped the group refine their ideal visions for the future. When they reconvened as a large group only common ideas discussed across the members were captured. These ideas were carried over to the third and final session where the group would begin to brainstorm objectives and action steps to make these goals into reality. The list is as follows:

“Vision of Comstock in 2024”


- Development of a Downtown Comstock: multi-use (commercial, residential, office) between the bridge and Comstock Avenue and Kings Highway
- River Trail complete, recreation on Morrow Lake
- High quality roads with bike and pedestrian paths
- Sewer and water were needed throughout Township
- Funds available for capital infrastructure (roads, water, sewer, buildings, public safety, parks) maintenance and improvements
- Collaborative efforts between schools, government and private interests working to ensure lifelong learning goals
- Quality neighborhoods with continuum of housing choices for residents of all ages
- Comstock is a choice community for business and residents because of quality public services and good reputation
- Convenient, affordable public transportation options

C. March 10, 2014

Detailed notes from this session can be seen in Appendix D.

The third session started out with a lesson on New Economy Principles and Placemaking. Trends show that communities who engage in placemaking and apply these land development and planning principles are more successful and prosperous. Moreover, the State of Michigan's current community and economic development goals also embody these principles and are requiring communities who seek grants and technical assistance to have plans based on these principles. Discussion from previous sessions touched on issues related to the attraction of people, the built environment, and the natural assets of the community and the themes expressed through the visioning session revealed that the participants were definitely thinking along the same line as what





- **Strategic assets** are: people, natural, environmental, community, and quality of life related resources that can provide a competitive advantage.
- **Comstock:**
 - Population growth of 7.3% increase 2000-2010
 - River and natural areas
 - Bedding industry and new economy manufacturing
 - location

the experts are teaching regarding placemaking and asset development. The group engaged in lively discussion around placemaking and talent attraction possibilities in Comstock. (The slides from the presentation are attached as Appendix E).

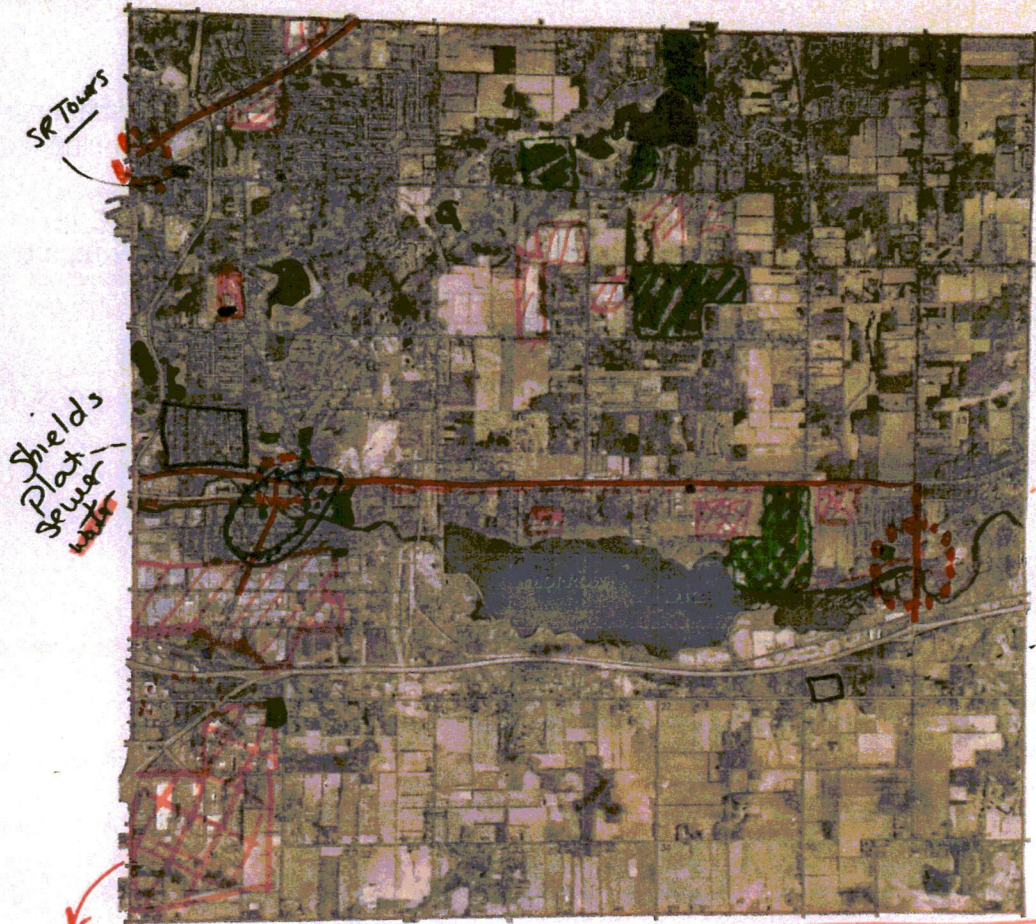
Strategic Assets Mapping Activity:

Following the presentation the group identified strategic assets on a large aerial map of the township. In reference to what was discussed in the presentation about strategic assets, the group identified specific areas (corridors and nodes) that should be priorities for development. One member pointed out that Comstock really has no "center" as defined in the strategic placemaking literature and that Kalamazoo is the nearest center. Therefore, investment should be made in transit options along strategic corridors and placemaking efforts at nodes between those corridors. In addition, the location of the Kalamazoo River Valley Trail was identified as were the specific areas where the township needs water and sewer infrastructure. This mapping exercise was significant in that it allowed the group to visualize where investment needs to be made to bring some of their goals to reality. See picture of the marked-up map on the page 8.

The final activity encouraged the group to tie everything together from all three sessions by brainstorming what needs to be done and who should make sure it happens to accomplish the goals defined by the group. The nine goals were posted around the room and participants circulated among them adding ideas to each. The outcome of this exercise became the basis for the action plan tables prepared by the facilitator in Appendix A of this report. The action planning tools are organized according to each goal identified in the visioning process. Content within the tables was taken from data and content generated by participants from all three sessions. It is the intent of the facilitator that these tables will help stimulate additional conversation and action by the township to turn the outcomes from these meetings into prioritized projects and objectives with short and medium term indicators to measure success.

Charter Township of Comstock Parks (Zndary)
 Kalamazoo County, Michigan Comstock Auditorium
 2013 Aerial Map

Corridors



SR Towers

Shields
 Plot
 sewer
 water

Need
 Water
 Garage Ester

Potential
 Mixed use
 Subplan

Nodes - ~~Planned~~

Red dots

Downtown Comstock - Asset!

----- RIVER TRAIL



Parks

Assets:



- Major Employers

Morrow Lake

River

Parks

Comstock Auditorium

III. Recommendations and Next Steps

- ❖ Review the suggested objectives below and the action planning tables to move this work forward. Delegate the work to current boards and/or develop committees to tease out objectives for each goal and develop a plan to complete action steps towards accomplishing the vision. Prioritize objectives based on interest, capacity and need, establish timelines and identify ways to measure how an objective will be considered accomplished.
- ❖ Develop system to coordinate efforts of planning commission, parks and recreation board, Kalamazoo River Trail activities, capital improvement program and other planning entities impacting township.
- ❖ Assign a committee to develop guiding principles as mentioned earlier in this report.
- ❖ Invest in developing a Marketing & Communications Strategy:
 - To improve perception of competency of local government, increase communications with the residents to increase and encourage support of strategic planning efforts;
 - As a means to formalize partnerships with schools, business and community organizations;
 - To improve reputation of the Comstock area with
 - realtors
 - investors
 - businesses
 - parks users
- ❖ Continue to seek out opportunities, partnership and community support for projects such as were mentioned by session participants:
 - Senior housing projects (of all types from single family housing rehab and multi-unit developments)
 - Retrofit/demolition of old middle school
 - Township use?
 - Commercial use?
 - Parks and recreation use?
 - Develop a festival site/organize a festival
 - Library expansion/retrofit of township hall
- ❖ As planning process goes forward, continuously seek out additional demographic and trend information, consumer and business customer statistics as well as refer to the 2013 community survey data and dig deeper into those results to find solutions to the priority issues.

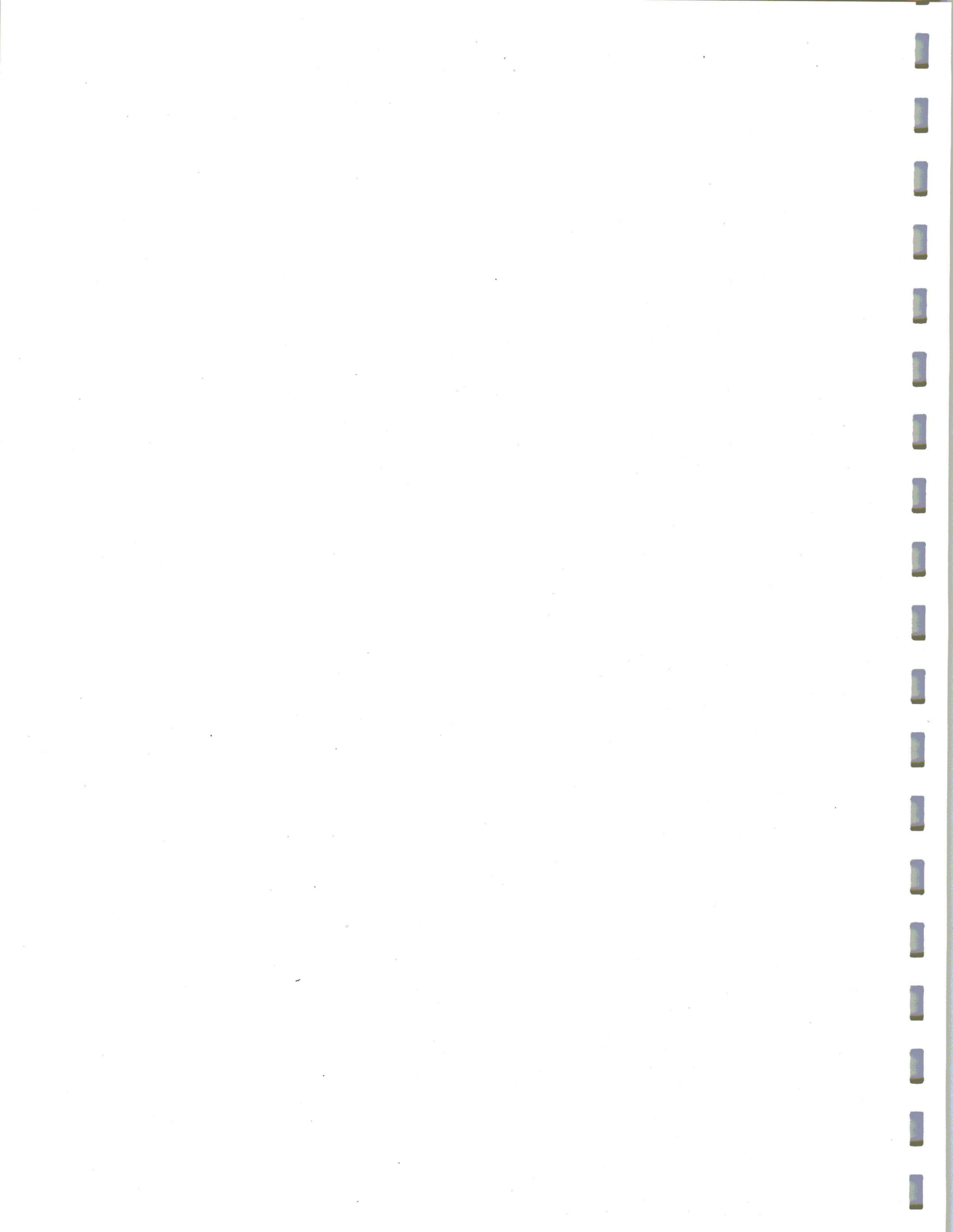
Suggested objectives/projects to accomplish in the next one to three years:

- Update Master Plan
 - Include mixed use sub area plans

- Downtown
 - Recreation areas
 - nodes and corridors
 - Collaborate with parks and recreation board
- Update Zoning to match master plan goals
- Update Recreation Plan
 - Emphasize connectivity to KRVT, "downtown area", road system between parks and other trails
 - Integrate recreational activities into plan
 - Collaborate with planning commission for Placemaking in targeted areas
- Develop/Update Capital Improvement Program
 - Inventory current assets (buildings and equipment)
 - Prioritize infrastructure needs, maintenance and replacement
 - Short, medium long-term
 - Prioritize expansion and improvement to support strategic placemaking efforts
 - Roads
 - Water/Sewer expansion
 - Bike paths along roads (and connection to trails)
 - Sidewalks and pedestrian access
 - CIP to include sustainable funding strategies for capital improvements
 - General fund contingency strategy
 - Bonds
 - Millage
 - TIF
- Develop community engagement, outreach and communications plans
 - Residents
 - Realtors
 - Schools
 - Business
- Adopt blight ordinance and fund enforcement
- Adopt Rental ordinance and fund enforcement

In Conclusion:

The goals through this process provide Comstock Township with a vision for the future. There are many ways to obtain this preferred future and the first step was accomplished by defining it. The following appendices provide documentation of the process and background information to assist Comstock community leaders develop measurable and realistic objectives to reach their goals for the future.



Appendices A – G

Appendix A
Action Planning Tables



Desired Future: Development of a Downtown Comstock that is multi-use (commercial, residential, office) between the bridge and Comstock Avenue and King Highway.

What needs to be done to accomplish this outcome?	Who is responsible	Strengths/Assets What's working	Weakness What's not working	Timeline	Indicators of success	Resources/additional information needed
<ul style="list-style-type: none"> Update Master Plan <ul style="list-style-type: none"> Theme—aesthetic plan to incorporate placemaking components Define boundaries of new downtown district Vision session to include residents, developers, business owners & stakeholders 	Planning Commission Township Board	Trained and dedicated planning commission who participated in vision and are preparing to start plan update;		Two years Potential to develop sub-plan amendments to allow for zoning changes	Master Plan adopted by Township Board	Consultant to assist with writing plan, PC and community training in placemaking
<ul style="list-style-type: none"> Zoning Ordinance Update 	Planning Commission, Township Board			To follow master plan adoption or sub-plan amendment	Zoning ordinance amendments adopted by Township	Community engagement plan and strategy
<ul style="list-style-type: none"> Develop finance plan and investigate funding strategies available to townships (TIF; DDA; Brownfield redevelopment) 	Township board					
<ul style="list-style-type: none"> Demolition/Raze Buildings 	Township Board					
<ul style="list-style-type: none"> New Township Hall 	Township					
<ul style="list-style-type: none"> Docks for canoes, rafts, kayaks, at park 	Comstock Parks Board					
<ul style="list-style-type: none"> Develop Festival Site 						

Desired Outcome – River trail is complete and there is active recreation on Morrow Lake

What needs to be done to accomplish this outcome?	Who is responsible?	Strengths/Assets What's working	Weakness What's not working	Timeline	Indicators of success	Resources/ additional information needed
<ul style="list-style-type: none"> Meet with all parties to develop master plan (Morrow Lake Sub plan) to include, allow, encourage business, activities <ul style="list-style-type: none"> Easier access, cooperation from owners of lakefront parcels Additional public access, consult about possible access points Strengthen relationship with KCPS Organize and promote activities on the lake: <ul style="list-style-type: none"> Recreational Boating Sport Fishing; catch/release contests Tactical Placemaking effort to encourage and try out boating by allowing a boat rental company to set up shop Morrow Lake Beaches 	Township Board & Parks Board working together with all Morrow Lake Stakeholders: Kalamazoo County Planning, STS Hydropower, Kalamazoo Public Safety, MDNR, Enbridge Parks Board	<ul style="list-style-type: none"> Governments sharing resources Protecting parks and natural spaces 	Lack of single entity in charge of resource			

Desired Outcome: High quality roads with bike and pedestrian paths

What needs to be done to accomplish this outcome?	Who is responsible?	Strengths/Assets What's working	Weakness What's not working	Timeline	Indicators of success	Resources/additional information needed
<ul style="list-style-type: none"> • Capital Improvement Program <ul style="list-style-type: none"> ○ To include long term road maintenance/repair plan that keeps all local roads at fair and above ○ Maintenance program for sidewalks 	Township Board & Kalamazoo County Road Commission					
<ul style="list-style-type: none"> • New "sidewalk" ordinance that requires new developments to provide safe and ample sidewalks/walkways. 	Planning Commission, Township Board					
<ul style="list-style-type: none"> • Establish maintenance program for sidewalks (adopt a sidewalk??) 	Planning Commission, Township Board					
<ul style="list-style-type: none"> • Work with Road Commission to identify possible bike path development along existing roads 	Township Board, Kalamazoo County Road Commission					
<ul style="list-style-type: none"> • Sidewalks and designated "old" developments or 6' shoulder 	Township Board, Planning Commission					
<ul style="list-style-type: none"> • Funding strategy for <ul style="list-style-type: none"> ○ Roads ○ Sidewalks ○ Bike paths 	Township Board					

Desired Outcome: Sewer and water throughout township

What needs to be done to accomplish this outcome?	Who is responsible?	Strengths/Assets What's Working	Weaknesses/What's not working	Timeline	Indicators of success	Resources/additional information needed
<ul style="list-style-type: none"> Prioritize areas needed water and sewer 	Township Board; Public Health Department	Priority areas have already been identified	Need is great in low income area; funding not available for expansion; Water rate agreement still unsettled with Kalamazoo			
<ul style="list-style-type: none"> Develop funding strategy for each area: <ul style="list-style-type: none"> special assessment, grants (state/federal), partnerships 	Township Board			Two years	Two areas of need are serviced (Shields Plat & ?)	
<ul style="list-style-type: none"> Complete a rate comparison of hook-up rates to other townships/cities to determine if Comstock rates align with others 	Township Board	Economic development is a strength for the area;				
<ul style="list-style-type: none"> Capital Improvements Program <ul style="list-style-type: none"> Include maintenance and expansion costs 	Township board	Township committed to completing CIP this year; staff resources available to assist;				

Desired Outcome – Funds available for capital infrastructure (roads, water, sewer, buildings, public safety, parks) maintenance and improvements.

What needs to be done to accomplish this outcome?	Who is responsible?	Strengths/Assets What's working	Weakness What's not working	Timeline	Indicators of success	Resources/ additional information needed
<p>Capital Improvements Program to determine short and long term needs</p>	<p>Township Board; parks and recreation board; planning commission, Fire Department (all departments)</p>	<p>Community survey indicates support for infrastructure improvements</p> <p>Township leadership committed to establishing long term plans</p>	<p>Control of water and sewer not in sole hands of township</p> <p>No current road funding</p> <p>No current parks funding outside of user fees</p>	<p>CIP developed within the next year</p> <p>Long term funding plan</p>		
<ul style="list-style-type: none"> • Develop funding strategy for each capital need <ul style="list-style-type: none"> ○ special assessment ○ grants (state/federal), ○ partnerships ○ new or increase millage ○ bonds ○ donation of land 	<p>Township Board</p>					

Desired Outcome – Collaborative efforts between schools, government and private interests working to ensure lifelong learning goals

What needs to be done to accomplish this outcome?	Who is responsible?	Strengths/Assets What's working	Weakness What's not working	Timeline	Indicators of success	Resources/ additional information needed
<ul style="list-style-type: none"> Develop cooperative marketing plan to improve image and promote opportunities/programs in Comstock 	Township Board, School Board, Fire Board, Parks and Rec Board	Examples of Community leaders working together	No formal system in place for collaboration			
<ul style="list-style-type: none"> Develop formal collaborative organization that communicates and or meets regularly (quarterly, monthly) of leaders and representatives of schools, government and business 		Current partnerships that exist				
<ul style="list-style-type: none"> Training programs to support local business and industry 	School board & Administration, business community	State push to collaborate				
<ul style="list-style-type: none"> Parks and Recreation Areas could be used by schools and community center 						
<ul style="list-style-type: none"> Expand current newsletter or add new newsletter or media connection 	Comstock Community Center, Township Board, Public Media Network					
<ul style="list-style-type: none"> On-Line Newsletter Social Media 	Volunteers, government class, and schools					

Desired Outcome: Quality neighborhoods with continuum of housing choices for residents of all ages

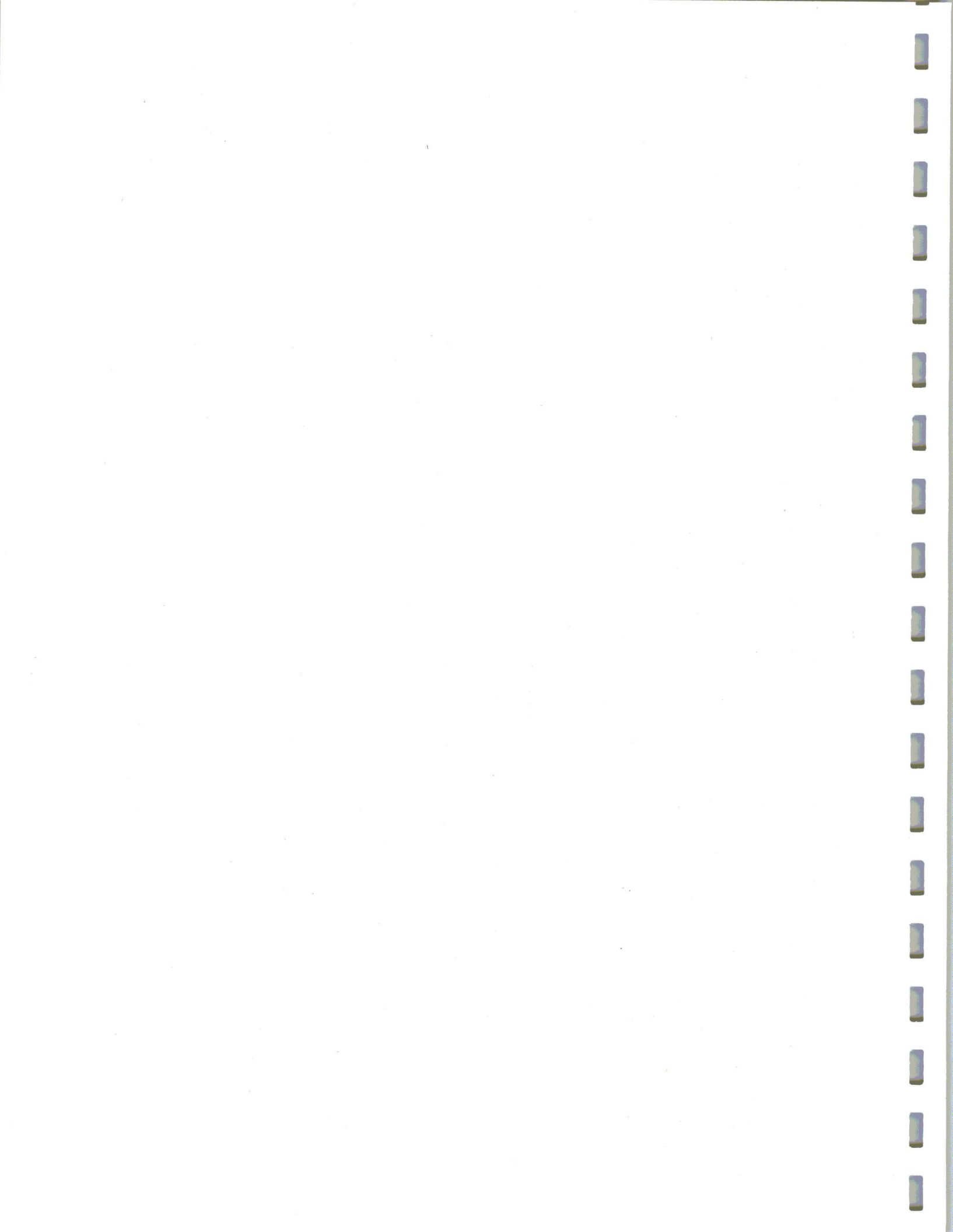
What needs to be done to accomplish this outcome?	Who is responsible?	Strengths/Assets What's working	Weakness What's not working	Timeline	Indicators of success	Resources/ additional information needed
Consider razing blighted properties	Township, Kalamazoo County	<ul style="list-style-type: none"> Pride in the community 	Foreclosed homes		<ul style="list-style-type: none"> Increased housing choices; 	Complete further community focus groups to determine what kind of programs and willingness there is to reinforce and build community pride and ownership
Water and Sewer (not necessary unless immediate need)	Coop = Assessment; Township, City, County	<ul style="list-style-type: none"> Leaders willing to work 	Homes in disrepair Meth houses and other drug related issues		<ul style="list-style-type: none"> Realtor's recommendation 	
Seniors/Public Transportation	Private, County, State, Federal	<ul style="list-style-type: none"> Strength of homeownership as shown by housing stats 			<ul style="list-style-type: none"> School population increase 	
Quality homeownership, renters, landlords	Entire Community	Community survey showed support for increase blight enforcement				
Ordinance development and enforcement: Blight ordinance Rental Ordinance Sidewalk Ordinance	Township	Home ownership rate for township is higher than county				
Learned homeowner skills/knowledge, understand financial value and/or responsibility	Community Center					
Activities to get residents involved in community activities to build Pride in ownership and Realize value in home—investment						

Desired Outcome: Comstock is a choice community for business and residents because of quality public services and good reputation

What needs to be done to accomplish this outcome?	Who is responsible?	Strengths/Assets What's working	Weakness What's not working	Timeline	Indicators of success	Resources/ additional information needed
Develop a positive marketing plan	Township government and Schools	Positive population growth	No clear community identity	ASAP	<ul style="list-style-type: none"> Positive press coverage; 	
Develop a mission statement	Parks Dept/Fire Dept (together)	Resident satisfaction of Comstock high (7.1 rating on survey)			<ul style="list-style-type: none"> New small businesses; increased housing choices; 	
Education vs Enforcement (warnings vs Tickets)	Fire, Township, County, Building				<ul style="list-style-type: none"> Realtor's recommendation 	
Increase road patrol with millage (local or county-wide) assessment and/or business tax \$	Township Board, Kalamazoo County Sheriff				<ul style="list-style-type: none"> School population increase 	
Diverse affordable housing: house, apartment, multi-use, condominiums	Planning Commission, Township Board					
Modify zoning to allow multi-use buildings (i.e. living space above business)	Planning Commission, Township Board					
Ambassadors (knowledgeable connected, i.e. Realtors)	Township Board					

Desired Outcome - Convenient, affordable public transportation options

What needs to be done to accomplish this outcome?	Who is responsible?	Strengths/Assets What's working	Weakness What's not working	Timeline	Indicators of success	Resources/ additional information needed
Millage Passed	Kalamazoo County Transit Authority (KCTA) and all supporting jurisdictions	Cost of owning and operating a vehicle	Perception of public transportation			
Buy-in Districts	KCTA	Statistics that younger people are not driving cars	Lack of support shown in community survey for increased spending in this area			
More Stops, flexible scheduling	KCTA	Stats that show talented people want more transportation options				
More Busses	KCTA	Economic development in township				
Sidewalks-built, maintain snow-repair-replace	Township, road commission, KCTA					
More (Bus) shelters	KCTA & Businesses					
Cleaners busses & better image	KCTA					
Educational and marketing campaign regarding: Safety, why does it appear that only one/lower income level people use bus?	Businesses, KCTA, Township where possible					
Modern amenities: Wifi, power stations, TV screens						
Change parking standards; less parking spaces in lieu of metro stop	Township planning commission					



Appendix B

Notes from January 21, 2014



CHARTER TOWNSHIP OF COMSTOCK
STRATEGIC PLAN COMMITTEE
"Comstock – A Community With Opportunity"
January 21, 2014 Meeting Notes 4:00 – 8:00 PM
Comstock Library Meeting Room

Meeting Participants:

Ann Nieuwenhuis, Comstock Township Supervisor
Anna Goodsell, Comstock Township Clerk
Bret Padgett, Comstock Township Treasurer
Jerry Amos, Comstock Township Board Trustee
Sandra Bloomfield, Comstock Township Board Trustee
Jeff Bogema, Comstock Township Board Trustee
David Burgess, Comstock Township Board Trustee
Ed Switalski, Comstock Fire and Rescue Fire Chief
Miriam Shannon, Comstock Township Planning Commission Secretary
Randy Beister, Comstock Township Planning Commission Member
Jennifer Jones-Newton, Comstock Township Planning Commission Member
Linda Law, Comstock Parks and Recreation Board Chairperson
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Chris Rundle, Gull Lake Community Schools Superintendent
Todd Mora, Comstock Public Schools Superintendent
Alan Lentz, Galesburg-Augusta Community Schools Interim Superintendent
David Johnson, Pastor of the Kalamazoo Community Church
Tom Wheat, PE with Prein & Newhof and Comstock Township Engineer

Meeting Ground Rules:

Participate Fully
Keep an Open Mind
Respect Each Other
One Person at a Time Speak
Expect Unfinished Business
Agree to Disagree but don't be Disagreeable
Have Fun

Session Agenda:

- A. History and introductions – timeline activity
- B. Review The Present
 - a. Census
 - b. Survey
 - c. Finance
 - d. Plans
- C. Activities – What's Working
- D. What's Not Working
- E. Values that guide decision making

A. History and Introductions

Julie displayed the "Comstock – A Community with Opportunity" timeline everyone had marked up prior to the meeting and asked that everyone introduce themselves and identify the item(s) they may have put on the "timeline". All attendees and participants introduced themselves, gave brief overviews of their background, and highlighted and discussed various items that were written on the timeline, beginning in 1831 with Horace Comstock through today and beyond.

B. Review of Present Conditions/demographics and plans:

Julie began the discussion of the Citizen Survey as well as review of the 2010 Census information handout. Everyone reviewed various aspects of the Census such as minorities, males, families, etc. within Comstock Township. These were compared to the sample groups; County-wide, Kalamazoo Township, City of Kalamazoo, Charleston Township, and Climax Townships.

The group was ask to review the data for anything that might be of particular interest or importance. Data specifically noted were:

- Age 25 Years and older with no high school diploma or G.E.D.
- Percent of those at the poverty level.
- Those with lower level of satisfaction on the citizen survey were the lower level of education.
- Keep in mind the possible reading level when addressing these issues
- Veterans; a large percentage in the Township is more than the percentage County-wide
 - * May reflect Comstock's residents dedication and historical service to its Country.
 - * Location to nearby base
- Economic base original in Township was General Motors and paper companies vs. now are the generations still here however unemployed/undereducated and/or have no trades.
- Housing characteristics of 91% owner occupied homes and of those 41%+ were constructed prior to 1970 which compares to 48%+ County-wide

Discussion regarding housing continued and a question was asked as to how many homes in Comstock were on sewer and/or septic, or on city water/well. It was indicated that this data could be researched should the committee request it. The number of homes using water/sewer could be obtained by the City of Kalamazoo as they invoice Township residents for the use. The Township also has GIS which has a layer that shows the Township where sewer and water is currently available to serve those currently not using the systems. It was also mentioned that the Township has information of areas within the Township which are showing indications of septic system issues where sewer currently is not available.

Ann Nieuwenhuis discussed the current condition of the Township's roads and the PASER rating provided to the Township by the Kalamazoo County Road Commission (KCRC) and that many of the Township's roads are falling to an unrepairable condition where they would need to be rebuilt. She specifically noted the Shields plat area as one of the worst roads.

Julie then asked the participants what stood out as important during their review of the Citizen Survey Comments. Items noted were:

- To address the blight issue
- Ordinance enforcement be more consistent and stricter
 - *change possibly from more enforcement by complaint driven
 - *now enforced every 45 days/not compliant driven

Ms. Pioch then asked about the Fire Operating and Capital Budget as well as the Library; which the Township Treasurer responded those were funded by special assessments. Ms. Pioch, who had briefly reviewed the Townships Parks and Recreation five year plan as well as the Planning Commissions land use plan, recommended that the group review this information.

C. What's Working

She then separated everyone into three groups. Each group was asked each participant to think about "What's Working" – Assets and Strengths and list them in their respective groups. Below are the results of each group:

Group 1

- | | |
|--|----------|
| 1. Economic Development | 6 |
| 2. Schools – Proactive | 3 |
| 3. Zoning Rules | |
| 4. Government Sharing Resources | |
| 5. Protecting Parks and Natural Space | 1 |
| 6. Richmond Scholarship Fund | |
| 7. Emergency Services | |
| 8. Collaboration – Schools, Churches, Government, Businesses | 5 |
| 9. Township government more open/transparent | 1 |
| 10. Senior millage | |
| 11. Redevelopment-Midlink, K-Mart | 1 |
| 12. Great Neighborhoods | |
| 13. Community Center | 3 |
| 14. Library | 1 |
| 15. Perception of unfriendly ordinances to business | |

Group 2

- | | |
|-----------------------------|----------|
| 1. Fire Department | 4 |
| 2. Learning Center | |
| 3. Governing Process | 4 |
| 4. Community is growing | |
| 5. Schools working together | |
| 6. Increased Business | 4 |
| 7. Increased population | |
| 8. Churches work together | 2 |
| 9. Parks | 1 |

- 10. Revived property values 1
- 11. Township government
- 12. Community Center 1

Group 3

- 1. Ordinance Enforcement 1
- 2. Administration 2
- 3. Approachable-government 1
- 4. New Business 5
- 5. Fire Department 4
- 6. Parks 2
- 7. Community Pride-Involvement
- 8. Metro Bus
- 9. Best With What We Have
- 10. Collaborative Efforts 3
- 11. Schools 1

After each group listed what they felt were the Township’s assets/strengths, Julie then asked each member of the group to place “dots” by those items on their list that were most important to them. Those “dots” were tallied and have been indicated above in “red” next to each item.

Ms. Pioch then assisted each groups, as a whole, with compiling the results of each of the three groups results based on the “dots”. Below is the results of the combined “What’s Working” chart, with the top choices receiving at least one dot from each group.

Combined-What’s Working:

- Economic Development
- Governing process (township operations)
- Collaboration – School, Government, Business, Church
- Fire Department
- Community Center
- Schools are Proactive
- Protecting Parks and Natural Spaces (Parks)
- Ordinance Enforcement
- Library

D. What’s not working/needs improvement

After each of these were discussed in various detail, the group was then requested to address “What Needs Improvement/Not Working”. Below are the results from each of the groups:

Group 1

- 1. Lack of community engagement 4
- 2. Low Income Outreach

3. Minority Outreach	1
4. Roads	2
5. Communication	
6. Blight	
7. Community Mind Set	1
8. Expection for the post –secondary education	4
9. Water/Sewer Infrastructure	3
10. Recycling Center	
11. Positive Image/outside Perception	4
12. Township Center Development	
13. Need to Attract Business	1
14. Sprawl Prevention	
15. Law Enforcement	
16. Perception of unfriendly ordinances to businesses	

Group 2

1. Roads	5
2. Image :<	
3. Drug control	1
4. Schools	1
5. Generational Poverty	
6. Housing	
7. Water/Sewer Contracts	5
8. Transportation	
9. Communication/Facts vs Rumors)	4
10. Sidewalks	1
11. Law Enforcement	1

Group 3

1. Blight	4
2. Water Service Improvement	1
3. Roads	6
4. Perception (of Township)	1
5. Police Protection	3
6. Work With/Not Against (teach not punish)	
7. Communication	3
8. Assessed Values	

As done previously, each group was then asked to list which of those items on these lists were most important by placing a "dot" next to each. Those "dots" were tallied and have been indicated in "**Green**" above next to each item.

The group was then asked by Julie to now, review their list of the top items "Not Working" indicated by the number of dots and indicated, and list them. Below is their compiled list:

Combined-What Needs Improvement:

- Community expectations for post-secondary education	6
- Water/Sewer Contracts (rates, longevity, maintenance, expansion (service), infrastructure))	6
- Roads	15
- Community image	14
- Blight (community appearance)	11
- Community Engagement	4
- Public perception/Comstock School image	7
- Police Protection/Presence in the Community/Finance	
- Outreach to low income and minority residence	1
- More sidewalks and maintenance	
- Drug control/enforcement	1
- Model of ordinance enforcement (warnings highlighted, better explaining, coach??)	
- Process/education about how property "assessments" are done	
- Ending generational proverty	
- Township-wide public transportation	
- Recycling options	
- Township Center	7
- Business attraction	3
- Sprawl prevention	1
- Communication of sign ordnances (perception sign ord. is Unfriendly to business)	

This consolidated list was then evaluated by the group by everyone placing a "dot" next to those they felt were most important. The tabulation of those dots are indicated in "blue" next to each of the items.

E. Values that guide decision making

Prior to closing of the meeting, the entire group was asked in round robin fashion to list what they wrote in the second column of their whats working and whats not working worksheets under the column that asked "why is that important?" This list represents the "values" that people in the room think are important when making decisions for Comstock. We will elaborate and prioritize this at the next meeting. The list is as follows:

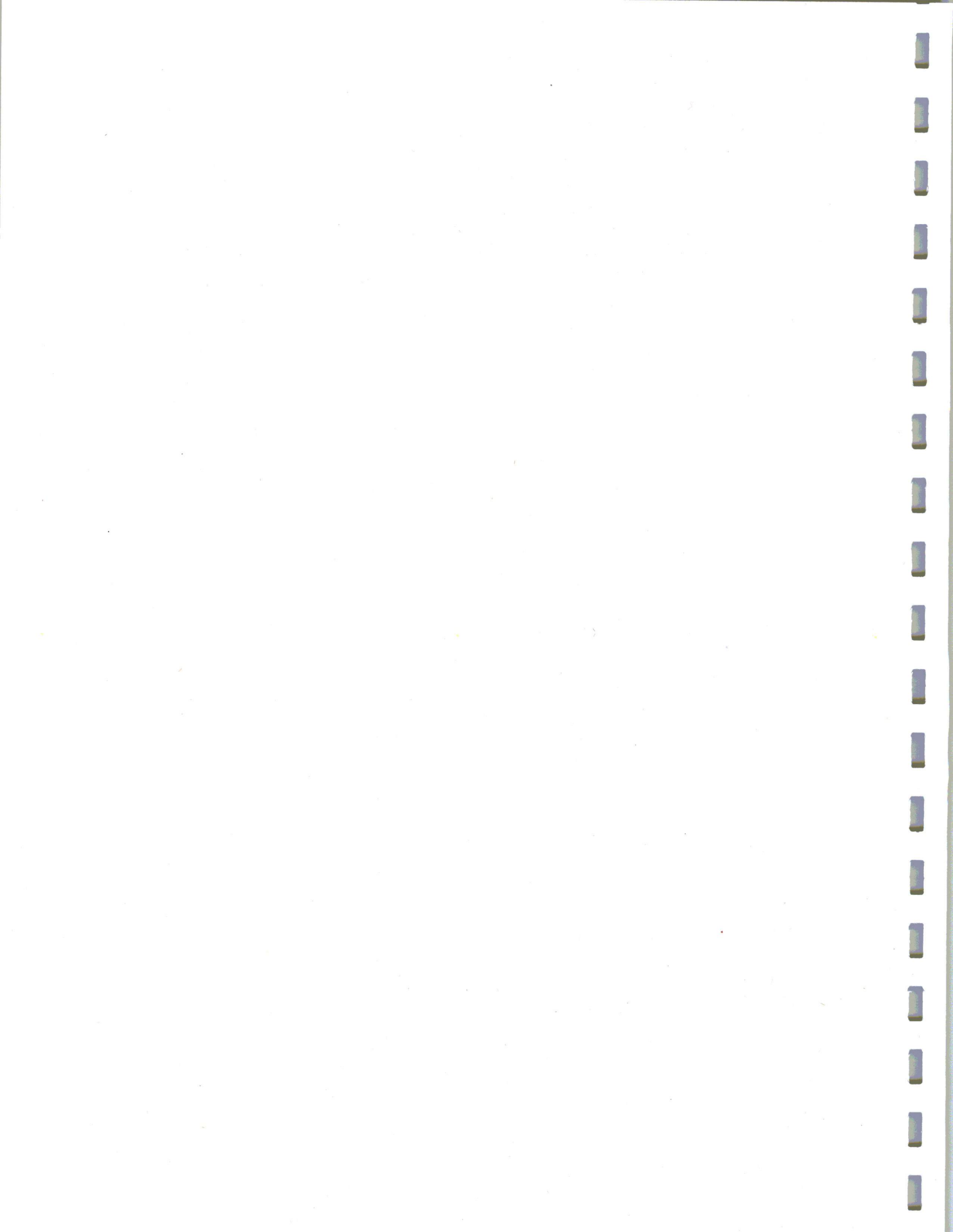
Value:

- Predictability (consistency = low risk for business)
- Impact on individuals
- Health and safety of residents
- Promote literacy
- Improved quality of life for residents
- Economic hope for future
- Value for your tax dollar
- Encourage support and enables growth
- Voices heard, opinions, and people validated

- Strengthen tax base
- Jobs, jobs, jobs
- Strong family = strong community
- Community pride
- Common vision – moves all in same direction
- Brings order and structure to community
- Better place to live
- Less conflict = less waste of time

Items placed On the Horizon:

- School of Choice
- Sheriff Won't Deputies/work with surrounding communities



Appendix C

Notes from February 17, 2014



CHARTER TOWNSHIP OF COMSTOCK
STRATEGIC PLAN COMMITTEE
"Comstock – A Community with Opportunity"
February 17, 2014 – Meeting Notes
Comstock Township Board Meeting Room

Meeting Participants:

Ann Nieuwenhuis, Comstock Township Supervisor
Anna Goodsell, Comstock Township Clerk
Bret Padgett, Comstock Township Treasurer (arrived later)
Jerry Amos, Comstock Township Board Trustee
Sandra Bloomfield, Comstock Township Board Trustee
Jeff Bogema, Comstock Township Board Trustee
David Burgess, Comstock Township Board Trustee
Ed Switalski, Comstock Fire and Rescue Fire Chief
Miriam Shannon, Comstock Township Planning Commission Secretary
Randy Beister, Comstock Township Planning Commission Member
Jennifer Jones-Newton, Comstock Township Planning Commission
Member (arrived later)
Linda Law, Comstock Parks and Recreation Board Chairperson
Myla Stuart, Comstock Public Library Interim Director
Mary Gustas, Comstock Community Center Executive Director
Chris Rundle, Gull Lake Community Schools Superintendent (arrived later)
Tom Wheat, PE with Prein & Newhof and Comstock Township Engineer
Julie Pioch, MSU Extension Greening Michigan Institute Government and
Public Policy Educator
Amber Leverette, Kalamazoo County Affordable Housing (arrived later)

Session Agenda:

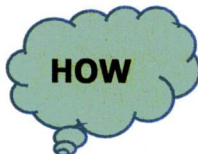
- A. Review & Introductions
- B. Values that Guide to the Decision Making
- C. What's on the Horizon
- D. Develop a Vision for the future

A. Review and Introductions

Session 2 began with a brief overview of the last session. The group went through the large time line everyone built during Session 1 and asked if anyone had anything they thought should be added. No one had any additions they wanted to make. Session 1 plan outline was recapped and highlighted as well as the "Ground Rules".

Items added to the plans item under "The Present" were the Recreation Plan and the Master Plan and how important tool those documents are during a strategic planning process.

Starting where we left off at "The Future" we are going to review and talk about "What is on the Horizon" and the Values that Guide Decision Making. Last time we discussed the "Now" of what is happening and tonight we will finish the "Now" and start to work on the "How".



As noted on the illustration above the "Now" will represent the Township's strength's and needs as well as values and Events, trends and developments. Secondly we are going to brainstorm the "Wow":

- Vision (10 + 20 yrs)
- Short term goals (up to 2 years)
- Prioritize

The "How" or third segment discussions will continue at the March 10, 2014 session.

Julie ask the participants to start to think of things that may have been on our minds as she reviewed the two items the last time we talked. Those items were:

- School of Choice
- Sheriff won't Deputize (won't share services)

After some discussion, an item was added to the list above which was:

- Staying abreast of trends, community issues – being pro-active

Discussion then switched to working on events, trends, and developments happening "now" around Comstock. From the previous Worksheet #3 handed out to the group, you were asked to list what events, developments and trends are taking shape now that may affect the future of Comstock Township. The list below was a compilation of those worksheets and discussions from the group.

Events, Trends, Developments

- Midlink Business Park (MBP) coming back on the Tax Roll in 2015
(clarification by the typist—this would be the Renaissance Zone)
and growth within the MBP
- Personal Property Tax Decrease (added later in the discussion)
- Environmental cleanup progress
- Commercial growth on Gull Road
- Commercial growth on 27th St extension
- Benteler/Bell's Brewery expanding
- 35th Street and I-94 Redevelopment
- Aging Population
- Variety of Green Space/Greenspace conservation
- Sisters of St Joe of the Nazareen (clarified) (was noted as Nazareth Farms
However it was the Manitou Arbor Eccovillage possible sale)
- Awareness of needs of infrastructure
- Inadequate funding of roads

- KVRT Expansion
- Expansion of Metro Transit to Galesburg
- Trend of government looking to work together for efficiencies
- Reduced law enforcement possible trend to be more crime; drug manufacturing, meth labs
 - * Spiral of blight and property value and quality of life
- MSHD Loans in CDP's – interest free up to \$35,000

Mary Gustas then explained about the job fair recently at the Bell's Brewery and how successful it was and also mentioned that an employment agency comes once a month to the Community Center to assist applicants.

- Kalamazoo County Water and Dog Park
 - Increases in new traffic and families
- Moving drive entrance to line up at River Oaks and 33rd St, MDOT agree to light
- People who work in Comstock don't live here
 - *Realtor partnerships and marketing
- Marketing efforts are being discussed

Julie then reviewed the last session discussion on working on the strengths. They were:

- What are the Most Important Issues
- What Needs Improvement

The higher priority items (6 and above "dots") under the "What Needs Improvement" were (in order by group selection) were focused on:

9. Roads
10. Community Image
11. Blight (community appearance)
12. Public Perception/Comstock School Image
13. Township Center
14. Water/Sewer Contracts (rates, longevity, maintenance, expansion (service), infrastructure)
7. Community expectations for post-secondary education

Why were these important? They help to guide decision making and to have a statement of values which Julie then re-reviewed the "Values that guide the Decision Making" list (with some minor modifications).

Values that Guide Decision Making in Comstock

- Predictability + consistency = low risk **2**
- Impact on individuals **27**
- Health and safety of residents **11**
- Promote literacy **14**
- Improves quality of life for residents **3**
- Promotes economic hope for future **6**
- Value for your tax dollar **6**

- Encourage support and enable growth	
- Residents voices heard, opinions, and people validated	.5
- Strengthen tax base	20
- Creates jobs (impact on jobs)	2
- Strong family = strong community	26
- Community pride	
- Common vision – moves all in same direction	6
- Brings order and structure to community	
- Better place to live	9
- Less conflict = less waste of time	.5
Additions to this list form the previous one are:	
- Stewardship of Natural Places	5
- Strengthening "Community"	
- Enhancing partnerships	1

From this newly compiled list the participants were asked to come up to the board and place a 5, 3 or 1 next to those values they felt were the most important. Once everyone had a chance to place their numbers on the board, the results were tallied and the totals were placed next to each. Those numbers are shown to the right of the values. Some, as in the first session, did not receive any "dots".

Julie then asked about the homework project, Worksheet #4: The Future Comstock Township.... which some of the participants had completed. Below is a copy of that worksheet:

Worksheet #4: The future Comstock Township...

You and your family have been called away from the community for 10 years. You have returned to Comstock on January 21, 2024 (OMG!). You are elated to find a place that fits your vision as a community leader of an ideal community. Everything you see – social, political, economic, environment and government – is in perfect order.

Using the space below, describe four things that you see (or hear or experience) that please you the most. Make your statements as specific and descriptive as possible. You will be reading your statements to a few other people in the room and listening to what they have to say. You will have a chance to modify your statements as you listen to the comments from others and then we will share as a group to fine tune a vision for the future of Comstock.

Julie referred to the chart entitled "Questions to "Spur" Your Thinking in conjunction with Worksheet #4. Ten years from now:

- What has been accomplished?
- What services have been provided?
- What positive changes have taken place?

- What are people saying
....about township government
- What are relationships like?
- How are people behaving differently?

Ms. Pioch then begin to explain the next process that the participants would be divided up into pairs. Each pair will talk with one another, only one at a time, and then the process would be reversed for that pair. The conversations are for four (4) minutes, for each. The lesson is to listen to common thoughts and then write them down. After the first pairs have completed their four minutes, those pairs would be switched off with another person from one of the other pairs. When the pairs switch off, the time would be decreased in progression; three minutes, two minutes, etc.

After the pairs were completed, those common thoughts were presented and written down for discussion. Julie then proceeded to fill in the next exercise:

Comstock In 2024 –

1. "Comstock Center" - A downtown area with multi-use development near River including a grocery, restaurants, with residential-along River St., between the bridge and Comstock Avenue, King Highway
2. Municipal water and sewer throughout Township
3. River trail is complete and thriving. Morrow is active with recreational activities
4. Pedestrians, bikers and cars safety sharing major thoroughfares.
5. Increased homeownership—well maintained properties.
6. Residents have pride in their neighborhood and take responsibility to maintain them, units are occupied.
7. Businesses are thriving and employing our local people.
8. Policies are in place that support homeownership and support quality rentals.
9. Comstock has a strong community identify, strong public services.
10. Quality affordable places for seniors to live (containment of options).
11. Convenient, affordable public transportation option.
12. Government and schools are well respected and working together to accomplish and ensure lifelong learning goals.
13. Roads are in mint condition and adequate money is set aside for upkeep.

Items 1, 2 and 3 were noted to be or have "connected/connectivity".

The group was then asked to review the list once more and given an opportunity to add anything further—nothing further was added.

These are goals that were listed, now Julie asked the group to be "the Township Board" and image it is February, 2016—2 years from now and you are at (Examples; MTA Annual meeting, etc.) and you are at a dull dinner until the conversation is turned to you and the "very important person at your table says to you"....We have heard about your communityyou beem and say?

"What is one your list" that you tell this person.....

Each participant was asked to list their community's accomplishments in five words or less each of the goals you accomplished in the last two years. Each participant brought up their accomplished goals and placed them under various categories. After numerous refining and defining, the final list was developed below:

Parks and Recreation

- Old High School demolition for new park space and cemetery space
- Parks system honored state-wide
- Major grant for Merrill Park-no match or major benefactor
- Enbridge completed work and went home
- Kalamazoo River is clean
- Boat launch and park at 35th Street
- River Trail complete and busy

Roads

- Our roads are 100% improved
- New technology tested for sustainable road construction
- All local roads rated six or higher
- Road improvement special assessment funding

Water/Sewer (Shields Plat)

- Grant for water and sewer and roads
- Water and sewer and roads

Government Services

- New library addition
- Comstock Township awarded MTA Township of Excellence
- Ordinance list made and implemented
- 75 dangerous buildings demolished and new usage for each property

Public Safety

- County-wide Road Patrol millage passed
- Kalamazoo County Unified Fire Dispatch
- 1.5 Million Fire Station with no millage
- Drugs eradicated from Township

Community Identity

- Everyone here still involved (strategic planning group)
- Comstock Plant Growers Festival
- Realtors support housing sales

Schools

- Scholarship funded in full
- Increased school population
- Graduation rate improved by 50%
- High school graduation rate is @ 90%
- College Learning Culture
- Parent involvement welcomed
- Counselors involved with students/families
- Share services
 - Early college
- Non-Public partnership
- School of choice

Comstock Center

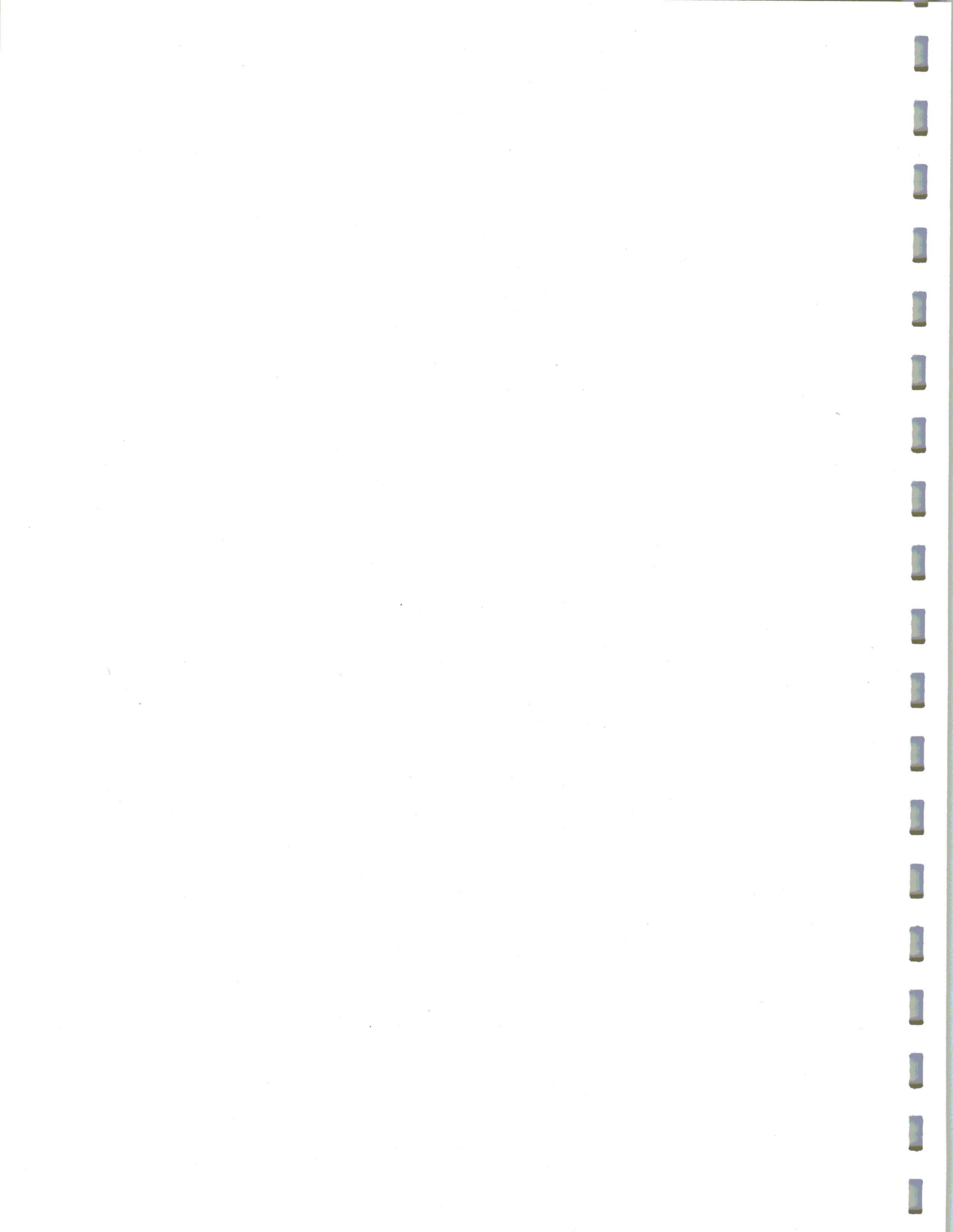
- Downtown has become family destination
- Downtown development plan coming together
- Economic Development
- Ground breaking for new automotive assembly facility (Toyota/Ford mentioned)

Stand Alone Item

- Ground breaking occurred in 2015
 - Senior Housing Projects
 - 60 HUD Apartments finished

Ms. Pioch then summarized this list and asked the group to look at how does this list compare to the list of "Whats working" and "Whats Not Working" and the strengths list were compared to the list of priorities. Since the next session involved prioritizing and setting of goals Julie suggested we close the meeting and begin this at the next session on March 10.

The meeting ended at approximately 8:00 p.m.



Appendix D

Notes from March 10, 2014



CHARTER TOWNSHIP OF COMSTOCK
STRATEGIC PLAN COMMITTEE
"Comstock – A Community With Opportunity"

March 10, 2014 – Meeting Notes
East Fire Hall

Committee Attendees and Participants:

Ann Nieuwenhuis, Comstock Township Supervisor
Anna Goodsell, Comstock Township Clerk
Bret Padgett, Comstock Township Treasurer (arrived later)
Jerry Amos, Comstock Township Board Trustee
Sandra Bloomfield, Comstock Township Board Trustee
Jeff Bogema, Comstock Township Board Trustee
David Burgess, Comstock Township Board Trustee
Ed Switalski, Comstock Fire and Rescue Fire Chief (arrived later)
Randy Beister, Comstock Township Planning Commission Member
Jennifer Jones-Newton, Comstock Township Planning Commission
Member (arrived later)
Linda Law, Comstock Parks and Recreation Board Chairperson
Mary Gustas, Comstock Community Center Executive Director (arrived later)
Tom Wheat, PE with Prein & Newhof and Comstock Township Engineer
Julie Pioch, MSU Extension Greening Michigan Institute Government and
Public Policy Educator

The third session of the Strategic Plan Committee began at 4:03 p.m. by Julie Pioch.

Julie began with a brief overview of the evening's goal. During this overview, informational material was handed out. Included in the material was a handout entitled "Vision of Comstock in 2024". This list, as explained by Ms. Pioch, was a compilation of feedback from Session Two which the Committee had noted as their vision for the future of Comstock. Below is the list from that handout:

- Comstock Center: Multi use development near River grocery, ice cream residential-along River Street, between the bridge and Comstock Avenue, King Highway
- Municipal water and sewer throughout Township
- River Rail is complete and thriving. Morrow is active with recreational activities
- Pedestrians, bikers and cars safety sharing major thoroughfares.
- Increased homeownership—well maintained properties.
- Residents have pride in their neighborhood and take responsibility to maintain them, units are occupied.
- Businesses are thriving and employing our local people.
- Policies are in place that support homeownership and support quality rentals.
- Comstock has a strong community identify, strong public services.
- Quality affordable places for seniors to live (containment of options).
- Convenient, affordable public transportation option.

- Government and schools are well respected and working together to accomplish and ensure lifelong learning goals.
- Roads are in mint condition and adequate money is set aside for upkeep.

From this list, Julie compiled a summarized list of nine areas which she felt the Committee were the most strong in focusing their review. Those were:

- Development of a Downtown Comstock: multi-use (commercial, residential, office) between the bridge and Comstock Avenue and Kings Highway
- River Trail complete, recreation on Morrow Lake
- High quality roads with bike and pedestrian paths
- Sewer and water throughout Township
- Funds available for capital infrastructure (roads, water, sewer, buildings, public safety, parks) maintenance and improvements
- Collaborative efforts between schools, government and private interests working to ensure lifelong learning goals
- Quality neighborhoods with continuum of housing choices for residents of all ages
- Comstock is a choice community for business and residents because of quality public services and good reputation
- Convenient, affordable public transportation options

Ann Nieuwenhuis addressed the group and suggested we could begin by earmarking various locations along the Kalamazoo River Valley Trail and utilize that asset as a reference for place making. Ms. Pioch thought that was a great idea and we would come back to that a little later.

Julie then began her Powerpoint presentation on "People, Places & Placemaking". Examples of placemaking were reviewed in the presentation, as well as highlighted in another handout distributed to the committee members entitled "Why the Economics of "Place" Matters". She also indicated how it is important to partner with available local, county, state and federal agencies. She encouraged the use of an estimated fifteen sources such as MDOT, MDEQ, and so on, and working with these various resources which could possibly assist as a reference source for place making.

There are four types of place making; Standard, Strategic, Creative, and Tactical. Building on existing assets toward creating new options by having appropriate placemaking strategies/plans to targeted populations to quality places that people want to live, work, play and learn. Keeping in mind utilizing the recent Citizen Survey conducted by the Township.

Additional handouts received during her discussion were excerpts from the Survey, specifically the 2013 Core Scores and the Planning & Budget. As we look at place making, we should look at the suggested target population age example and compare it to the results of the Comstock Survey and note the areas of importance to those target populations. Then review your target population to your Planning and Budget Survey data to view what Comstock residents feel the Township should focus its efforts on.

Next she reviewed the slide "comparing the Old and New Economy Chart" which identifies places that have been prosperous to that that have not fared well. Examples noted were in Education and that it is no longer driven by the blue collar work force and therefore education levels are

down—this data for Comstock compared to statewide data from the Census indicates this in the Survey.

In addition, Julie emphasized that within each region there must be some high quality urban places where people want to be and live and that she believed Michigan had many centers of commerce and culture.

Going back to the 2013 Core Scores from the Citizen Survey, of particular note was the graphs and “bubble” areas from the Survey. Ms. Pioch reviewed the high impact areas suggesting improving Township Government” by developing a management improvement plan--and areas that the Township need not necessarily focus on such as the Fire Department--which the residents are confident with at this time. Also noted was that roads are need and the Survey supported that.

The mapping exercise was to work on the four areas noted previously; standard, strategic, etc. Two maps were put up for the group’s next project. These maps were 2013 Aerials of the entire Township’. Julie asked us to look at various areas and think about the form you want there. Referring back to the presentation material, keeping in mind to streamline your corridor:

- Center
- Node(s)

Various members from the group participated in identifying some of the following areas:

- Corridors
- Nodes
- Kalamazoo River Valley Trail
- Water and Sewer needs areas

Discussion continued regarding these areas throughout the Township as well as the Midlink Business Park area and the possible need for a larger park and/or multiple housing/apartments in the Township as well as in that area near the Sprinkle Road/N Avenue-Kilgore Road area which covers four municipalities; City of Portage, Pavilion Township, City of Kalamazoo, and Comstock Township.

Julie then divided the group up into three’s and work on the nine strategic plan areas listed above. Each group was to indicate, on each, what work needs to be done to accomplish this strategy, and who might assist in reaching this goal. As each group completed one strategy they were asked to move on to the next, until each group had an opportunity to participate on all nine areas. Below is a summary of this group activity:

Item #1 – Development of a Downtown Comstock: multi-use (commercial, residential, office) between the bridge and Comstock Avenue and King Highway

What	Who	
New Zoning	Township Board, Planning Commission	

Financial Plan	Township Board, Downtown Development Authority, State	
Master Plan (Theme—aesthetic plan)	Township Board, Planning Commission	
Central Business District Defined	Planning Commission	
Downtown Development Authority; collection/capture TIF \$	Business Owners, Planning Commission, Township Board	
Contractor, developer, tenants, building owners , commercial, residential, business retail, health care, professional	Township Board	
Demolition/Raze Buildings	Township	
New Township Hall	Township	
Docks for canoes, rafts, kayaks, at park	Comstock Parks and Rec Board	
Resources/What's Missing:		

Item #2 – River trail complete, recreation on Morrow Lake

What	Who	
Easier access, cooperation form owner(s) of lakefront parcels	Township Board, Parks Board, Kalamazoo County Planning, STS Hydropower, Kalamazoo Public Safety, MDNR, Enbridge	
Additional public access, consult about possible access points		
Meet with all parties to develop master plan (Morrow Lake Sub plan) to include, allow, encourage business, activities (such as bird watching)		
Recreational Boating	Parks Board	
Sport Fishing; catch/release contests	Parks Board	
Strengthen relationship with KCPS (Sheriff???)	Township Board	
Tactical Placemaking effort to encourage and try out boating by allowing a boat rental company to set up shop	Township Board	
Resources/What's Missing:		
Morrow Lake Beaches	Parks Board	

Item #3 – High quality roads with bike and pedestrian paths

What	Who	
Long term road maintenance/repair plan that keeps all local roads at fair and above	Township Board, Kalamazoo County Road Commission	

New "sidewalk" ordinance that requires new developments to provide safe and ample sidewalks/walkways.	Planning Commission, Township Board	
Establish maintenance program for sidewalks (adopt a sidewalk??)	Planning Commission, Township Board	
Work with Road Commission to identify possible bike path development (areas???)	Township Board, Kalamazoo County Road Commission	
Sidewalks and designated "old" developments or 6' shoulder	Township Board, Planning Commission	
Resources/What's Missing:		
Road, sidewalk millage/assessment (bike path)	Township Board	
Capital plan for road improvement	Township Board	

Item #4 – Sewer and water throughout township

What	Who	
Prioritize areas of need	Township, City Water, County Health Department	
Develop Funding; special assessment, grants (state/federal), partnerships	Township Board, state, federal	
Rate comparison of hook-up rates to other townships/cities	Township Board	
Resources/What's Missing:		

Item #5 – Funds available for capital infrastructure (roads, water, sewer, buildings, public safety, parks) maintenance and improvements.

What	Who	
Purchase Installment agreements i.e. PA 33	Township	
Grants	State, Federal	
Increase millage for Improvements	Voter	
Bonds	Voter	
Donations of Land	Owner, Developer, School, Township	
Resources/What's Missing:		
Funding: Millage, assessment(s), business development (Tax \$)		

Item #6 – Collaborative efforts between schools, government and private interests working to ensure lifelong learning goals

What	Who	
Industrial Training	Community Center, High Schools	
Parks and Recreation Areas	School use, government, private funding	
Higher education funding	Government, schools, private	
Quarterly/monthly??? Regular meetings	Schools, government, private interest, public media network	
Expand current newsletter or add new newsletter or media connection	Comstock Community Center, Township Board, Public Media Network	
Define lifelong goals ? is this already provided	Municipal cooperation	
On Line Newsletter	Township	
Social Media	Volunteers, government class, and schools	
Resources/Whats Missing:		
Marketing Plan	Township government, schools, parks and recreation, fire department, etc.	

Item #7 – Quality neighborhoods with continuum of housing choices for residents of all ages

What	Who	
Consider razing blighted properties	Township, Kalamazoo County	
Water and Sewer (not necessary unless immediate need)	Coop = Assessment; Township, City, County	
Seniors/Public Transportation	Private, County, State, Federal	
Quality homeownership, renters, landlords	Entire Community	
Ordinance enforcement	Township	
Resources/What's Missing:		
Learned homeowner skills/knowledge, understand financial value and/or responsibility	Community Center	
Pride in ownership	Retired Tradesmen	
Realize value in home—investment	Financial Planners	

Item #8 -Comstock is a choice community for business and residents because of quality public services and good reputation

What	Who	
*Develop a positive marketing plan	*Township government and Schools	
*Develop a mission statement	*Parks Dept/Fire Dept (together)	
Education vs Enforcement	Fire, Township, County,	

(warnings vs Tickets)	Building	
Tax Abatement for Existing Business Growth	Township Board	
Increase road patrol with millage (local or county-wide) assessment and/or business tax \$	Township Board, Kalamazoo County Sheriff	
Diverse affordable housing: house, apartment, multi-use, condominiums	Planning Commission, Township Board	
Modify zoning to allow multi-use buildings (i.e. living space above business)	Planning Commission, Township Board	
Ambassadors (knowledgeable connected, i.e. Realtors)	Township Board	
Resources/What's Missing:		
*Participation at 100% at all times		


Item #9 – Convenient, affordable public transportation options

What	Who	
Millage Passed	Kalamazoo County Transit Authority	
Buy-in Districts?	Municipalities In/Out	
*More Stops, flexible scheduling	Kalamazoo County Transit Authority	
*More Busses	Kalamazoo County Transit Authority	
*Sidewalks-build, maintain snow-repair-replace	Kalamazoo County Transit Authority	
More (Bus) shelters	Kalamazoo County Transit Authority	
Cleaners busses & better image	KCTA, Teach ridership	
Safety; why does it appear that only one/lower income level people use bus?	Kalamazoo County Transit Authority	
Modern amenities: Wifi, power stations, TV screens	Kalamazoo County Transit Authority	
Resources/What's Missing:		
\$? How much how many districts	Kalamazoo County Transit Authority	
Change parking standards; less parking spaces in lieu of metro stop	KCTA, Township Board, Planning Commission	


Appendix E

Placemaking & New Economy Presentation






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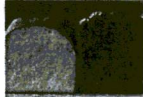
Module 1
People, Places,
Placemaking



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Four Types of *Placemaking*

- For the time being, the simplest definition will suffice: ***“Placemaking is the process of creating quality places that people want to live, work, play and learn in.”***
- Later we will define ***“Strategic Placemaking,” “Creative Placemaking,” and “Tactical Placemaking”*** and explain how each differs from the generic ***“placemaking.”***



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The New Economy refers to a global, entrepreneurial, and knowledge-based economy where business success comes increasingly from the ability to incorporate knowledge, technology, creativity, and innovation into products and services.

- Six of the 11 New Economy features depend on talent and effective placemaking.



I.I.A. 45

Comparing the Old and New Economy

Key Features of the <i>Old Economy</i>	Key Features of the <i>New Economy</i>
Inexpensive place to do business was key.	Being rich in talent and ideas is key.
Attracting companies was key.	Attracting educated people is key.
A high-quality physical environment was a luxury, which stood in the way of attracting cost-conscious businesses.	Physical and cultural amenities are key in attracting knowledge workers.
Success = fixed competitive advantage in some resource or skill. The labor force was skills dependent.	Success = organizations and individuals with the ability to learn and adapt .
Economic development was government-led . Large government meant good services.	Bold partnerships with business, government and nonprofit sector lead change.


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I.1.A. 46

Comparing the Old and New Economy

Key Features of the <i>Old Economy</i>	Key Features of the <i>New Economy</i>
Industrial sector (manufacturing) focus.	Sector diversity is desired, and clustering of related sectors is targeted .
Fossil fuel dependent manufacturing.	Communications dependent, but energy smart.
People followed jobs.	Talented, well-educated people choose location first , then look for or create a job.
Location mattered (esp. relative to transportation and raw materials).	Quality places with a high quality of life matter more.
Dirty, ugly, and a poor quality environment were common outcomes that did not prevent growth.	Clean, green environment and proximity to open space and quality recreational opportunities are critical.
Connection to global opportunities not essential .	Connection to emerging global opportunities is critical .

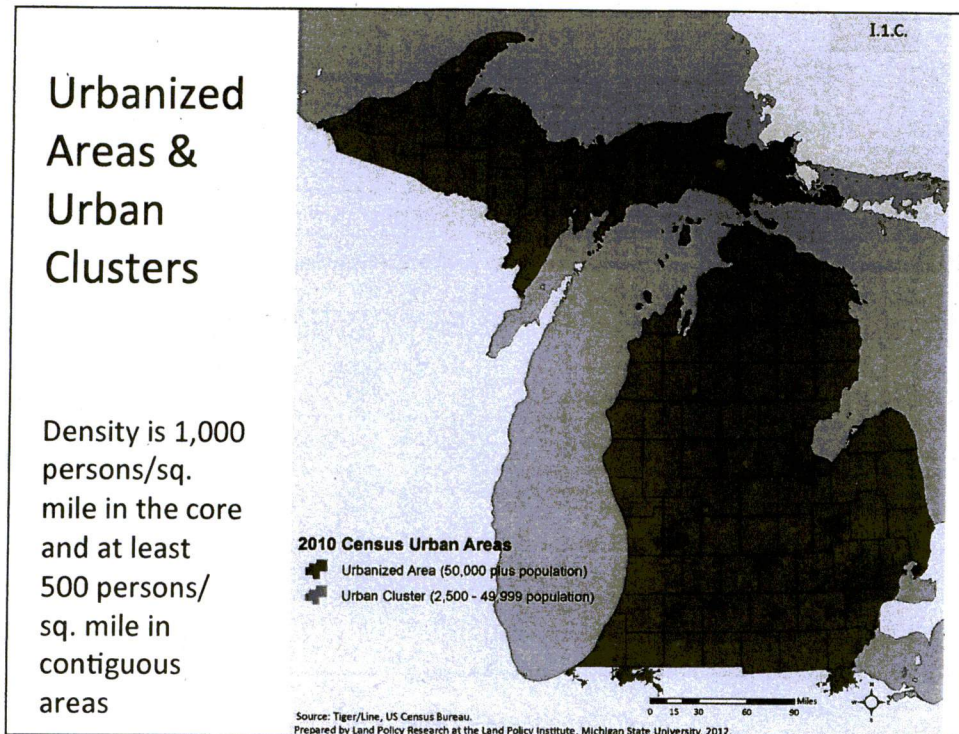
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Within Each Region there must be Some High Quality Urban Places

- These could be called **Regional Centers of Commerce and Culture**.
 - They should be the **talent magnets**
 - They should be the **major job and population centers**
 - They should have **places with the highest density** and the **highest level of public services**
 - The largest ones should include not only a central city, but in most cases, portions of some adjoining suburban townships
- In addition, there would also be sub-regional centers (small towns) that are linked to the regional center



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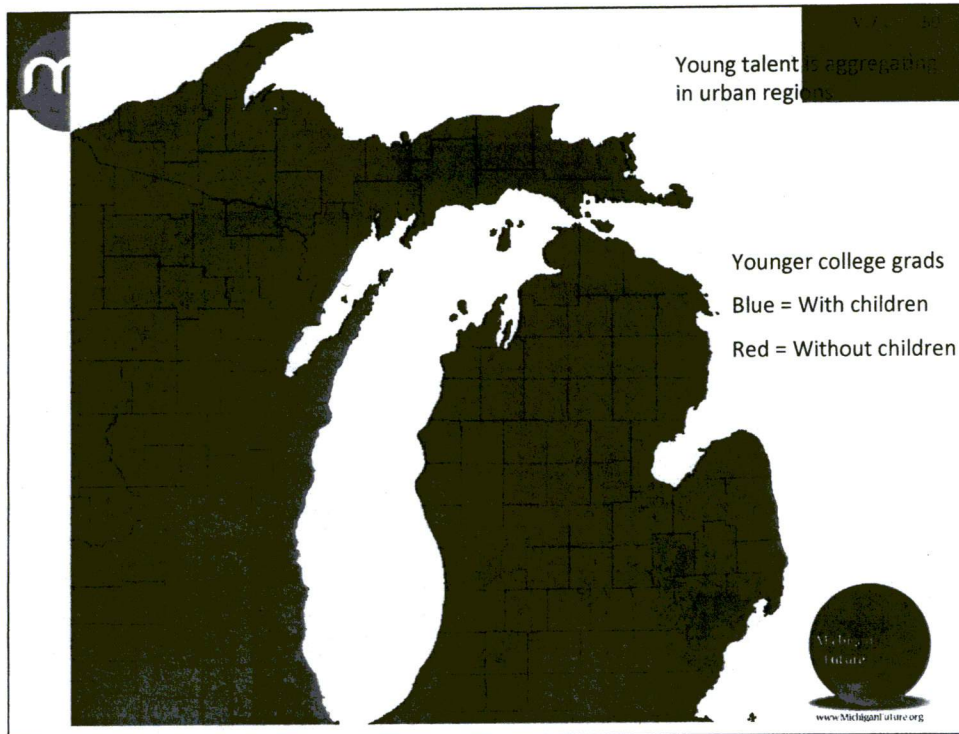
14 MSA's in Michigan are Centers of Commerce and Culture:

- Detroit
- Grand Rapids
- Lansing
- Ann Arbor
- Flint
- Kalamazoo
- Holland
- Saginaw
- Muskegon
- Niles
- Jackson
- Monroe
- Battle Creek
- Bay City

Home To:

- 82% of the State population
- 84% of the jobs
- 86% of the State GDP
- 85% of exports
- 91% of science and engineering jobs
- 85% of postsecondary-degree holders
- 90% of the high-tech industry employment
- 80% of advanced manufacturing jobs

From Governor's Office of Urban & Metropolitan Initiatives



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Talented Workers are Mobile

- Perhaps Rich Karlgaard, publisher of *Forbes* magazine, summed it up best:
- *“Start with this proposition: The most valuable natural resource in the 21st century is brains. Smart people tend to be mobile. Watch where they go! Because where they go, robust economic activity will follow.”*

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Who are Talented Workers?

- Knowledge workers
- Artists and creatives
- Entrepreneurs
 - Of any age, and are often immigrants
- Talented workers look for dense urban activity centers with lots to do and people around to interact with




MS Clipart
CEDAM

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What are Talented People Looking for?

- Quality Places to Live, Work & Play!
- Active/dynamic living environment with lots of fun:
 - Entertainment, recreation, cultural amenities, social interaction, and diverse cultural and ethnic experiences.
- Amenities driven: parks, outdoors, thriving farms, sports, hunting, fishing, waterways, greenery, etc.
- Diverse lifestyle choices:
 - Multi-modal transportation (especially transit), housing type and range of prices, density range.
- Business and entrepreneurial opportunities:
 - Creativity, risk taking, good market for innovation, high wage jobs.





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Nearly Everywhere is a Place

- A parking lot is a place, as is a main street or a house or a residential subdivision or a park.
- Our concern is with places that people care about and want to be in. That is because those places have a strong *sense of place*. Most people feel that way about their homes.
- We will refer to places with a strong sense of place as Quality Places.



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Attributes of a Quality Place



- People (and businesses) want to be there
- *Active, unique locations, interesting, visually attractive, often with public art*
- Common attributes:
 - *people friendly and safe*
 - *walkable with mixed uses*
 - *good building mass and facades*
 - *alluring with pizzazz*
 - *green features*

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Elements of Quality Places

- Mixed-uses
- Quality public spaces
- Broadband enabled
- Multiple transportation options
- Multiple housing options
- Preservation of historic structures
- Community heritage
- Arts, culture and creativity
- Recreation
- Green places
- Linked regionally to rural and natural places

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Characteristics of Quality Places

- Quality Places have characteristics that are the result of good FORM:
 - Mass, density and scale appropriate to place on transect
 - Human scale – designed for people
 - Walkable – pedestrian oriented; and bikable
 - Safe
 - Connected
 - Welcoming
 - Encourages activity– stumbling into fun

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Characteristics of Quality Places


- Good FORM characteristics:
 - Allows authentic experiences
 - Accessible – ability to easily circulate within, along and between public places
 - Comfort – perceptions about cleanliness, character and charm
 - Quiet, unless they are designed to be otherwise
 - Sociability – have a physical fabric where people can connect with one another
 - Civic engagement – they promote and facilitate
 - Resilient and sustainable

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Proper Physical Form + Proper Mix of Land Uses and Functions + Proper Mix of Social Opportunity

= Quality Activities in QUALITY PLACES and a Strong Sense of Place

SIMPLE FORMULA that can Lead to Improved QUALITY OF LIFE in Many Communities




3.2.8 60



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Analogy on Sense of Place



- Form – creates the Stage
- Activity – is the Play
- Response – is how you Feel about the play
- Economic – if good, the play makes Money (and so will businesses nearby)

Michiganopera.org, Detroit Opera House

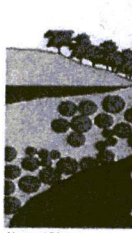

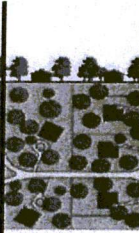
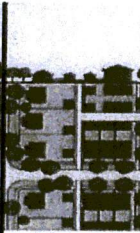
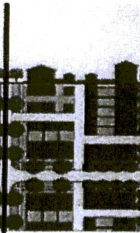
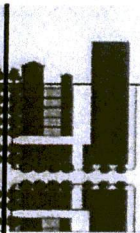

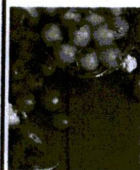




Place happens within a context



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TRANSECT

Rural ————— Urban

Rural Context Zones	Urban Context Zones				
 <p>Natural Place: Wilderness, natural landscape, woodland, forest, lakes and vacation shots</p>	 <p>Rural Place: Agricultural, wetland, woodland, farmers market and cabin shots, golf courses</p>	 <p>Suburban Place: Single family homes, landscaped lawns, parks, families, neighborhoods</p>	 <p>Traditional Neighborhood Place: Mixed housing, neighborhoods, and scattered commercial, locally run shops</p>	 <p>Downtown Place: Mixed-housing/lofts and commercial shops and offices, shops, galleries and local restaurants</p>	 <p>Urban Core Place: Mixed-use buildings, entertainment, cultural districts, theater, festival, cultural shots</p>
					

Transect.org



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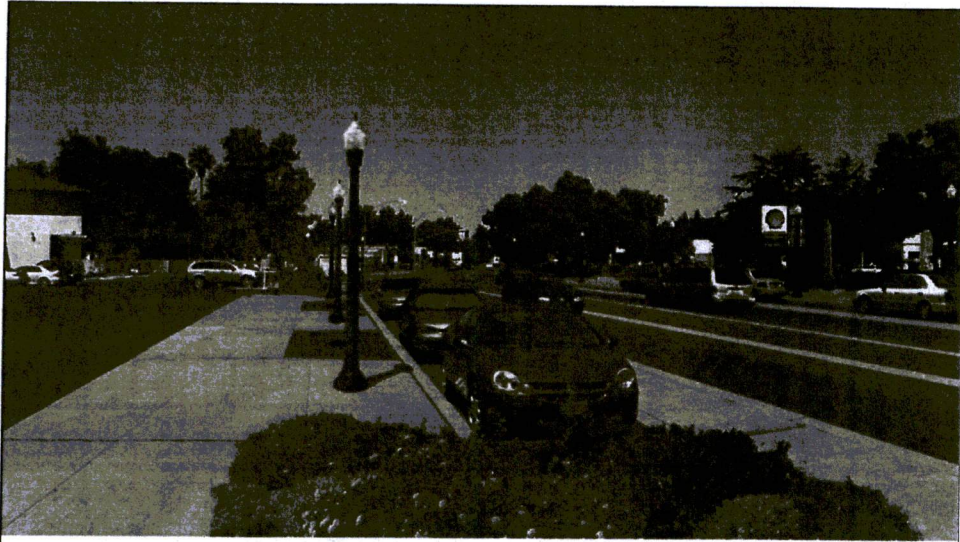
Creating, or Recreating, Places with a Strong *Sense of Place*

- Placemaking is about creating or transforming places that people **cannot wait to leave to ones they don't want to leave.**
- That goes for not only our older central cities, and many small towns, but our suburbs as well.

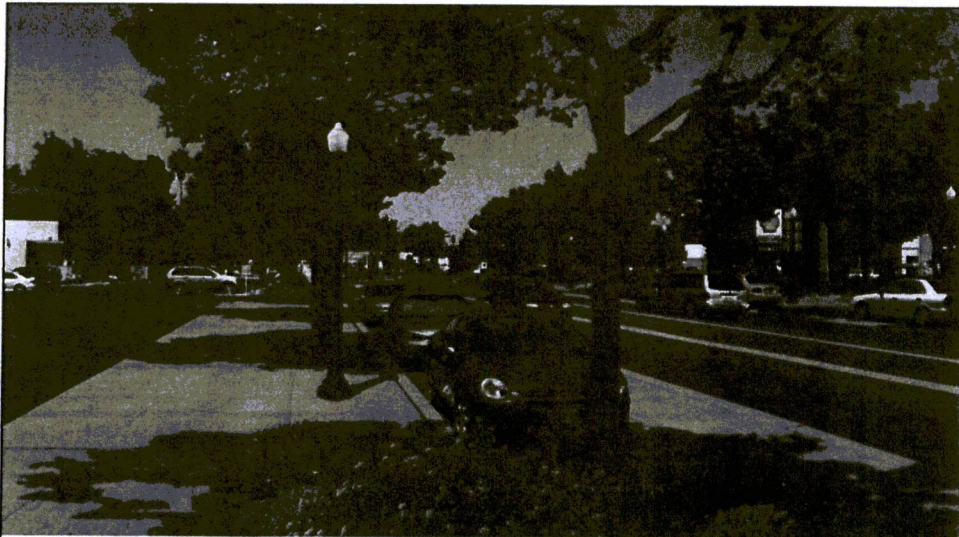
Happy people is the result of effective Placemaking!



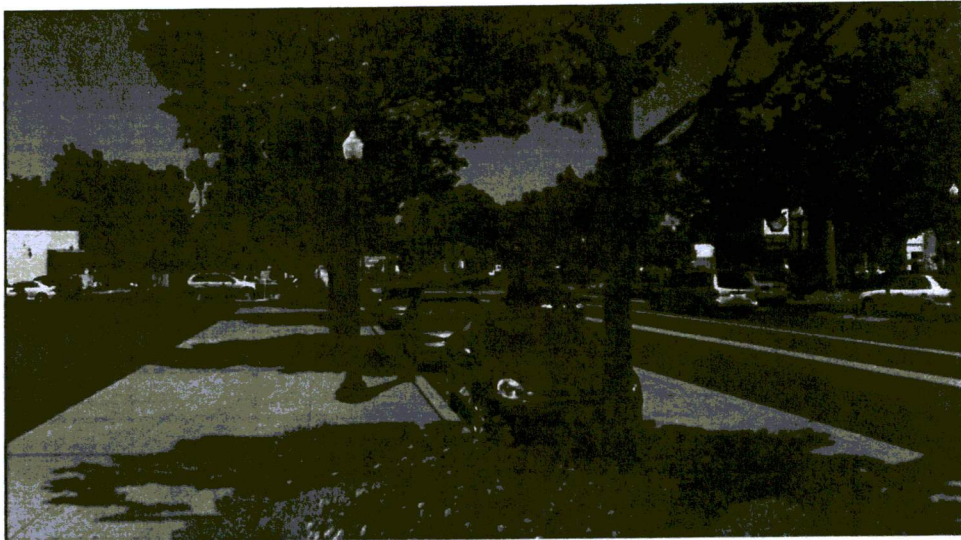
Steve Price of Urban Advantage



Steve Price of Urban Advantage



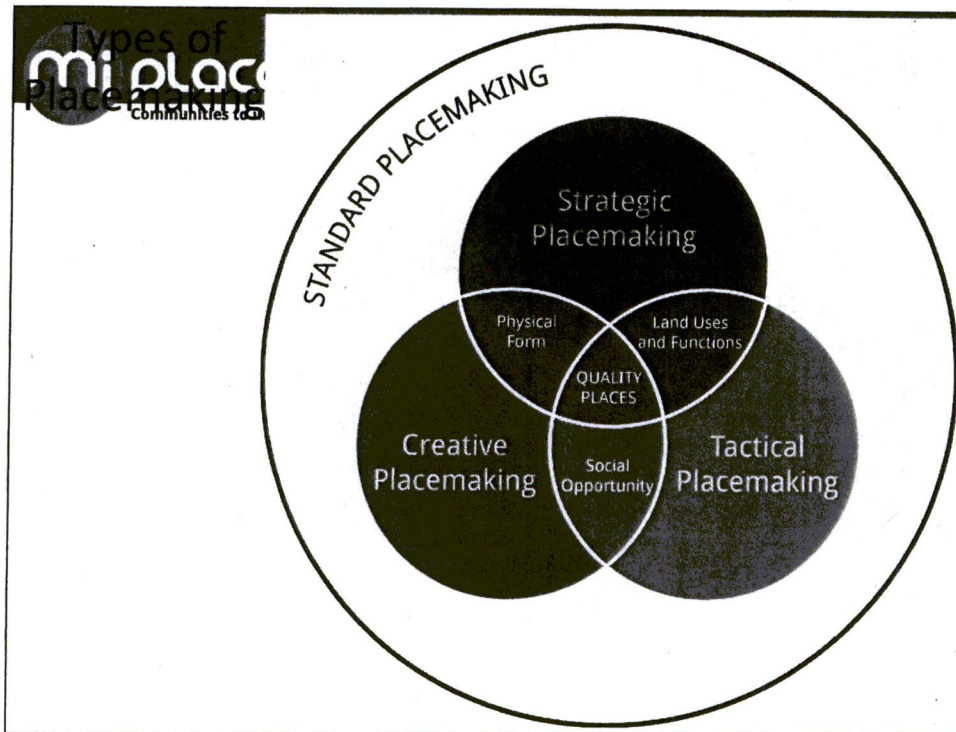
Steve Price of Urban Advantage



Steve Price of Urban Advantage



Steve Price of Urban Advantage



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Simple Definition of "Standard" Placemaking

- *Placemaking is the process of creating Quality Places that people want to live, work, play and learn in.*
 - That requires engaging and empowering people to participate in the process.
 - This embraces a wide range of projects and activities and is pursued by the public, non-profit and private sectors on a piecemeal basis, over a long period of time – potentially, forever.



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Placemaking Examples

– Examples include:

- **Projects** – downtown street and façade improvements, neighborhood-based projects such as residential rehabs, residential infill, small scale multi-use projects, park improvements, etc.
- **Activities** – events in public places



Residential Infill - Bay City, MI



Residential Infill - North End, Detroit, MI



Lighter, Quicker, Cheaper - Washington, DC



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More Targeted Definition of Placemaking


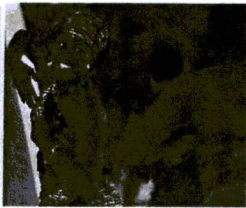
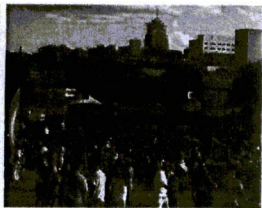
- *Strategic Placemaking* is targeted to achieving a particular goal in addition to creating Quality Places.
- It aims to create Places that are uniquely attractive to talented workers so that they want to be there and live there, and by so doing, they create the circumstances for substantial job creation and income growth.
 - This embraces a wide range of projects and activities and would be pursued by the public, non-profit and private sectors on a targeted basis over at least 10 - 15 years.

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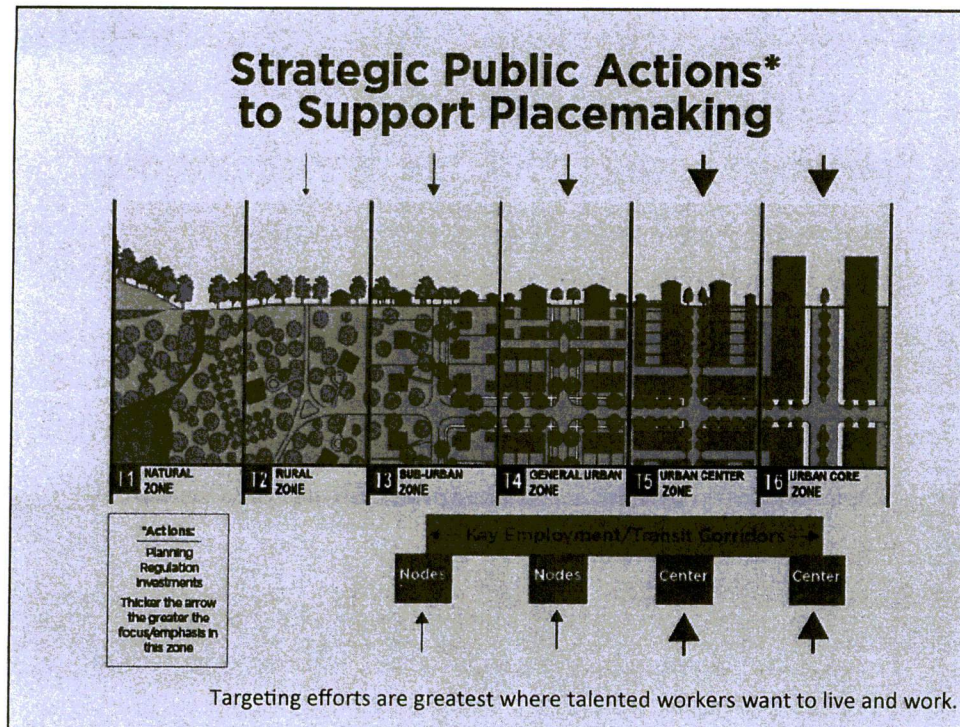
Strategic Placemaking Examples

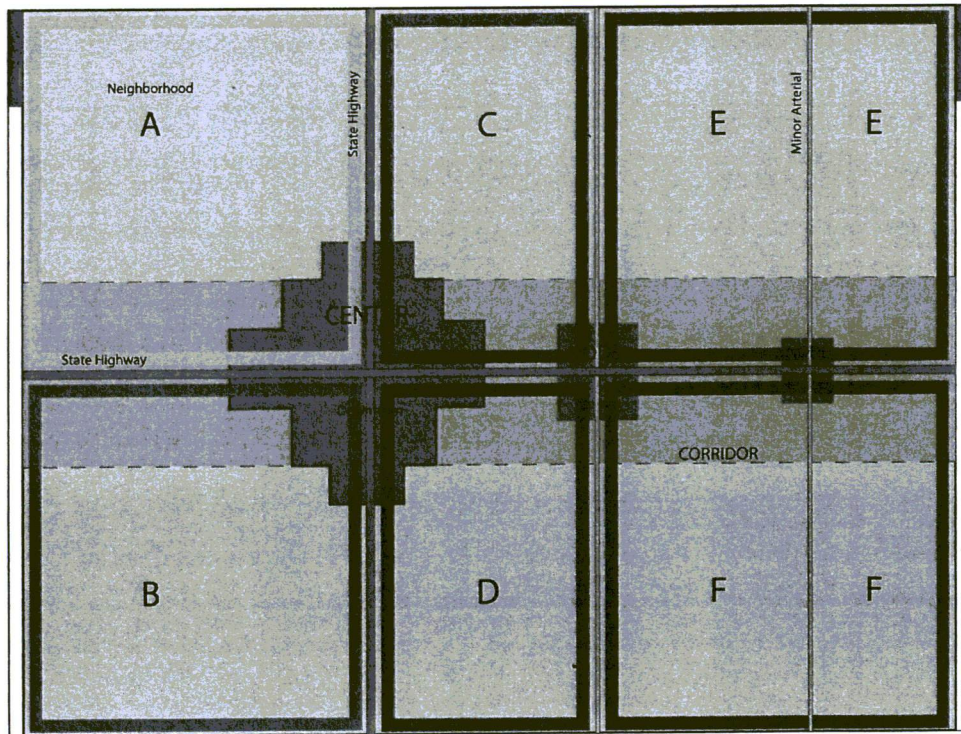
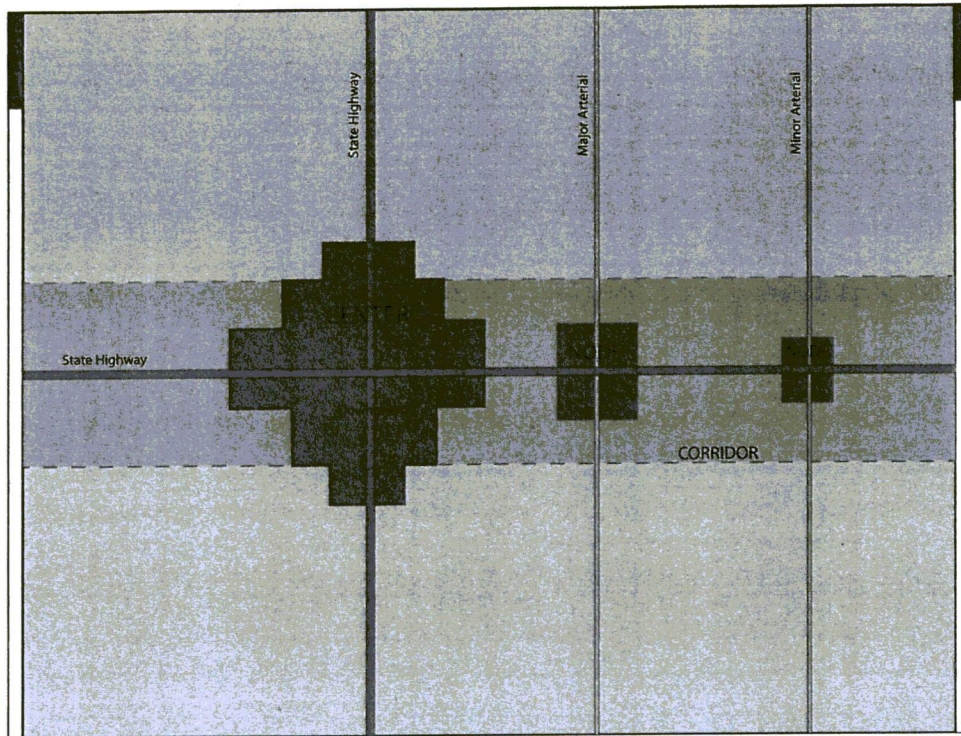
– Examples include:

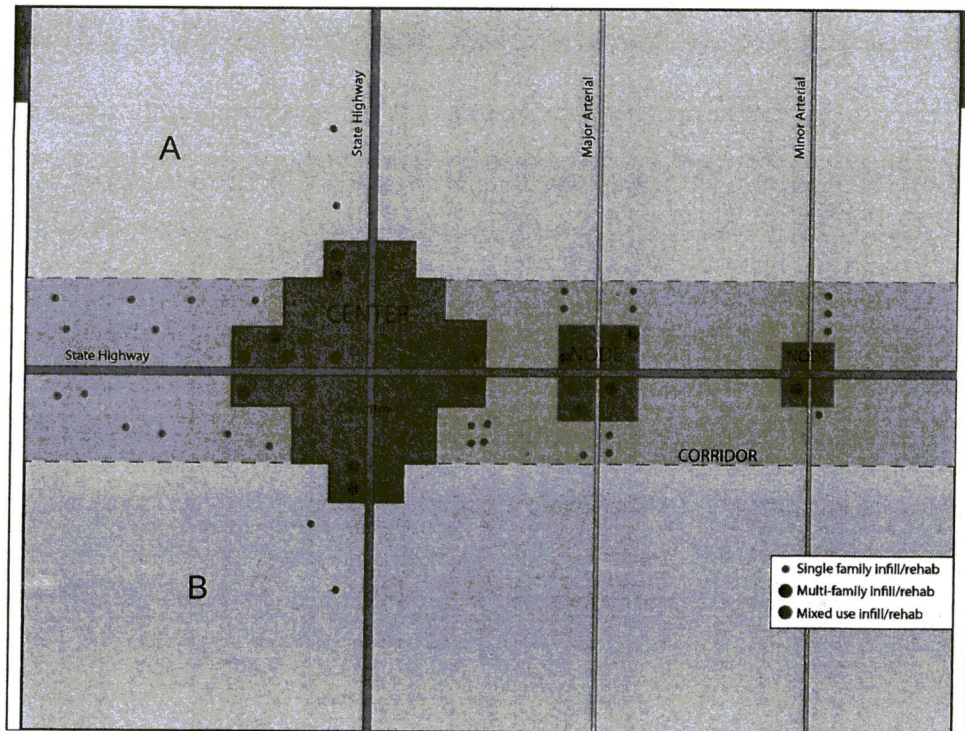
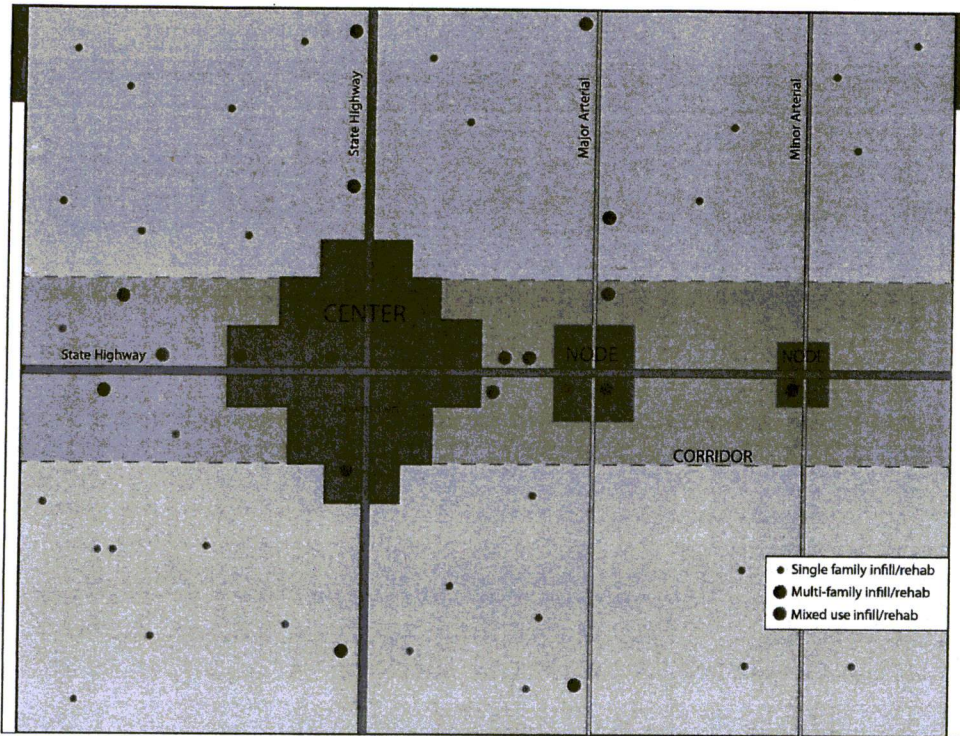
- **Projects** – mixed-use developments in key *centers* (downtowns), along key *corridors* (esp. rapid transit lines), and at key *nodes*; includes rehab and new construction
- **Activities** – frequent often cyclical events targeted to talented workers as well as other arts, culture, entertainment and recreational activities that add vitality to quality Places

RTA Healthline – Cleveland BRT, OH
Black Arts Festival – Kalamazoo, MI
Common Ground Music Festival – Lansing, MI









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Creative Placemaking

- *“In creative placemaking, partners from public, private, non-profit, and community sectors strategically shape the physical and social character of a neighborhood, town, city, or region around arts and cultural activities.”*
- *Creative placemaking animates public and private spaces, rejuvenates structures and streetscapes, improves local business viability and public safety, and brings diverse people together to celebrate, inspire, and be inspired.”*

FLINT PUBLIC ART PROJECT



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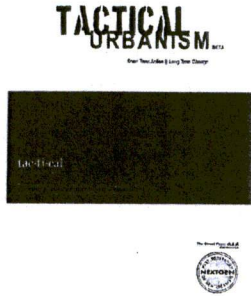
Tactical Placemaking



Two different approaches come together to create Tactical Placemaking:

- “Tactical Urbanism,” from two books of the same name (Tactical Urbanism: Short-term action, Long-Term change, Vols 1 and 2), by the Streets Plan Collaborative.


www.streetplans.org

- “Lighter, Quicker, Cheaper” -- name given to set of activities by Project for Public Spaces. www.pps.org.



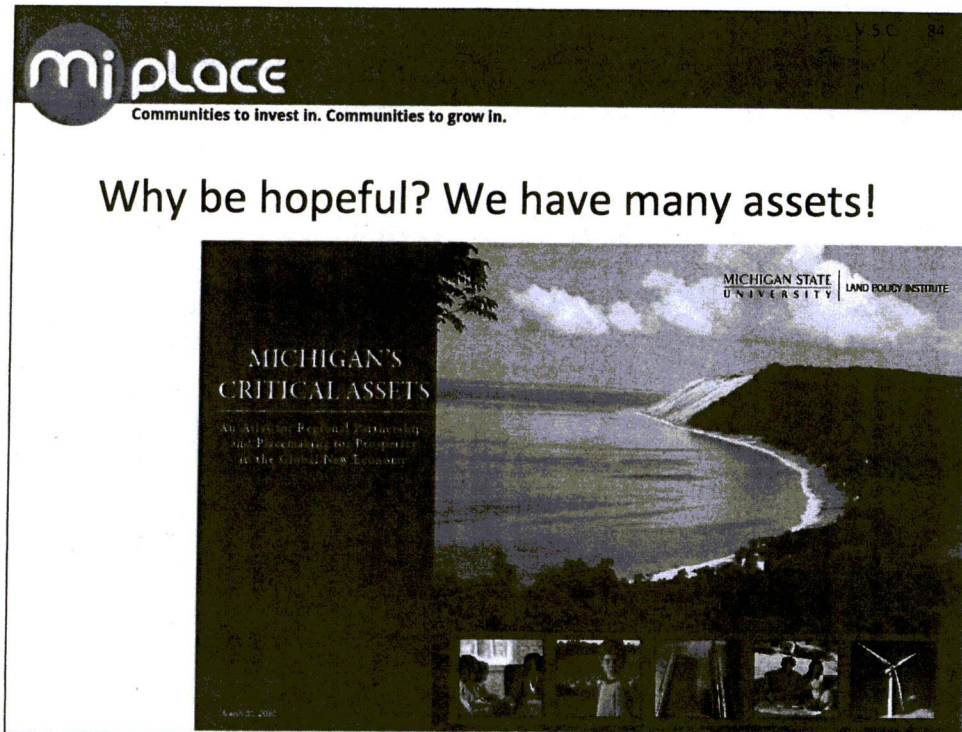


Module II
Economics of Place



Businesses Locate Regionally

- Businesses look at economic regions before choosing a site.
- Most important variable is a trained workforce.
- Concerned with all major transportation infrastructure.
- For their workers, they look for a wide range of housing and transportation choices.
- This requires high Quality Places across the metropolitan area, not just at the place of business.



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- **Strategic assets are:** people, natural, environmental, community, and quality of life related resources that can provide a competitive advantage.
- **Comstock:**
 - Population growth of 7.3% increase 2000-2010
 - River and natural areas
 - Bedding industry and new economy manufacturing
 - location



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Underutilized Assets

- Universities/community colleges/private colleges.
- Companies ready for the next stage of growth.
- Huge inland water assets.
- Great Lakes water assets.
- Huge transportation assets.
- Huge agricultural and forestry assets.
- Knowledge workers.
- Renewable energy opportunities.



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Development Trends 2030

1. Conventional residential development in outer suburbs will remain troubled
2. Compact, TOD will be in high demand

Home value expectation

Location	Growth rate			
	Faster than US	Same as US	Slower than US	Stagnating or declining
Downtown/near downtown	Highest value rise	Increasing value	Holding value	Losing value
Elsewhere in central city	High value increase	Increasing value	Holding value	Weak market
Suburbs built before 1980	Holding value	Holding value	Weak market	Little or no market
Suburbs built 1980-2000	Holding value	Losing value	Little or no market	No market
Post 2000 suburbs	Little or no market	No market	No market	No market

Source: Arthur C. Nelson, *Reshaping Metropolitan America*, Island Press, 2013


Arthur C. Nelson (2013)

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Development Trends 2030

Reasons for these shifts:

- Increase in gasoline price
- Income and wealth of median households are falling
- Unemployment will remain higher than it was during the long post war boom
- Institutional support for home-ownership is waning



Google Maps

Arthur C. Nelson (2013)

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Development Opportunities 2030

Parking lots and deteriorating structures offer opportunities to meet new demands

- Already flat and well drained
- Already zoned non-residential
- Usually close to main roads/ highways
- Large-scale utilities already exist along these main transportation ways



Arthur C. Nelson (2013)

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Demographics are Changing

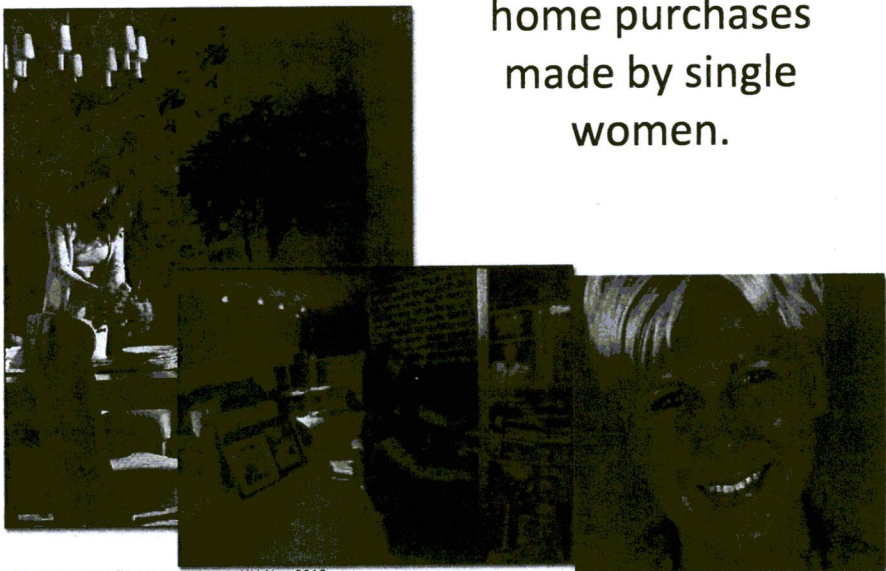
Household Type	1960	2000	2010	2040
USA				
HH w/ Children	48%	36%	30%	26%
HH w/o Children	52%	64%	70%	74%
Single/Other HH	13%	26%	27%	34%
Michigan				
HH w/ Children	49%	36%	29%	25%
HH w/o Children	51%	64%	71%	75%
Single/Other HH	12%	26%	28%	36%

Since the end of WWII, we built places based on the assumption of 50% HH with children, that trend is long gone!

Sources: "New California Dream" by Christopher Nelson; 2000, 2010 Census

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22 - 24 percent of home purchases made by single women.



Zimmerman Volk- presentation at ULI Nov 2013


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**30 - 32 percent of home purchases
made by couples.**



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**35 - 37 percent of home purchases
made by traditional and non-traditional families**





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American Generations (as of 2013)

- Greatest Generation: 88+ (born before 1925)
- Silent Generation: 68-88 (born 1925-1945)
- Baby Boomers: 47-67 (born 1946-1965)
- Generation X: 33-47 (born 1966-1980)
- Millennials: 13-32 (born 1981-2000)
- Generation Z: less than 13 (born after 2000)
- The Millennial Generation was the largest generation in the USA in 2010, and by 2012 it was in Michigan as well. It is **NO LONGER THE BOOMERS!**
- 88% of the Millennials want to live in urban neighborhoods.

Ages as of 2013



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	Total Population	
	Number	14854
Age Group	Number	%
0 - 19	3989	27%
20 - 24	871	6%
25-39	2895	19%
40-64	5229	35%
65-74	1080	7%
74+	889	6%



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Market Preferences are Changing

- What Millennials and many Gen X'ers want is not what younger Boomers wanted.
- Millennials grew up in the suburbs, they want a denser urban environment with more choices.
- They don't drive as much and far fewer even have driving licenses.
- They like mass transit, they ride bikes a lot and want green space, entertainment and amenities in abundance and close by.



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2011 American Community Preference Survey

- Public preferences:
 - 47% prefer to live in a city or a suburban neighborhood with a mix of houses, shops, and businesses.
 - 88% say neighborhood is a bigger consideration than house size, and
 - Public schools, sidewalks, or places to take walks are top community characteristics wanted.

Belden, Russonello & Stewart, LLC. The 2011 Community Preference Survey: What Americans are looking for when deciding where to live, commissioned by the National Association of Realtors, March, 2011.



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Shift to Attached Residential Housing

- Homeownership is declining and will continue to decline.
- When those aged 65 and older move, 80 % vacate single-family houses, but only 41 % move into single-family units while the rest --59 % -- move into multi-family buildings.
- Because the largest age cohort is Baby Boomers and they are just reaching this age, the impact will be huge over the next 20 years.

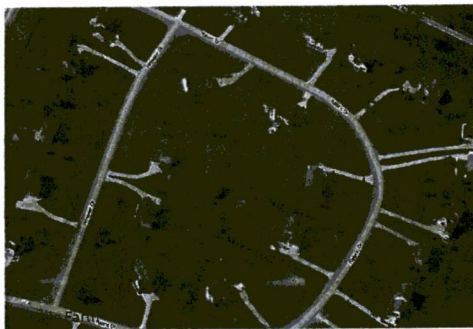
Steuteville, Robert. "The Coming Housing Calamity."



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Housing Stock in Michigan

Too Much of This



Ralaric Farms subdivision in Dexter

Not Enough of This



East Lansing mixed use development

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Who are the Target Households?

Younger Singles & Couples
Empty Nesters & Retirees

What are their Housing Preferences?

Rental Lofts/Apartments
For-Sale Lofts/Apartments
For-Sale Townhouses/Rowhouses
For-Sale Live-Work Units

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Missing Middle Housing Types

Single Unit Detached
Duplex
Triplex & Fourplex
Bungalow Court
Townhouse
Live/Work
Courtyard Apartment
Mid-Rise
Dan Parolek

Missing Middle Housing Types

If the community wants to focus on talent attraction and retention as the focus of Placemaking, there is a particular set of housing types that are often missing. They are the Missing Middle Housing Types shown here.



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Great Senior Sell-Off

- Research shows that when people reach 65 years old they sell their houses at a higher rate than purchase
 - The first baby boomers turned 65 in 2011
- 1.5 to 2 million senior-owned homes will be on the market by 2020

When seniors move, nearly 60% move into rentals!



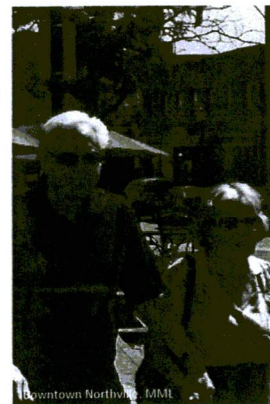
Arthur C. Nelson (2013)



Communities to invest in. Communities to grow in.

Great Senior Sell-Off cont'd

- Between 2020 and 2030 there will be a net surplus of 4 million homes on the market that cannot sell
- 2/3 of new housing demand between 2010 and 2030 will be for rental housing
- There will be a surge in construction of apartments for more affluent renters



Arthur C. Nelson (2013)

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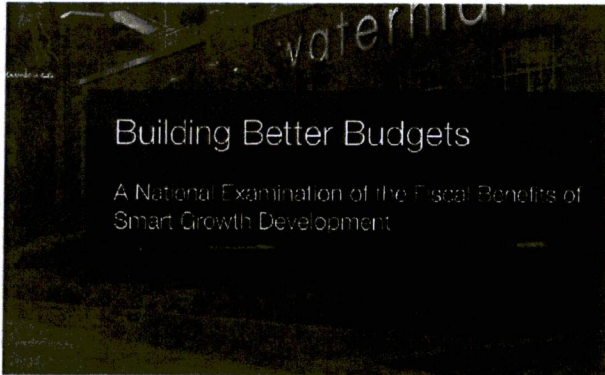
Comstock Households 2010

Total Household	6059	
with children	3989	66%
male only	763	13%
female only	906	15%
over 65 single	541	9%
Total housing units	6633	
vacant	574	9%
Occupied	6059	91%
Owner occupied	4280	65%
Renter occupied	1779	27%
Rental Vacancy Rate		15.7%
Housing units built prior to 1970		41%

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Building Better Budgets: A National Examination of the Fiscal Benefits of Smart Growth Development

- Surveys 17 studies that compare different development scenarios.
- By Smart Growth America, 2013
- Three key findings





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1. In General, Smart Growth Development Costs One-third Less For Upfront Infrastructure.

The survey concluded that Smart Growth development saves an average of 38 percent on upfront costs for new construction of roads, sewers, water lines and other infrastructure. Many studies have concluded that this number is as high as 50 percent.



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2. Smart Growth Development Saves An Average Of 10 Percent On Ongoing Delivery Of Services.

The survey concluded that Smart Growth development saves municipalities an average of 10 percent on police, ambulance and fire service costs.

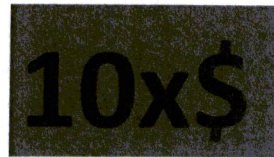




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3. Smart Growth Development Generates 10 Times More Tax Revenue Per Acre Than Conventional Suburban Development.

The survey concluded that, on an average per-acre basis, Smart Growth development produces 10 times more tax revenue than conventional suburban development.



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Impacts of Placemaking on Property Values

- In many instances, the sale price of a home was positively influenced by the presence of nearby placemaking amenities.
- In Lansing, homes that sold close to downtown Lansing, Michigan State University, or near a river or a lake sold for more than homes located farther away from these amenities.
- In Royal Oak, property values benefited from being around a number of businesses, especially restaurants.

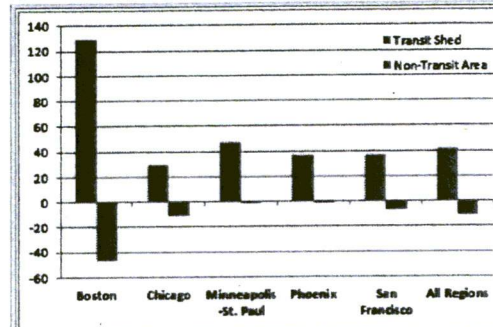
Source: Land Policy Institute, 2012



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Homes near Transit and the Recession

Homes near transit stations outperformed the region as a whole by an average of 41.6% during the Recession.



Percent change in average residential sales prices relative to the region, 2006-11. Image: [APTA and NAR](#)



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Research Supports Walkability

- Professor Chris Leinberger (then from the University of Michigan and Brookings Institution) pointed out at the 2010 MSU Land Policy Institute Annual Summit that:
 - Market wants higher density, walkable, urban development. Shift is happening from suburban to urban. We built too much in the suburbs, now a pent up demand for walkable urbanism. Very difficult to produce (due to local regulations) in a lot of places.

Source: Leinberger, 2010

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Research Supports Walkability (continued)

- What was perceived as the niche market is now **THE** market. Walkable urban development will be driver of 35% of our economy for the next generation.
- There will be a shift out of auto-based transportation to more walking, biking and transit use.
- We need to focus on regionalism and where walkable places in the region will be.

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Walkscore


- Research on Walkscore.com; each point in walk score increase (i.e. more access to more amenities) estimates \$700 to \$3,000 in value increase to homes.
- Need at least 4-6 very walkable places in every metro area.
- Suburban and urban walkable developments will be different.

Kalamazoo

- 49007 = 52
- 49001 = 51

Comstock

- 49041 = 25 out of 100
- 49048 = 6 out of 100
- 49054 = 0



Sources: Walkscore.com
 Vanderbilt, 2012

MS Clipart



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Health & Safety

- We are a state in a nation with growing obesity with huge public health risks.
- Many studies have documented the relationship between health and walking or bicycle riding.
- Studies are now showing that compact settlement patterns often result in healthier residents and schoolchildren, largely because of the increase in walking and biking.



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Zoning to Reduce Crime

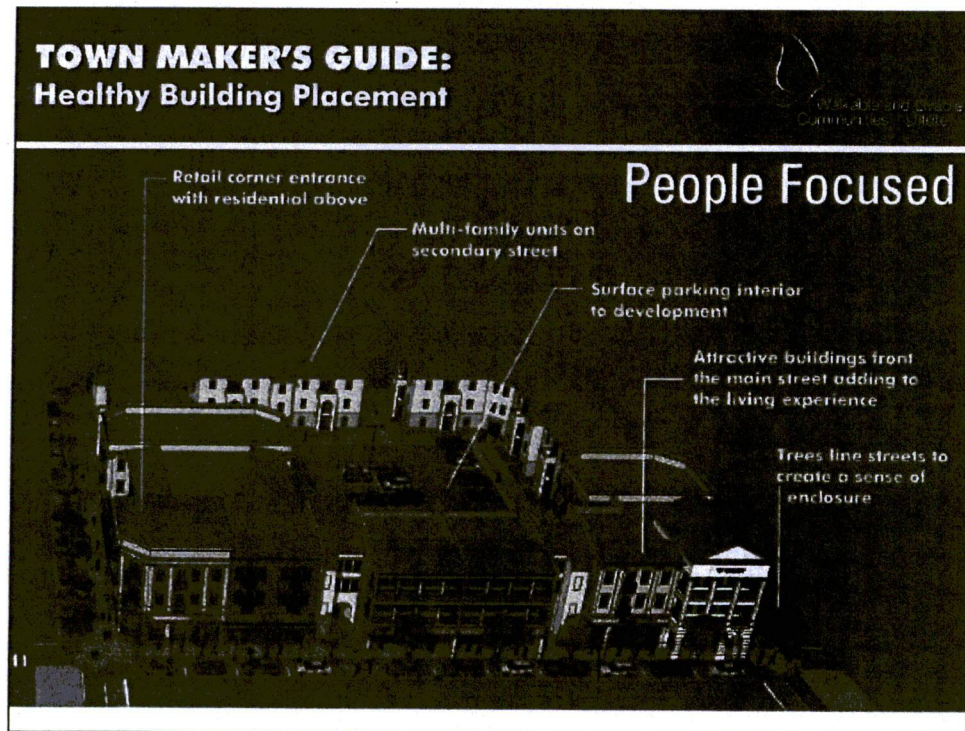
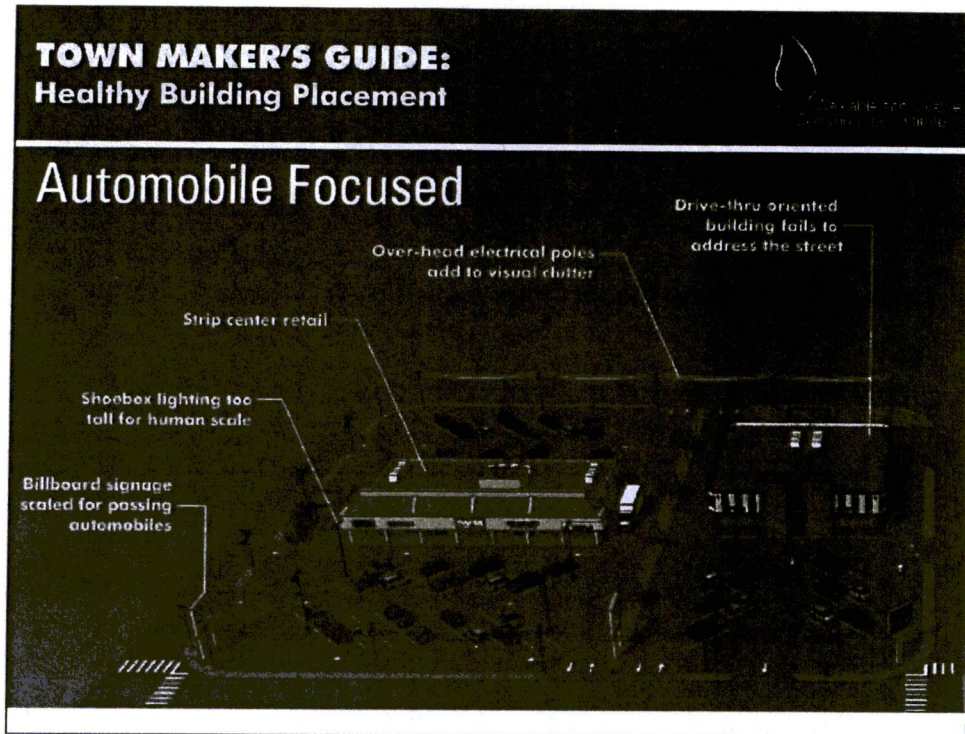
Researchers looked at the relationship between zoning changes and crime rates in Los Angeles

- Exclusively residential areas had least crime,
- Mixed-use blocks had less crime than exclusively zoned commercial blocks
- Places that introduce residential zoning in commercial areas likely to decrease crime
- Eyes on the street effect (transparency)



Lansing, MML

RAND Corp, 2013



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Housing Types

Single Detached Duplex Triplex Multiplex/Big House Side Attached Stacked Rowhouse Small Apartment Low-rise Apartment Mid-rise Apartment Apartment over Commercial High-rise Apartment

Examples

Metropolitan Design Center | College of Architecture and Landscape Architecture | University of Minnesota
1 Rapson Hall, 89 Church St. SE, Minneapolis, MN 55455 www.designcenter.umn.edu

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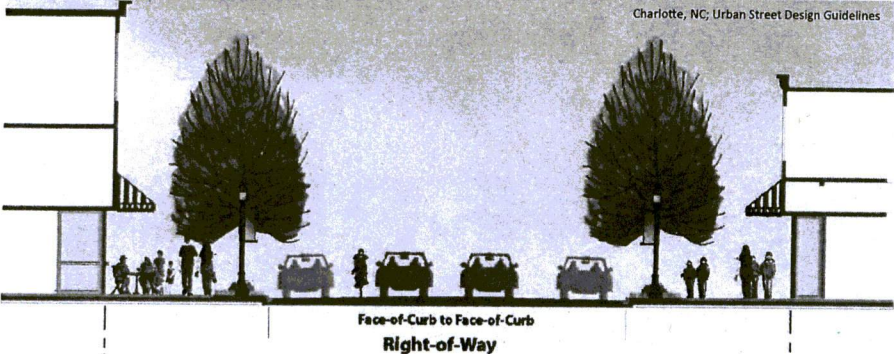
IT IS NOT ABOUT BUILDING STYLE!!!

- It is about physical **FORM** and location, and use and function
- It doesn't matter if the building style is:
 - Modern,
 - Greek Revival
 - Colonial
 - Cape Cod
 - Neo-classic,
 - Etc.

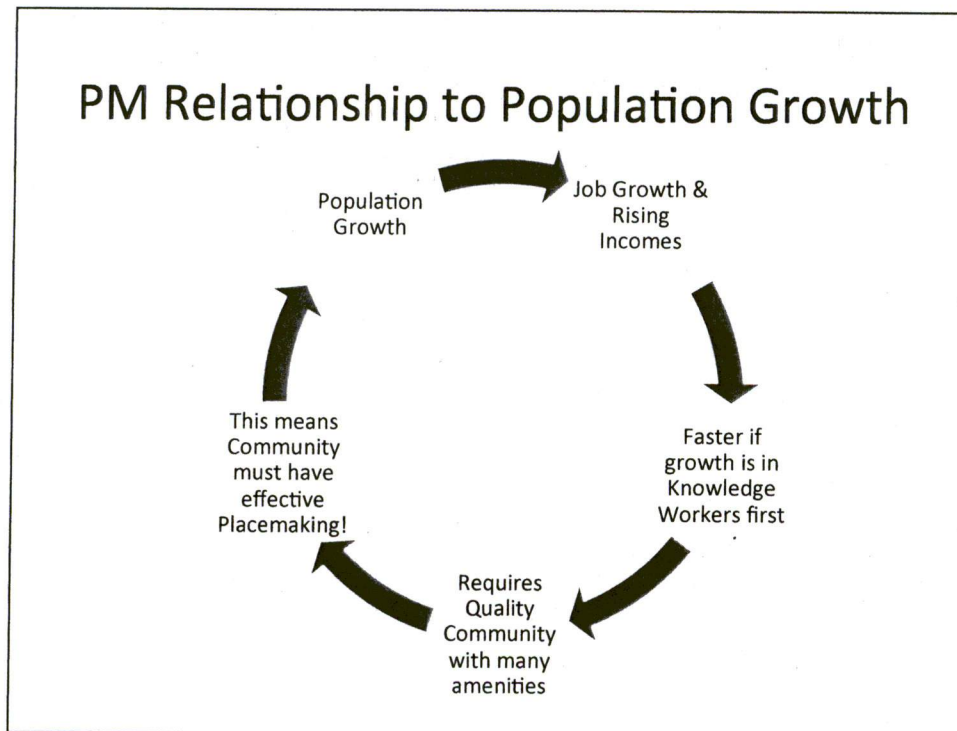
mj place
Communities to Invest In. Communities to grow in.

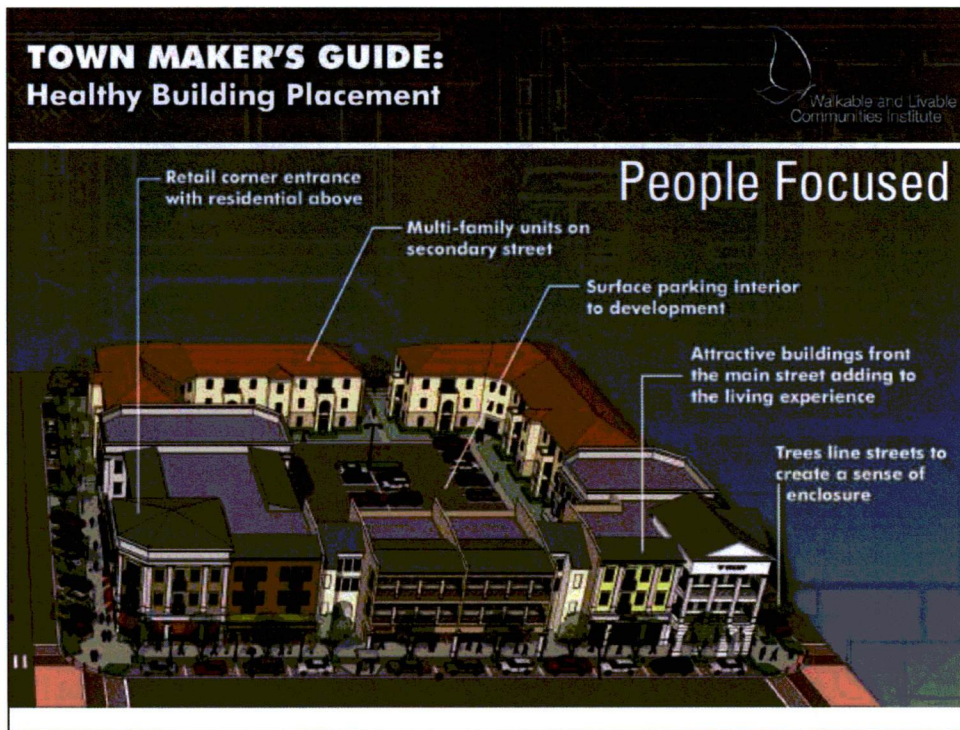
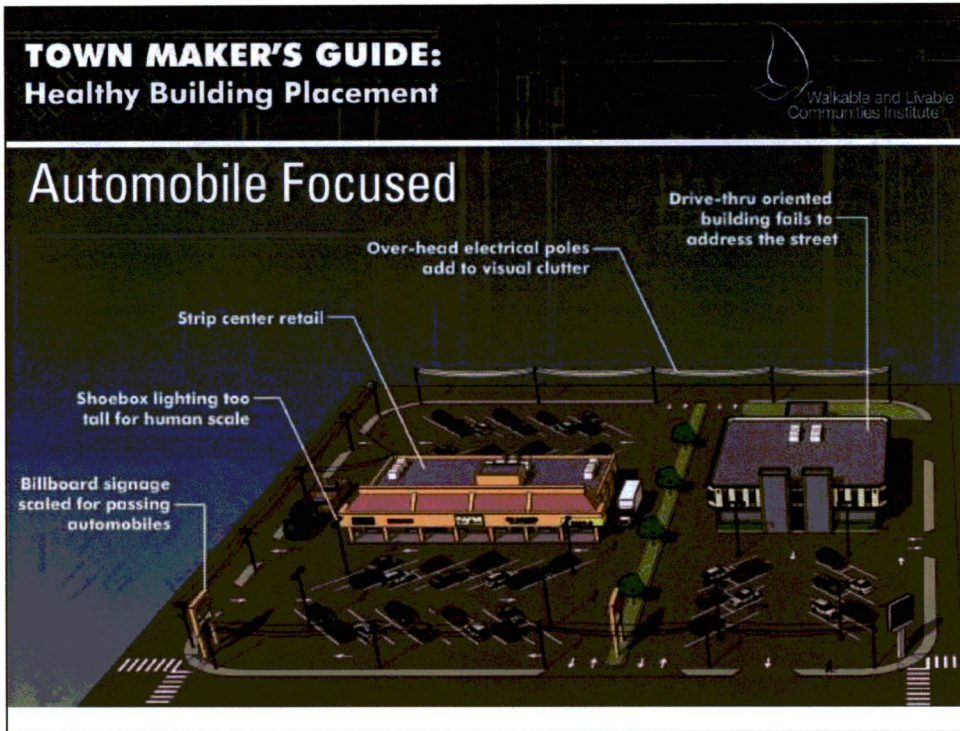
Role of the Right-of-Way

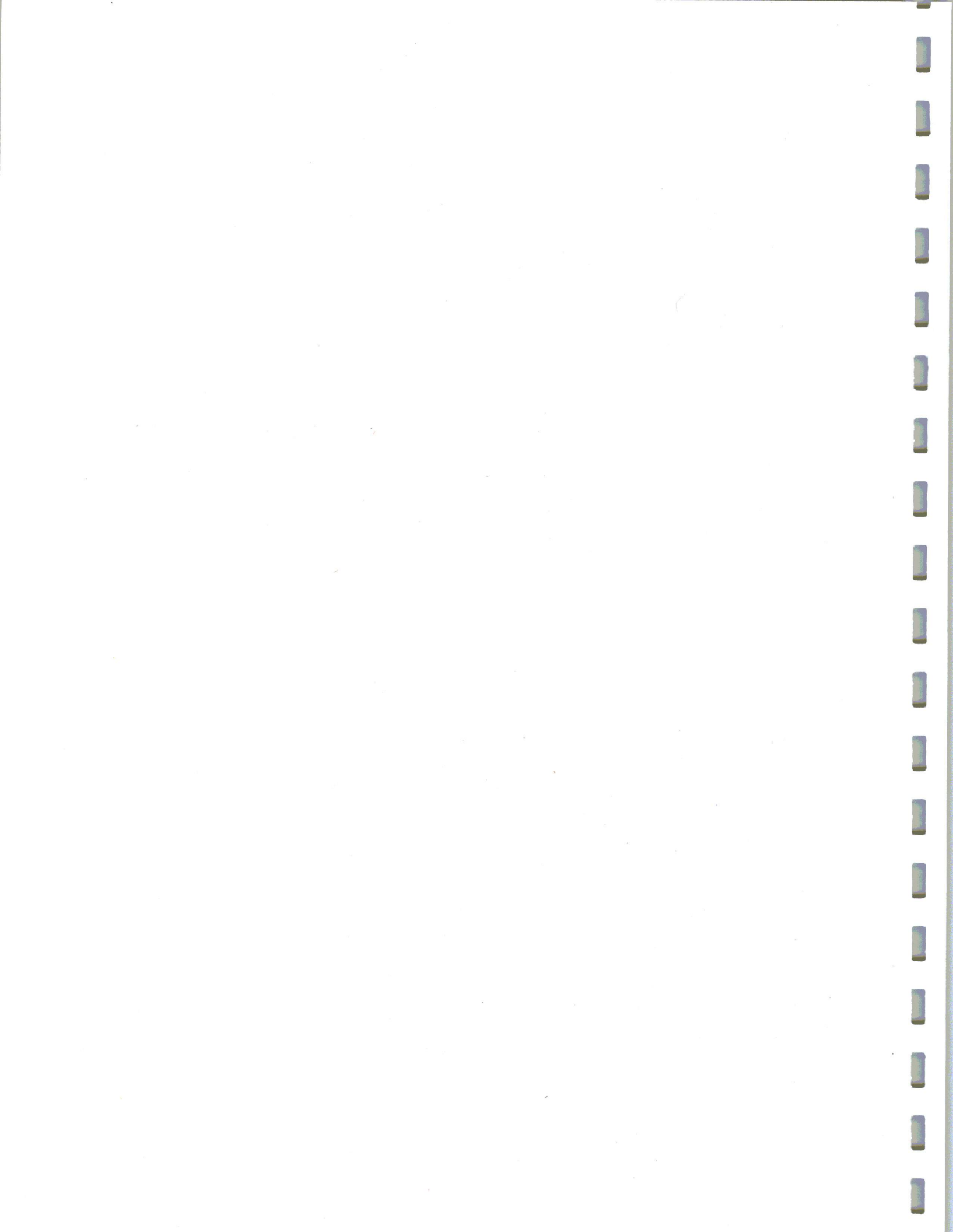
- The RoW is much more than a transportation thoroughfare.



- It is a significant public investment that provides a host of public services for both public and private interests.







Appendix F

Summary of Community Survey Results



Community Survey Results

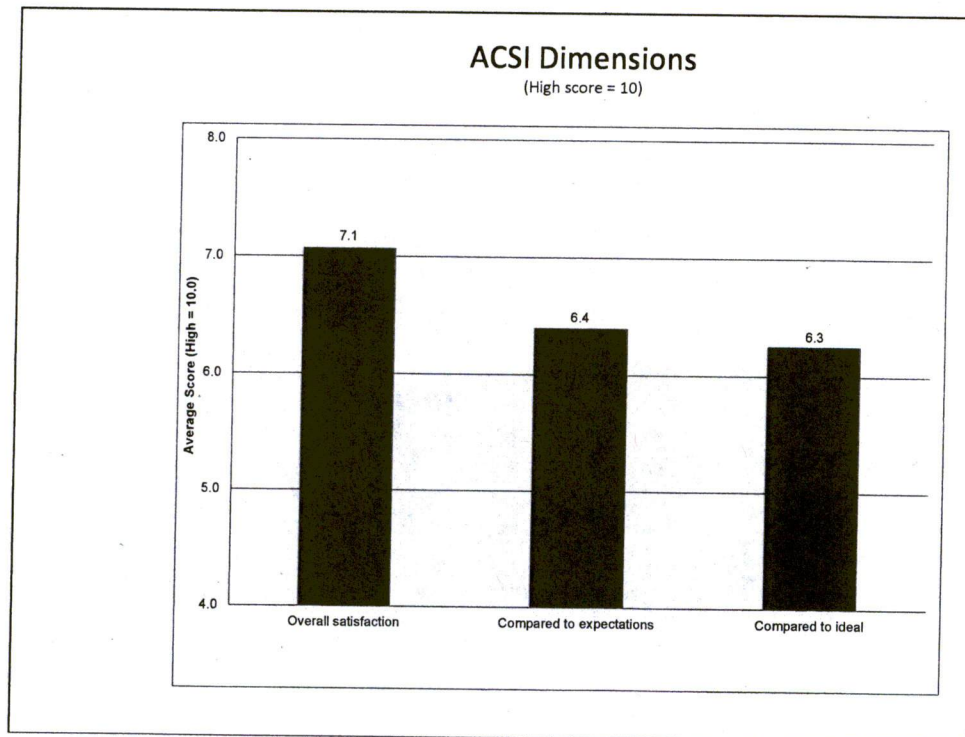
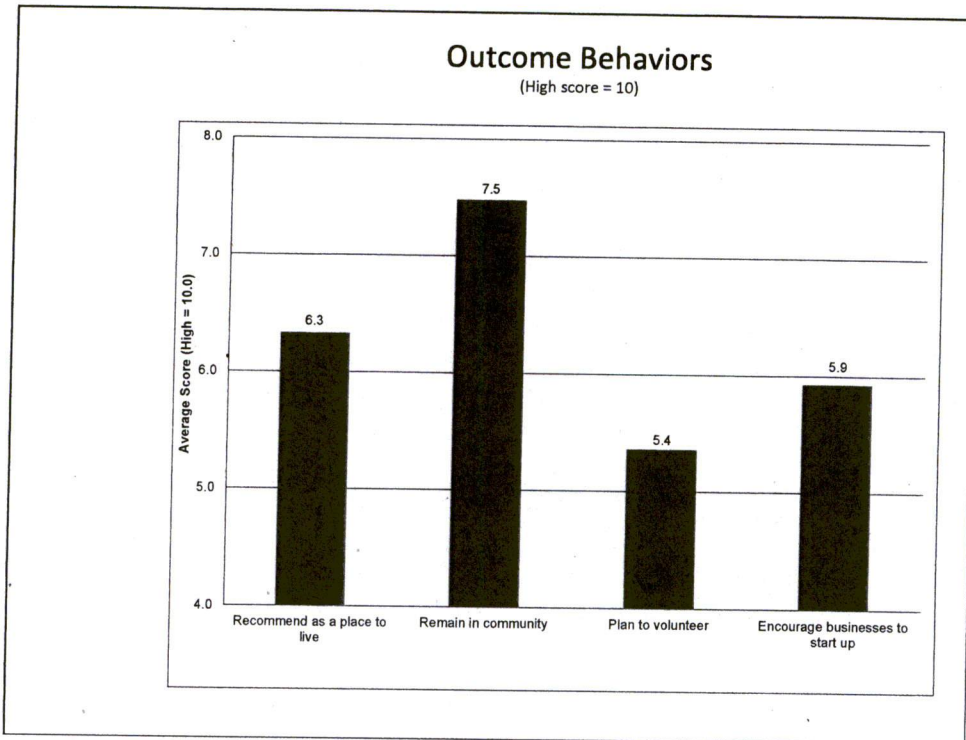
- There are several areas where improvement can have significant impact on overall satisfaction:
 - Drivers:
 - Township government management
 - Property taxes
 - Economic health
 - Parks and recreation
 - Police services

Preserving Voice: Looking Into Detail

Sample:

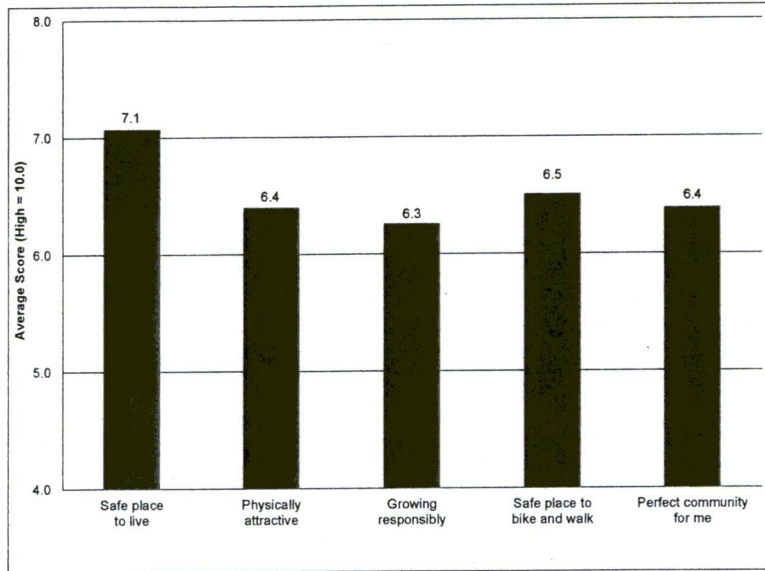
Comstock Township
2013 Core Scores

		Fire & Emergency Medical Services	Fire coverage for the community	Response time to fires	Response time to medical emergency calls	Transportation infrastructure	Public transportation options	Street maintenance/repair	Accommodation for bicycle and foot traffic	Utility services	Drinking water quality	Municipal sewer/water billing process	Garbage collection	Recycling service	Electrical and gas service reliability
2013 Overall Satisfaction - Overall		-	-	-	-	6.2	5.6	5.5	-	7.2	7.5	8.2	7.6	8.5	8.5
2013 Overall Satisfaction - Under 1 year		-	6.2	5.3	5.2	-	7.7	7.8	8.3	6.7	8.4	8.3	6.7	8.4	8.4
One year or less		-	-	-	-	6.8	6.4	6.0	-	7.8	8.0	7.7	6.7	8.1	8.1
1-5 years		-	-	-	-	5.5	5.7	5.6	-	6.3	7.9	7.7	6.7	8.1	8.1
6-10 years		-	-	8.3	-	6.4	5.6	5.8	-	6.6	7.1	8.0	6.1	8.4	8.4
11-20 years		-	-	-	-	6.2	5.8	5.5	-	6.9	7.8	8.0	7.0	8.5	8.5
More than 20 years		-	-	-	-	6.2	5.5	5.4	-	7.7	7.3	8.1	7.3	8.4	8.4
Do you own or rent your residence?															
Own		-	-	-	-	6.3	5.5	5.3	-	7.5	7.6	8.0	7.1	8.3	8.3
Rent/Lease		-	7.3	8.1	8.2	6.1	6.4	6.0	-	5.8	7.4	7.5	6.3	8.3	8.3
Age															
18 to 24		-	7.8	8.1	7.0	-	5.8	6.6	5.4	-	7.3	7.4	7.1	8.0	8.1
25 to 34		-	-	-	-	5.8	5.7	5.9	-	6.6	7.6	7.7	6.6	8.1	8.1
35 to 44		-	8.3	8.1	8.2	-	6.2	6.8	6.8	-	5.7	7.4	7.7	6.2	8.1
45 to 54		-	-	-	-	6.4	5.5	5.2	-	6.6	7.4	7.7	6.4	8.4	8.4
55 to 64		-	-	-	-	5.9	5.4	5.3	-	7.4	7.1	7.8	6.7	8.5	8.5
65 or over		-	-	-	-	7.0	5.9	6.0	-	7.5	7.7	8.0	8.0	8.0	8.0
Education															
Some high school		-	-	-	-	6.6	-	-	-	6.1	6.5	6.7	5.5	8.3	8.3
High school graduate		-	-	-	-	6.4	5.8	6.1	-	6.8	7.4	7.7	7.4	8.0	8.0
Some college		-	-	-	-	5.7	5.6	5.7	-	7.3	7.4	7.7	7.1	8.0	8.0
College graduate		-	-	-	-	6.4	5.7	5.3	-	7.3	7.8	7.8	7.1	8.0	8.0
Graduate degree(s)		-	7.7	8.4	8.3	-	6.1	6.0	5.4	-	7.5	7.1	6.1	6.7	8.3

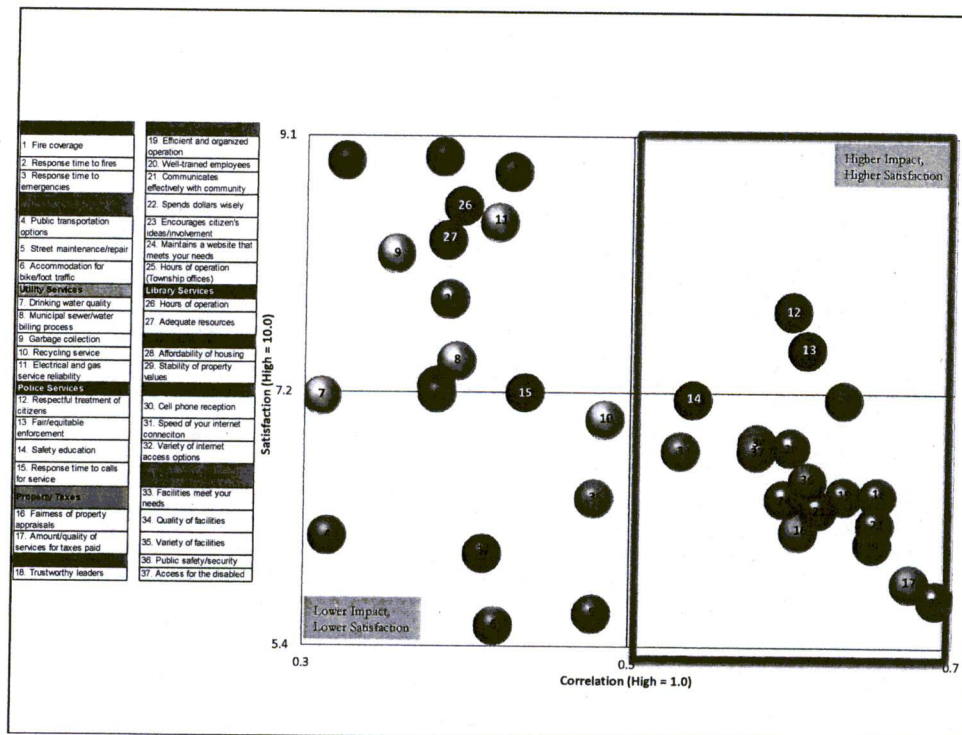
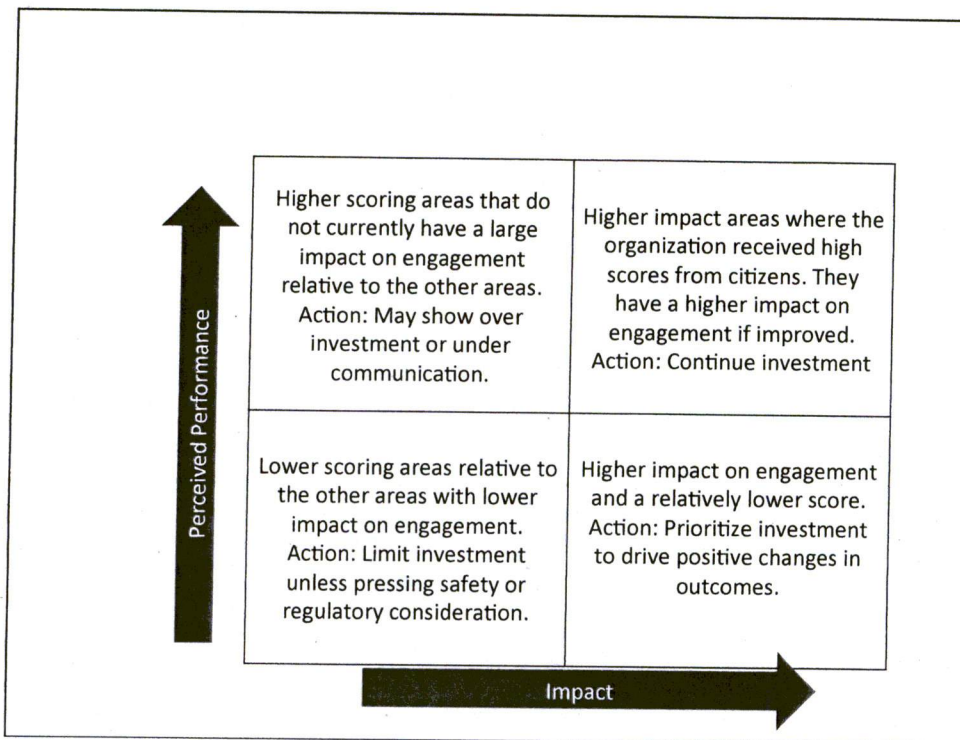


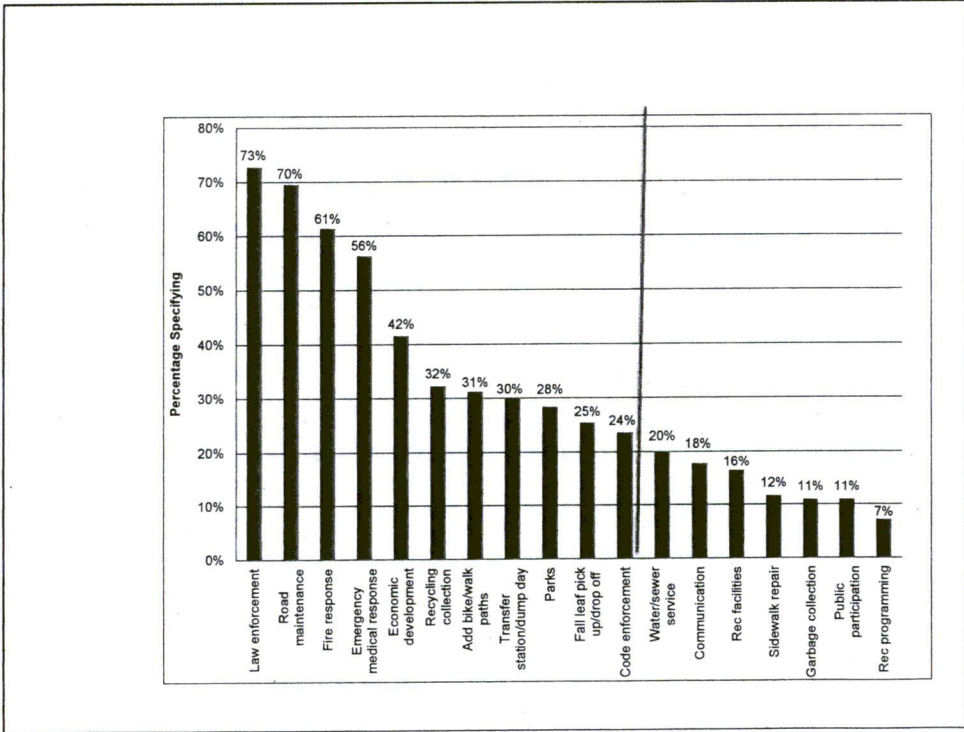
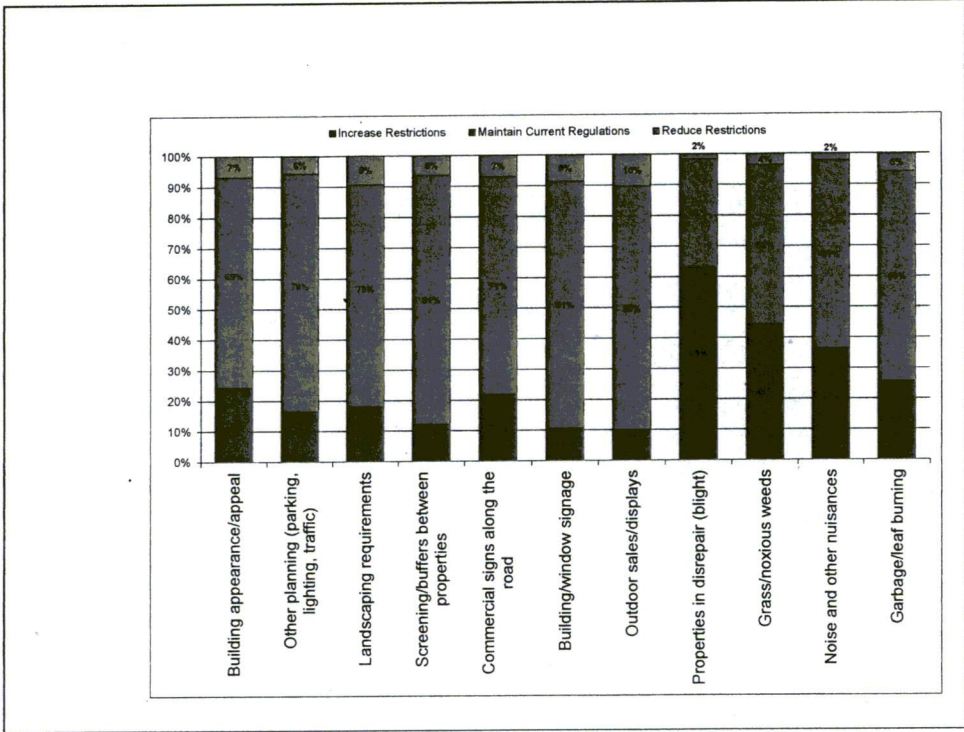
Community Image

(High score = 10)



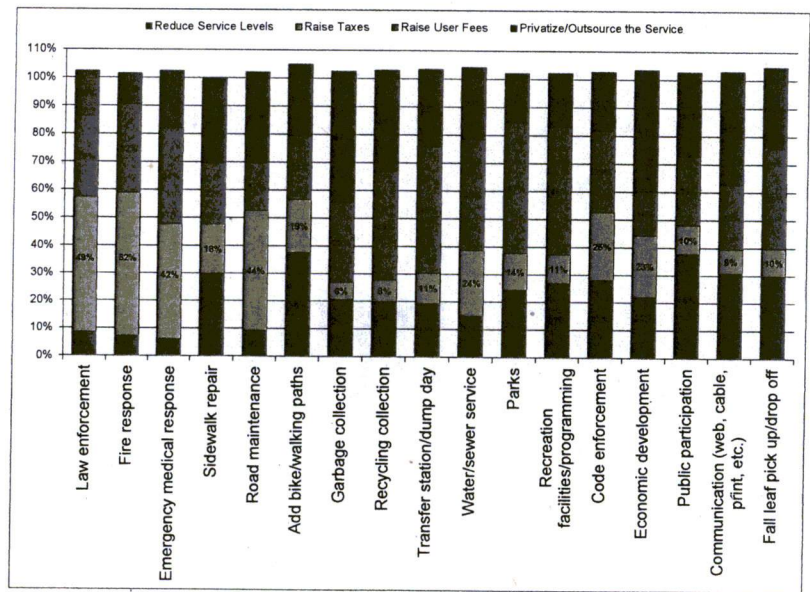
Comstock Township 2013 Core Scores		Community Image	Safe place to live	Physically attractive	Growing responsibly	Safe place to bike and walk	Perfect community for me	2013 Overall Satisfaction - Sample	2013 Overall Satisfaction - Volunteer
	2013 Overall Satisfaction - Sample	7.1	6.4	6.3	6.5	6.4	6.3	6.5	5.9
	2013 Overall Satisfaction - Volunteer	6.7	5.7	5.8	5.8	5.9	6.0	7.1	5.5
	One year or less	6.7	6.1	6.2	6.3	6.4	6.5	6.6	6.1
Residency	1-5 years	7.4	6.7	6.5	6.6	6.5	6.7	6.9	5.7
	6-10 years	6.6	5.9	6.3	6.4	5.8	5.9	7.4	6.2
	11-20 years	7.1	6.7	6.5	6.7	6.2	6.3	7.2	5.2
	More than 20 years	7.0	6.2	6.3	6.4	6.5	6.2	7.7	5.2
Do you own or rent/lease your residence?	Own	7.1	6.4	6.3	6.5	6.4	6.3	7.5	5.3
	Rent/Lease	7.1	7.1	6.7	7.3	6.9	6.9	7.6	5.4
	18 to 24	6.2	5.9	6.3	6.5	5.3	5.5	5.5	6.1
	25 to 34	7.2	6.5	6.3	6.8	6.2	6.5	7.2	5.1
Age	35 to 44	6.3	5.7	5.2	6.3	5.6	5.5	7.1	5.2
	45 to 54	6.7	6.1	5.8	6.1	5.6	5.8	7.5	5.6
	55 to 64	7.0	6.2	6.2	6.6	6.4	6.3	7.5	5.4
	65 or over	7.5	6.9	7.0	7.0	7.1	6.9	7.7	5.3
Education	Some high school	6.7	6.2	5.9	6.8	6.2	6.1	7.2	5.4
	High school graduate	7.0	6.4	6.5	6.7	6.8	6.5	7.5	6.5
	Some college	7.0	6.4	6.4	6.4	6.4	6.4	7.6	5.6
	College graduate	7.2	6.5	6.1	6.6	6.2	6.4	7.3	5.6
Income	Graduate degree(s)	7.1	6.4	6.1	6.5	6.1	6.0	6.8	5.7
	\$25,000 or less	6.7	6.8	6.2	6.9	6.9	6.7	7.4	6.6
	\$25-\$50,000	7.1	6.5	6.6	6.7	6.6	6.5	7.3	5.9
	\$50-\$100,000	6.9	6.1	6.0	6.4	6.0	5.9	7.2	5.4
Marital Status	Over \$100,000	7.7	6.5	6.1	6.4	6.5	6.5	7.6	6.2
	Single	7.1	6.5	6.3	6.9	6.8	6.5	7.1	5.5
Household Composition	Married/living with partner	7.0	6.3	6.2	6.3	6.2	6.2	7.6	5.9
	Widowed/separated/divorced	7.2	7.0	7.0	7.1	6.8	6.8	7.5	5.7
	Child(ren) age 12 or under	6.4	5.9	5.6	5.8	5.6	5.8	7.4	5.7
Gender	Child(ren) over age 12	6.6	6.0	6.1	6.2	6.0	6.0	7.4	5.8
	Parent age 65 or older	7.7	7.4	6.9	7.3	7.3	7.3	7.8	7.3
Type of home	None of these	7.3	6.5	6.4	6.7	6.6	6.5	7.5	5.9
	Male	7.0	6.3	6.2	6.7	6.4	6.1	7.3	6.0
	Female	7.0	6.4	6.2	6.3	6.3	6.4	7.4	5.4
	Condo	7.3	6.1	6.4	5.9	6.2	6.4	7.4	5.9
	Apartment	7.2	7.0	7.0	7.4	6.4	7.0	7.4	6.0
Type of home	House on 1 acre or less	7.1	6.4	6.2	6.6	6.4	6.3	7.4	5.4
	House on 1-10 acres	6.7	5.8	6.0	5.8	6.1	5.8	7.3	5.6
	House on more than 10 acres	7.4	7.0	6.6	6.8	7.3	6.8	7.5	6.5





**Comstock Township
Planning & Budget**

		Sidewalk repair	Add bicycle/walking paths	Water and sewer service	Parks	Recreation facilities	Recreation programming	Code enforcement	Economic development	Communication (web, cable, print, etc.)
	2013 Overall Percentage - Sample	32%	31%	20%	28%	16%	24%	22%	18%	18%
	2013 Overall Percentage - Volunteer	32%	30%	20%	28%	15%	29%	22%	19%	19%
Residency	One year or less	11%	-	22%	11%	-	-	22%	-	-
	1-5 years	19%	21%	26%	26%	26%	26%	19%	19%	19%
	6-10 years	15%	33%	21%	31%	23%	18%	28%	21%	21%
	11-20 years	11%	40%	32%	30%	25%	18%	37%	32%	32%
Do you own or rent/lease your residence?	More than 20 years	13%	28%	17%	29%	13%	25%	29%	19%	19%
	Own	13%	31%	18%	28%	17%	25%	31%	19%	19%
	Rent/lease	21%	31%	32%	35%	14%	18%	18%	18%	18%
	18 to 24	-	30%	-	15%	40%	-	-	-	-
Age	25 to 34	10%	17%	15%	13%	13%	13%	23%	23%	23%
	35 to 44	26%	26%	30%	22%	15%	11%	19%	19%	19%
	45 to 54	11%	41%	19%	32%	22%	19%	33%	35%	35%
	55 to 64	15%	26%	16%	24%	12%	32%	36%	18%	18%
Education	65 or over	23%	20%	29%	15%	15%	26%	19%	19%	19%
	Some high school	-	30%	20%	20%	20%	-	-	20%	20%
	High school graduate	12%	16%	15%	14%	18%	18%	31%	20%	20%
	Some college	10%	29%	18%	23%	18%	29%	17%	19%	19%
Income	College graduate	13%	33%	27%	25%	19%	22%	17%	17%	17%
	Graduate degrees	15%	15%	26%	20%	28%	28%	17%	17%	17%
	\$25,000 or less	17%	31%	28%	36%	31%	17%	33%	17%	17%
	\$25-\$50,000	14%	28%	20%	30%	14%	31%	23%	23%	23%
Marital Status	\$50-\$100,000	13%	37%	19%	23%	16%	29%	16%	16%	16%
	Over \$100,000	17%	35%	17%	33%	19%	19%	21%	21%	21%
	Single	32%	27%	35%	19%	19%	14%	21%	14%	14%
	Married/living with partner	18%	34%	19%	26%	16%	26%	33%	18%	18%
Household Composition	Widowed/separated/divorced	10%	19%	17%	31%	23%	10%	25%	19%	19%
	Child(ren) age 12 or under	16%	23%	36%	18%	11%	11%	14%	14%	14%
	Child(ren) over age 12	13%	33%	23%	23%	23%	22%	23%	23%	23%
	Parent age 65 or older	12%	24%	18%	13%	35%	12%	24%	12%	12%
Gender	None of these	12%	28%	18%	27%	15%	25%	40%	17%	17%
	Male	11%	28%	21%	30%	20%	23%	43%	18%	18%
	Female	12%	34%	20%	28%	16%	25%	47%	18%	18%
	Condo	39%	22%	44%	22%	11%	35%	44%	44%	44%
Type of home	Apartment	13%	35%	38%	38%	13%	17%	13%	13%	13%
	House on 1/4 acre or less	9%	31%	18%	26%	18%	23%	41%	16%	16%
	House on 1-10 acres	13%	35%	16%	35%	10%	24%	46%	25%	25%
	House on more than 10 acres	21%	29%	21%	36%	21%	14%	36%	14%	14%



Comstock Township 2013 Core Scores

	2013 Overall Satisfaction - Sample										Hours of operation (Township offices)																					
	Fire & Emergency Medical Services	Fire coverage for the community	Response time to fires	Response time to medical emergencies	Transportation Infrastructure	Public transportation options	Street maintenance/repair	Accommodation for bicycle and foot traffic	Utility Services	Drinking water quality		Municipal sewer/water billing process	Garbage collection	Recycling service	Electrical and gas service reliability	Police Services	Respectful treatment of citizens	Fair and equitable enforcement	Safety education	Response time to police calls for service	Property Taxes	Fairness of Township property appraisals	Amount/quality of services received for tax	Township Government	Leaders are trustworthy	Efficient and organized operation	Well trained employees	Effective communication with the community	Wisely spent money	Encourages citizen's ideas and involvement	Maintains a website that meets your needs	
Residency	2013 Overall Satisfaction - Volunteer	8.6	8.5	8.6	-	6.2	5.6	5.5	-	7.2	7.5	8.2	7.0	8.5	-	7.8	7.5	7.2	7.2	-	6.2	5.8	-	6.5	6.5	6.8	6.4	5.7	6.3	6.4	7.9	
	2013 Overall Satisfaction - Volunteer One year or less	-	-	-	-	6.8	6.4	6.0	-	7.7	7.8	8.3	6.7	8.4	-	7.9	7.3	6.5	6.6	-	6.1	5.7	-	6.4	6.6	6.6	6.2	5.6	5.9	6.4	7.7	
	1-5 years	8.7	-	-	-	5.5	5.7	5.6	-	6.3	7.9	7.7	6.7	8.6	-	7.9	7.9	7.8	7.5	-	5.8	5.2	-	5.0	5.0	6.0	7.0	4.5	4.7	5.0	6.0	
	6-10 years	8.5	8.7	-	-	6.4	5.6	5.8	-	6.6	7.1	8.0	6.1	8.4	-	7.6	7.3	7.7	7.3	-	5.8	5.5	-	5.4	6.5	6.5	6.2	5.6	6.1	5.5	7.3	
Do you own or rent/lease your residence?	11-20 years	8.5	8.7	-	-	6.2	5.8	5.5	-	6.9	7.8	8.6	7.0	8.5	-	7.8	7.4	7.0	6.8	-	6.5	5.9	-	6.7	6.7	7.2	7.2	6.2	6.8	7.3	8.2	
	More than 20 years	8.5	8.7	-	-	6.2	5.5	5.4	-	7.7	7.3	8.3	7.3	8.4	-	7.9	7.5	7.1	7.3	-	6.1	5.9	-	6.6	6.5	6.8	6.2	5.7	6.3	6.6	8.1	
	Own	8.4	8.7	8.5	-	6.3	5.5	5.5	-	7.5	7.6	8.4	7.1	8.5	-	7.9	7.5	7.1	7.3	-	6.3	5.9	-	6.5	6.5	6.8	6.4	5.6	6.2	6.5	8.0	
	Rent/lease	8.4	8.7	8.5	-	6.1	6.4	6.0	-	5.8	7.4	7.5	6.3	-	7.7	7.6	8.1	7.3	-	5.4	-	-	-	6.6	6.8	7.5	7.3	6.7	6.8	6.4	7.5	
Age	18 to 24	7.8	8.3	7.0	-	5.0	6.6	5.4	-	7.3	7.4	7.1	6.0	8.1	-	6.8	6.7	6.6	7.3	-	8.0	5.0	-	5.2	5.7	6.5	6.0	6.3	6.7	8.0		
	25 to 34	8.5	8.1	8.2	-	4.4	5.7	5.9	-	6.6	7.6	7.7	6.6	-	7.2	7.6	7.1	7.2	-	6.2	6.0	-	6.0	6.2	6.3	6.2	5.6	5.5	4.9	7.5		
	35 to 44	8.5	8.1	8.2	-	6.2	4.8	4.6	-	5.7	7.4	7.7	6.2	8.3	-	7.5	7.3	7.7	7.0	-	5.3	5.1	-	4.8	5.1	4.5	4.5	5.2	5.3	6.3		
	45 to 54	8.5	8.1	8.2	-	6.4	5.5	5.2	-	6.6	7.8	8.6	6.4	8.4	-	7.6	7.2	6.5	6.8	-	6.1	5.0	-	5.7	5.8	6.4	5.8	5.2	5.3	6.1	7.7	
Education	55 to 64	8.5	8.1	8.2	-	5.9	5.3	5.3	-	7.4	7.1	7.8	6.7	8.3	-	7.3	7.1	7.3	6.9	-	6.1	5.7	-	6.7	6.5	6.7	6.3	6.0	6.3	6.9	7.9	
	65 or over	8.5	8.1	8.2	-	7.0	5.9	6.0	-	7.8	7.7	8.0	-	8.0	-	8.2	7.6	7.8	-	6.5	6.5	-	7.2	7.2	7.5	7.1	6.1	7.0	6.9	8.4		
	Some high school	8.5	8.1	8.2	-	6.6	5.6	5.8	-	6.1	6.5	6.7	5.5	8.4	-	7.0	6.5	5.6	6.3	-	8.0	5.0	-	5.3	6.4	6.2	5.3	4.7	4.8	7.0	7.6	
	High school graduate	8.5	8.1	8.2	-	6.4	5.6	6.1	-	6.8	7.4	8.1	7.4	8.5	-	8.0	7.6	8.2	7.9	-	6.2	5.9	-	6.4	6.6	7.1	6.4	5.8	6.3	6.2	7.8	
Income	Some college	8.5	8.1	8.2	-	5.7	5.6	5.7	-	7.3	7.4	8.3	7.1	8.4	-	7.9	7.4	6.8	7.2	-	6.5	5.9	-	6.6	6.5	6.8	6.9	5.9	6.5	6.5	8.3	
	College graduate	8.5	8.1	8.2	-	6.4	5.7	5.3	-	7.3	7.8	8.5	7.1	8.5	-	7.6	7.6	6.8	7.2	-	6.2	5.7	-	6.6	6.3	6.8	6.0	5.8	6.2	6.5	7.9	
	Graduate degree(s)	8.5	8.1	8.2	-	6.1	6.0	5.4	-	7.5	7.1	8.3	6.7	8.5	-	8.1	8.0	7.8	6.1	-	6.1	5.9	-	6.3	6.5	6.5	6.4	5.1	6.3	6.5	7.6	
	\$25,000 or less	8.5	8.1	8.2	-	5.8	4.7	5.3	-	5.8	6.9	7.0	5.7	8.3	-	7.2	7.2	7.1	7.4	-	5.9	5.0	-	5.3	5.9	6.9	5.7	5.0	5.3	6.0	7.3	
Marital Status	\$25-\$50,000	8.5	8.1	8.2	-	6.8	5.7	5.7	-	7.2	7.7	8.4	7.2	8.7	-	8.1	7.6	7.5	7.4	-	6.3	6.1	-	6.6	6.5	6.8	6.8	5.8	6.4	6.3	8.1	
	\$50-\$100,000	8.5	8.1	8.2	-	6.1	5.9	5.5	-	7.7	7.7	8.3	7.3	8.6	-	7.6	7.5	7.0	7.2	-	6.2	5.7	-	6.3	6.3	6.4	6.3	5.8	6.3	6.7	8.0	
	Over \$100,000	8.5	8.1	8.2	-	5.5	5.6	5.0	-	7.5	7.8	7.7	7.4	-	8.2	7.9	7.7	7.4	-	6.5	5.9	-	6.5	5.9	-	6.9	6.7	7.3	6.2	5.9	6.5	6.8
	Single	8.4	8.4	8.1	-	5.6	5.7	5.3	-	6.9	7.4	7.9	5.7	8.0	-	7.2	7.0	6.8	7.1	-	5.6	5.2	-	5.0	4.9	5.6	5.4	4.7	5.6	5.6	7.3	
Household Composition	Married/living with partner	8.4	8.4	8.1	-	6.1	5.6	5.4	-	7.3	7.6	8.4	7.1	8.6	-	7.9	7.6	7.2	7.4	-	6.2	5.9	-	6.5	6.5	6.8	6.5	5.8	6.4	6.6	8.0	
	Widowed/separated/divorced	8.4	8.4	8.1	-	7.1	5.6	5.7	-	7.1	7.3	8.1	7.4	8.4	-	8.2	8.1	7.7	7.2	-	6.6	6.2	-	7.4	7.4	7.4	6.7	6.1	6.5	6.1	8.1	
	Child(ren) age 12 or under	8.4	8.4	8.1	-	5.0	5.5	4.8	-	6.2	6.9	7.5	6.2	8.2	-	7.7	7.5	6.7	7.0	-	6.2	5.9	-	6.5	7.0	6.6	6.1	6.6	6.2	6.2	8.1	
	Child(ren) over age 12	8.4	8.4	8.1	-	6.5	5.4	5.3	-	7.1	7.6	8.3	6.6	8.2	-	7.5	7.2	6.8	6.6	-	6.5	5.9	-	5.8	6.1	6.3	5.8	5.5	5.6	6.2	7.7	
Gender	Parent age 65 or older	8.4	8.4	8.1	-	6.4	5.5	6.3	-	7.1	7.8	8.0	7.3	-	8.2	8.0	8.2	-	-	-	6.3	6.2	-	7.3	7.4	7.0	6.6	6.2	7.1	5.8	8.4	
	None of these	8.4	8.4	8.1	-	6.1	5.7	5.6	-	7.4	7.5	8.3	7.3	-	7.9	7.7	7.3	7.3	-	6.1	5.8	-	6.6	6.5	7.0	6.6	5.8	6.4	6.7	7.9		
	Male	8.4	8.4	8.1	-	6.1	5.6	5.7	-	7.4	7.8	8.3	7.2	-	7.7	7.3	6.8	7.2	-	5.7	5.4	-	6.2	6.0	6.8	6.1	5.6	6.1	6.1	7.8		
	Female	8.4	8.4	8.1	-	6.4	5.7	5.4	-	7.0	7.3	8.2	6.9	8.5	-	7.9	7.7	7.6	7.4	-	6.5	6.2	-	6.7	6.8	6.8	6.6	5.8	6.2	6.6	8.0	
Type of home	Condo	8.4	8.4	8.1	-	8.0	6.4	5.8	-	7.1	7.4	-	7.9	8.1	-	8.3	8.0	6.0	-	6.1	5.7	-	6.0	6.5	6.0	6.8	7.0	6.5	7.0			
	Apartment	8.4	8.4	8.1	-	6.5	6.7	6.5	-	6.3	7.2	7.6	6.4	9.1	-	7.9	7.9	7.5	7.0	-	5.8	4.9	-	7.5	7.7	6.8	5.9	7.9	7.4	7.4		
	House on 1 acre or less	8.4	8.4	8.1	-	6.4	5.6	5.5	-	7.2	7.7	8.3	7.0	8.8	-	8.0	7.7	7.3	7.4	-	6.3	6.0	-	6.5	6.4	6.9	6.4	5.6	6.3	6.3	7.6	
	House on 1-10 acres	8.4	8.4	8.1	-	5.4	5.1	5.1	-	7.3	6.1	8.1	7.2	7.9	-	7.2	6.9	6.5	6.6	-	6.0	5.3	-	6.1	6.2	6.1	5.9	5.6	5.9	6.2	8.1	
House on more than 10 acres	8.4	8.4	8.1	-	7.0	6.2	6.4	-	7.5	8.5	8.2	8.3	-	8.1	8.4	8.2	8.3	-	6.0	6.1	-	6.0	6.1	-	6.3	6.3	6.8	6.4	5.2	5.8	8.3	

Comstock Township Planning & Zoning

	Building appearance/appeal		Other planning (parking, lighting, traffic)		Landscaping requirements		Screening/buffers between properties		Commercial signs along the road		Building/window signage		Outdoor sales/displays		Properties in disrepair (blight)		
	Increase restrictions	Maintain current regulations	Reduce restrictions	Maintain current regulations	Reduce restrictions	Increase restrictions	Maintain current regulations	Increase restrictions	Reduce restrictions	Maintain current regulations	Increase restrictions	Reduce restrictions	Maintain current regulations	Increase restrictions	Reduce restrictions	Maintain current regulations	Increase restrictions
	24%	69%	7%	17%	78%	6%	18%	73%	9%	12%	81%	9%	10%	80%	10%	63%	2%
	24%	66%	10%	16%	74%	10%	22%	70%	9%	15%	75%	10%	22%	66%	12%	70%	2%
	35%	59%	7%	40%	50%	10%	10%	80%	10%	10%	80%	10%	40%	60%	10%	44%	-
	32%	62%	5%	19%	73%	8%	30%	57%	14%	17%	81%	3%	16%	76%	9%	61%	39%
	15%	76%	9%	11%	82%	7%	11%	78%	11%	6%	87%	7%	21%	70%	9%	62%	38%
	24%	70%	7%	13%	81%	5%	15%	77%	8%	15%	78%	7%	23%	70%	9%	57%	41%
	26%	65%	9%	15%	79%	6%	20%	71%	9%	13%	81%	6%	23%	70%	8%	68%	3%
	14%	86%	-	28%	69%	3%	10%	72%	17%	7%	86%	7%	7%	86%	11%	66%	2%
	44%	56%	-	33%	67%	-	22%	56%	22%	11%	78%	11%	33%	67%	-	48%	4%
	32%	61%	7%	20%	73%	7%	23%	53%	23%	3%	83%	13%	7%	90%	3%	33%	67%
	21%	61%	18%	14%	75%	11%	30%	48%	22%	21%	68%	11%	25%	61%	14%	54%	39%
	17%	77%	6%	8%	85%	8%	17%	81%	2%	10%	87%	4%	15%	79%	6%	59%	38%
	26%	68%	7%	22%	74%	4%	18%	74%	8%	13%	81%	7%	20%	68%	12%	65%	35%
	25%	69%	6%	14%	81%	5%	14%	80%	6%	13%	83%	4%	27%	71%	2%	67%	32%
	10%	80%	10%	11%	78%	11%	-	55%	46%	27%	46%	27%	20%	30%	10%	68%	1%
	19%	70%	12%	14%	83%	3%	14%	76%	10%	14%	79%	7%	17%	71%	12%	50%	10%
	31%	62%	7%	17%	80%	4%	22%	69%	9%	16%	79%	6%	28%	59%	3%	40%	10%
	23%	72%	5%	17%	74%	9%	15%	78%	7%	6%	87%	6%	27%	69%	4%	61%	36%
	25%	71%	5%	18%	77%	5%	31%	64%	5%	14%	84%	2%	9%	84%	7%	65%	35%
	12%	79%	9%	16%	75%	9%	6%	74%	20%	12%	82%	6%	27%	65%	9%	68%	2%
	30%	64%	6%	21%	76%	3%	22%	68%	10%	17%	77%	6%	25%	59%	6%	53%	33%
	31%	61%	8%	15%	76%	9%	24%	67%	9%	13%	80%	8%	21%	74%	6%	63%	2%
	17%	81%	2%	9%	89%	2%	15%	80%	4%	11%	83%	6%	17%	75%	9%	70%	1%
	22%	62%	16%	16%	73%	11%	11%	64%	25%	8%	76%	16%	16%	73%	11%	75%	26%
	26%	68%	6%	17%	78%	6%	22%	71%	7%	12%	82%	6%	22%	70%	8%	69%	8%
	25%	71%	5%	19%	79%	2%	9%	83%	9%	18%	82%	-	27%	71%	2%	78%	1%
	21%	73%	14%	80%	7%	27%	57%	16%	12%	79%	9%	16%	68%	16%	14%	59%	2%
	26%	61%	13%	10%	81%	9%	20%	67%	13%	16%	75%	9%	17%	75%	10%	64%	1%
	13%	81%	6%	13%	87%	-	6%	94%	-	6%	94%	-	6%	94%	-	38%	63%
	26%	69%	5%	19%	76%	6%	17%	77%	7%	12%	82%	6%	25%	70%	5%	67%	3%
	21%	71%	9%	15%	78%	7%	13%	75%	12%	10%	81%	8%	12%	79%	10%	67%	2%
	29%	65%	7%	17%	79%	5%	23%	69%	8%	15%	81%	5%	25%	68%	8%	59%	2%
	33%	67%	-	11%	89%	-	22%	78%	-	22%	78%	-	11%	89%	-	56%	44%
	12%	84%	4%	24%	72%	4%	12%	76%	12%	4%	96%	-	8%	92%	-	46%	54%
	23%	70%	7%	18%	76%	7%	18%	73%	9%	12%	79%	9%	11%	77%	13%	65%	34%
	31%	61%	8%	8%	87%	5%	21%	68%	11%	15%	75%	10%	7%	84%	10%	69%	30%
	21%	57%	21%	7%	71%	7%	21%	64%	14%	14%	79%	7%	29%	64%	14%	57%	7%

Comstock Township Planning & Zoning

	Grass/noxious weeds		Noise and other nuisances		Garbage/leaf burning	
	Increase restrictions	Maintain current regulations	Increase restrictions	Maintain current regulations	Increase restrictions	Maintain current regulations
	45%	52%	4%	37%	2%	69%
	44%	51%	5%	39%	4%	58%
	33%	67%	-	30%	10%	80%
Residency	43%	57%	-	39%	2%	83%
1-5 years	43%	57%	-	39%	2%	83%
6-10 years	57%	41%	3%	46%	27%	70%
11-20 years	38%	57%	5%	27%	6%	73%
More than 20 years	46%	50%	5%	38%	1%	62%
Do you own or rent/lease your residence?	47%	49%	4%	37%	2%	68%
Own	29%	68%	4%	31%	2%	69%
Rent/Lease	22%	11%	11%	78%	11%	100%
Age	22%	56%	22%	11%	11%	78%
18 to 24	22%	56%	22%	11%	11%	78%
25 to 34	50%	47%	3%	31%	62%	7%
35 to 44	32%	54%	14%	29%	68%	4%
45 to 54	41%	57%	2%	45%	53%	2%
55 to 64	51%	47%	1%	42%	57%	1%
65 or over	45%	53%	2%	34%	65%	1%
Education	36%	46%	18%	30%	60%	18%
Some high school	40%	3%	3%	47%	56%	2%
High school graduate	44%	52%	4%	37%	61%	2%
Some college	48%	48%	4%	33%	65%	2%
College graduate	50%	50%	-	35%	63%	2%
Graduate degree(s)	32%	56%	12%	38%	59%	3%
Income	44%	55%	1%	37%	62%	1%
\$25-\$50,000	52%	44%	4%	36%	59%	4%
\$50-\$100,000	49%	51%	-	30%	70%	-
Over \$100,000	19%	67%	14%	19%	73%	8%
Marital Status	51%	48%	1%	41%	58%	2%
Married/living with partner	36%	58%	7%	33%	64%	2%
Widowed/separated/divorced	48%	43%	9%	35%	63%	2%
Household Composition	41%	53%	6%	36%	62%	1%
Child(ren) over age 12	24%	77%	-	18%	82%	-
Parent age 65 or older	47%	50%	3%	38%	59%	3%
None of these	41%	56%	3%	34%	62%	3%
Gender	47%	49%	4%	39%	59%	2%
Male	44%	56%	-	11%	89%	-
Female	32%	68%	-	40%	60%	-
Type of home	48%	49%	4%	38%	60%	2%
House on 1 acre or less	43%	52%	5%	33%	64%	3%
House on 1-10 acres	36%	57%	7%	39%	54%	8%
House on more than 10 acres	29%	64%	7%	29%	65%	10%

Comstock Township Planning & Budget

To help allocate limited budget resources, select those you believe Comstock should prioritize for funding:

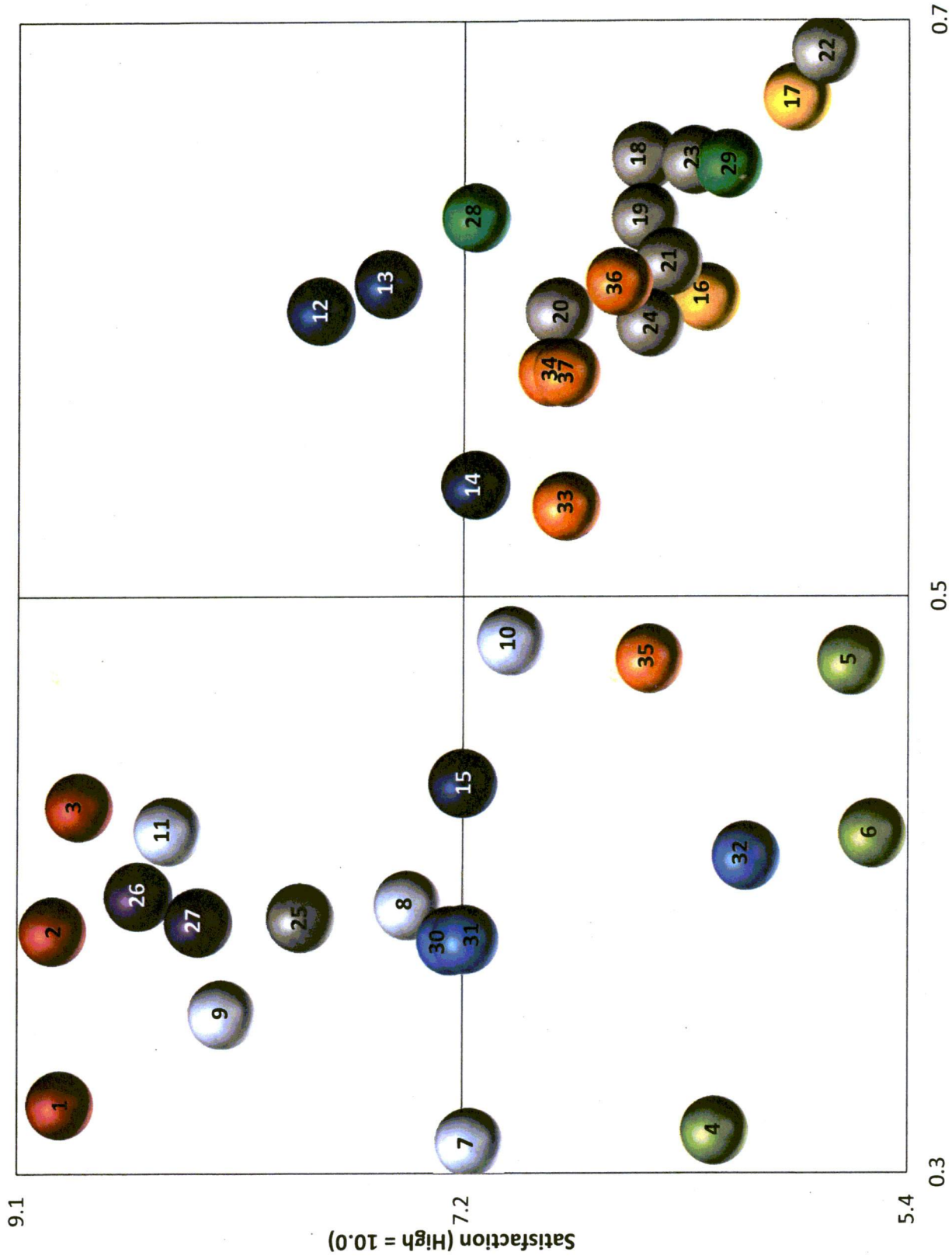
	Law Enforcement										Law Enforcement					Fire response											
	Law enforcement	Fire response	Emergency medical response	Sidewalk repair	Road maintenance	Add bicycle/walking paths	Garbage collection	Recycling collection	Transfer station/dump day	Water and sewer service	Parks	Recreation facilities	Recreation programming	Code enforcement	Economic development (job creation)	Public participation	Communication (web, cable, print, etc.)	Fall leaf pick up/drop off	Reduce Service Levels	Raise Taxes	Raise User Fees	Privatize/Outsource the Service	Reduce Service Levels	Raise Taxes	Raise User Fees	Privatize/Outsource the Service	
2013 Overall Percentage - Sample	73%	61%	56%	12%	70%	31%	11%	37%	30%	20%	28%	16%	7%	24%	42%	11%	18%	25%	8%	49%	29%	16%	7%	52%	32%	11%	
2013 Overall Percentage - Volunteer	69%	61%	53%	12%	70%	30%	9%	34%	34%	20%	28%	15%	10%	29%	44%	9%	19%	22%	8%	53%	20%	22%	5%	57%	24%	16%	
Residency																											
Do you own or rent/lease your residence?																											
One year or less	70%	57%	55%	19%	70%	43%	13%	34%	19%	21%	26%	5%	4%	26%	51%	9%	19%	9%	6%	47%	31%	16%	10%	60%	20%	13%	
1-5 years	77%	59%	56%	13%	72%	33%	15%	39%	21%	21%	31%	23%	18%	28%	46%	15%	21%	28%	9%	58%	21%	12%	6%	56%	28%	9%	
6-10 years	65%	56%	46%	11%	70%	40%	11%	30%	32%	30%	30%	25%	5%	18%	37%	7%	12%	23%	14%	49%	28%	9%	12%	49%	30%	9%	
11-20 years	75%	65%	60%	10%	70%	23%	10%	32%	37%	17%	29%	13%	6%	25%	40%	13%	19%	32%	6%	48%	31%	19%	6%	51%	36%	10%	
More than 20 years	74%	61%	56%	11%	72%	31%	10%	33%	31%	18%	28%	17%	7%	25%	41%	9%	19%	26%	8%	50%	30%	15%	8%	51%	34%	9%	
Own																											
Rent/Lease	71%	68%	64%	21%	54%	43%	18%	32%	11%	32%	39%	14%	4%	18%	50%	18%	11%	21%	4%	42%	27%	27%	4%	48%	20%	28%	
18 to 24	70%	60%	60%	-	50%	30%	-	20%	10%	50%	10%	40%	10%	10%	60%	10%	-	10%	13%	50%	13%	25%	-	63%	13%	25%	
25 to 34	63%	47%	43%	10%	60%	50%	10%	33%	7%	17%	40%	13%	7%	13%	50%	10%	-	17%	17%	32%	36%	5%	-	48%	29%	-	
35 to 44	63%	56%	26%	78%	44%	7%	41%	30%	26%	30%	22%	15%	11%	19%	59%	11%	19%	19%	4%	52%	30%	13%	5%	52%	33%	14%	
45 to 54	72%	46%	44%	11%	54%	41%	9%	33%	19%	19%	32%	22%	7%	19%	33%	9%	15%	26%	5%	54%	26%	16%	7%	51%	28%	14%	
55 to 64	70%	63%	55%	15%	72%	26%	13%	36%	16%	24%	12%	4%	32%	36%	12%	18%	25%	9%	48%	29%	18%	9%	46%	39%	7%		
65 or over	79%	71%	65%	6%	79%	23%	11%	28%	39%	20%	29%	15%	8%	26%	41%	15%	19%	32%	6%	49%	30%	15%	3%	55%	30%	13%	
Education																											
Some high school	60%	40%	40%	-	40%	30%	30%	30%	20%	20%	20%	10%	20%	-	50%	10%	10%	50%	-	20%	80%	-	-	20%	80%	-	
High school graduate	77%	71%	66%	12%	72%	16%	8%	28%	31%	15%	44%	18%	7%	18%	31%	10%	20%	25%	9%	49%	24%	22%	6%	52%	29%	13%	
Some college	79%	61%	58%	10%	68%	29%	10%	31%	26%	18%	23%	13%	6%	29%	42%	11%	19%	33%	11%	46%	30%	15%	8%	47%	34%	13%	
College graduate	66%	58%	52%	13%	74%	33%	10%	34%	31%	27%	25%	19%	8%	22%	45%	12%	17%	22%	7%	53%	24%	19%	6%	57%	27%	13%	
Graduate degree(s)	72%	59%	50%	15%	65%	52%	11%	37%	35%	15%	26%	20%	7%	28%	48%	9%	17%	15%	9%	49%	34%	9%	9%	53%	34%	3%	
Income																											
\$25,000 or less	61%	61%	56%	17%	50%	31%	22%	36%	25%	28%	36%	31%	17%	8%	33%	11%	17%	36%	12%	40%	28%	20%	8%	42%	35%	15%	
\$25-\$50,000	78%	60%	56%	14%	69%	28%	15%	33%	33%	20%	30%	14%	6%	31%	48%	13%	23%	33%	15%	33%	37%	17%	15%	41%	33%	12%	
\$50-\$100,000	71%	59%	52%	13%	75%	37%	6%	29%	27%	19%	23%	16%	5%	29%	42%	12%	16%	20%	6%	59%	24%	13%	5%	61%	27%	8%	
Over \$100,000	75%	69%	58%	8%	73%	35%	-	38%	35%	17%	33%	19%	6%	19%	54%	8%	21%	15%	3%	53%	33%	18%	3%	49%	41%	10%	
Marital Status																											
Single	57%	46%	41%	5%	51%	32%	8%	30%	24%	27%	35%	19%	11%	11%	41%	8%	14%	22%	29%	33%	17%	21%	20%	40%	24%	16%	
Married/living with partner	75%	62%	56%	13%	72%	34%	9%	34%	33%	19%	26%	15%	6%	26%	43%	11%	18%	26%	6%	51%	33%	14%	5%	55%	34%	9%	
Widowed/separated/divorced	79%	67%	65%	10%	73%	19%	19%	25%	21%	17%	31%	23%	10%	25%	40%	13%	19%	27%	9%	49%	20%	23%	9%	47%	28%	16%	
Household Composition																											
Child(ren) age 12 or under	64%	55%	50%	16%	75%	52%	11%	46%	11%	23%	36%	18%	7%	11%	43%	-	14%	21%	14%	42%	28%	17%	11%	54%	26%	11%	
Child(ren) over age 12	65%	51%	49%	13%	71%	33%	10%	39%	29%	23%	23%	10%	22%	22%	49%	12%	23%	33%	9%	52%	22%	17%	10%	52%	31%	10%	
Parent age 65 or older	65%	53%	47%	12%	65%	24%	18%	29%	24%	18%	41%	35%	12%	24%	41%	24%	12%	17%	18%	46%	9%	27%	8%	58%	17%	17%	
None of these	75%	64%	57%	12%	69%	28%	9%	28%	33%	18%	27%	15%	6%	25%	40%	12%	17%	24%	6%	50%	31%	17%	5%	52%	34%	12%	
Gender																											
Male	73%	57%	52%	11%	71%	28%	9%	28%	35%	20%	28%	16%	7%	25%	42%	12%	18%	25%	11%	46%	29%	18%	10%	52%	32%	7%	
Female	72%	60%	60%	12%	68%	34%	12%	34%	26%	20%	28%	16%	7%	25%	42%	10%	18%	26%	5%	52%	30%	14%	5%	51%	34%	13%	
Type of home																											
Condo	100%	78%	100%	33%	56%	22%	11%	22%	33%	44%	22%	11%	33%	44%	-	44%	-	-	-	100%	-	-	-	83%	17%	-	
Apartment	75%	67%	63%	13%	58%	33%	25%	29%	17%	38%	13%	4%	4%	17%	46%	21%	13%	17%	-	35%	45%	20%	-	42%	37%	21%	
House on 1 acre or less	70%	62%	56%	9%	70%	31%	11%	35%	34%	18%	26%	18%	6%	23%	41%	10%	16%	31%	11%	44%	31%	18%	9%	50%	32%	12%	
House on 1-10 acres	73%	49%	43%	13%	73%	35%	3%	24%	21%	16%	33%	11%	10%	24%	40%	8%	25%	19%	7%	59%	22%	13%	7%	55%	32%	7%	
House on more than 10 acres	71%	71%	71%	21%	79%	29%	14%	43%	36%	21%	36%	21%	14%	36%	57%	14%	14%	14%	10%	50%	30%	10%	9%	55%	32%	9%	

Comstock Township Planning & Budget

	Communication				Fall leaf pick up/drop off			
	Reduce Service Levels	Raise Taxes	Raise User Fees	Privatize/Outsource the Service	Reduce Service Levels	Raise Taxes	Raise User Fees	Privatize/Outsource the Service
2013 Overall Percentage - Sample	31%	23%	40%	30%	29%	10%	36%	29%
2013 Overall Percentage - Volunteer	30%	9%	20%	42%	29%	10%	35%	30%
One year or less	14%	-	43%	43%	13%	-	38%	50%
1-5 years	40%	7%	20%	33%	37%	3%	37%	27%
6-10 years	31%	4%	19%	46%	21%	11%	39%	29%
11-20 years	26%	16%	26%	42%	28%	15%	36%	36%
More than 20 years	31%	8%	23%	39%	32%	11%	34%	25%
Own	31%	9%	23%	41%	32%	11%	35%	27%
Rent/Lease	27%	5%	27%	41%	8%	4%	42%	46%
18 to 24	13%	13%	25%	50%	13%	13%	38%	38%
25 to 34	40%	-	30%	30%	28%	-	56%	17%
35 to 44	24%	14%	14%	62%	25%	17%	25%	42%
45 to 54	36%	6%	24%	36%	29%	9%	35%	38%
55 to 64	26%	7%	24%	44%	39%	15%	32%	19%
65 or over	33%	11%	24%	33%	28%	7%	38%	29%
Some high school	40%	20%	40%	-	43%	14%	29%	29%
High school graduate	30%	4%	33%	33%	30%	12%	27%	33%
Some college	31%	10%	21%	41%	26%	12%	36%	28%
College graduate	37%	7%	19%	40%	36%	8%	40%	26%
Graduate degree(s)	15%	8%	27%	54%	21%	9%	36%	33%
\$25,000 or less	23%	9%	41%	27%	24%	8%	40%	32%
\$25-\$50,000	29%	7%	20%	44%	15%	15%	30%	39%
\$50-\$100,000	24%	10%	26%	42%	28%	10%	43%	25%
Over \$100,000	42%	3%	12%	49%	50%	6%	31%	19%
Single	35%	4%	26%	35%	26%	15%	33%	26%
Married/living with partner	29%	10%	22%	43%	28%	11%	40%	28%
Widowed/separated/ divorced	32%	4%	36%	32%	35%	3%	28%	35%
Child(ren) age 12 or under	28%	14%	31%	38%	30%	9%	39%	30%
Child(ren) over age 12	24%	12%	18%	46%	28%	15%	32%	28%
Parent age 65 or older	29%	29%	14%	29%	46%	9%	27%	18%
None of these	33%	5%	27%	38%	26%	9%	40%	31%
Male	27%	9%	30%	36%	29%	11%	39%	25%
Female	35%	8%	18%	40%	30%	10%	33%	30%
Condo	60%	-	20%	20%	67%	-	33%	-
Apartment	27%	-	33%	40%	6%	-	59%	35%
House on 1 acre or less	31%	12%	24%	37%	29%	13%	38%	27%
House on 1-10 acres	25%	6%	19%	50%	39%	10%	22%	32%
House on more than 10 acres	25%	-	25%	63%	25%	-	25%	50%

Comstock Township Consideration of Future Options

	Police services (maintain service)		Police Services (expand service)		Road maintenance and repair		Public transportation		Parks/recreation (expand options, capital improvements)		Recycling collection (Twp contract w/ 1 company)	
	Support additional funding	Oppose additional funding	Support additional funding	Need more information	Support additional funding	Oppose additional funding	Support additional funding	Oppose additional funding	Support additional funding	Oppose additional funding	Support additional funding	Oppose additional funding
2013 Overall Percentage - Sample												
2013 Overall Percentage - Volunteer												
Residency	One year or less	45%	21%	35%	30%	45%	16%	39%	17%	41%	29%	43%
	1-5 years	42%	16%	20%	50%	40%	20%	20%	33%	22%	30%	20%
	6-10 years	58%	28%	14%	43%	19%	61%	39%	14%	55%	32%	36%
	11-20 years	44%	22%	35%	24%	26%	50%	15%	35%	16%	34%	30%
	More than 20 years	44%	20%	35%	33%	28%	39%	16%	35%	13%	41%	27%
Do you own or rent/lease your residence?	Own	45%	21%	34%	28%	26%	46%	11%	43%	15%	43%	29%
	Rent/Lease	45%	17%	38%	41%	17%	41%	48%	24%	28%	30%	41%
	18 to 24	63%	13%	25%	33%	22%	44%	33%	11%	56%	22%	56%
	25 to 34	33%	20%	47%	24%	24%	52%	20%	30%	28%	21%	33%
	35 to 44	39%	27%	35%	22%	33%	44%	11%	41%	48%	22%	32%
Age	45 to 54	50%	21%	29%	29%	25%	46%	14%	48%	14%	39%	34%
	55 to 64	45%	24%	31%	31%	27%	43%	15%	39%	18%	42%	21%
	65 or over	46%	19%	35%	36%	23%	42%	25%	34%	16%	39%	45%
	Some high school	33%	22%	44%	44%	11%	44%	20%	50%	30%	33%	11%
	High school graduate	55%	22%	24%	44%	26%	30%	50%	25%	32%	43%	21%
Education	Some college	46%	17%	37%	28%	22%	49%	20%	34%	10%	37%	27%
	College graduate	44%	26%	30%	26%	33%	41%	39%	23%	37%	17%	48%
	Graduate degree(s)	40%	19%	42%	25%	15%	60%	44%	9%	47%	16%	36%
	\$25,000 or less	53%	25%	22%	58%	16%	16%	41%	31%	28%	29%	26%
	\$25-\$50,000	45%	19%	37%	31%	26%	43%	44%	21%	35%	19%	30%
Income	\$50-\$100,000	44%	24%	33%	27%	28%	44%	47%	20%	33%	14%	50%
	Over \$100,000	44%	19%	37%	31%	16%	53%	54%	15%	30%	11%	46%
	Single	34%	23%	43%	14%	36%	50%	27%	22%	51%	17%	19%
Marital Status	Married/living with partner	48%	21%	32%	32%	25%	43%	45%	22%	32%	15%	43%
	Widowed/separated/divorced	47%	23%	30%	43%	17%	41%	49%	16%	36%	23%	38%
	Child(ren) age 12 or under	44%	23%	33%	28%	28%	44%	48%	16%	36%	14%	35%
Household Composition	Child(ren) over age 12	39%	27%	33%	26%	29%	46%	41%	21%	38%	10%	52%
	Parent age 65 or older	31%	6%	63%	31%	19%	50%	31%	19%	50%	14%	29%
	None of these	47%	21%	32%	32%	24%	45%	20%	35%	18%	43%	40%
Gender	Male	40%	24%	35%	29%	30%	42%	43%	22%	36%	17%	39%
	Female	49%	18%	33%	34%	21%	45%	19%	37%	15%	39%	46%
	Condo	44%	22%	33%	44%	-	56%	44%	11%	44%	13%	50%
Type of home	Apartment	44%	7%	48%	35%	12%	54%	42%	23%	35%	27%	19%
	House on 1 acre or less	45%	24%	31%	29%	29%	43%	42%	23%	35%	17%	41%
	House on 1-10 acres	41%	19%	40%	29%	23%	48%	50%	17%	33%	9%	36%
House on more than 10 acres	53%	20%	27%	36%	29%	36%	33%	20%	47%	7%	60%	



Fire & EMS
1. Fire coverage
2. Response time to fires
3. Response time to emergencies
Transportation Infrastructure
4. Public transportation options
5. Street maintenance/repair
6. Accommodation for bike/foot traffic
Utility Services
7. Drinking water quality
8. Municipal sewer/water billing process
9. Garbage collection
10. Recycling service
11. Electrical and gas service reliability
Police Services
12. Respectful treatment of citizens
13. Fair/equitable enforcement
14. Safety education
15. Response time to calls for service
Property Taxes
16. Fairness of property appraisals
17. Amount/quality of services for taxes paid
Township Government
18. Trustworthy leaders

Township Government
19. Efficient and organized operation
20. Well-trained employees
21. Communicates effectively with community
22. Spends dollars wisely
23. Encourages citizen's ideas/involvement
24. Maintains a website that meets your needs
25. Hours of operation (Township offices)
Library Services
26. Hours of operation
27. Adequate resources
Economic Health
28. Affordability of housing
29. Stability of property values
Telecommunications
30. Cell phone reception
31. Speed of your internet connection
32. Variety of internet access options
Parks and Recreation
33. Facilities meet your needs
34. Quality of facilities
35. Variety of facilities
36. Public safety/security
37. Access for the disabled

Item	ID	Horizontal	Vertical	Bubble Size
Fire coverage for the community	1	0.283	8.91	1.00
Response time to fires	2	0.342	8.94	1.00
Response time to medical emergencies	3	0.384	8.83	1.00
Public transportation options	4	0.275	6.16	1.00
Street maintenance/repair	5	0.434	5.59	1.00
Accommodation for bicycle and foot traffic	6	0.375	5.5	1.00
Drinking water quality	7	0.270	7.19	1.00
Municipal sewer/water billing process	8	0.351	7.45	1.00
Garbage collection	9	0.314	8.23	1.00
Recycling service	10	0.441	7.02	1.00
Electrical and gas service reliability	11	0.376	8.46	1.00
	12			
	13			
	14			
	15			
Fairness of Township property appraisals	16	0.557	6.2	1.00
Amount/quality of services for taxes paid	17	0.625	5.82	1.00
Trustworthy leaders	18	0.605	6.46	1.00
Efficient and organized operation	19	0.584	6.46	1.00
Well-trained employees	20	0.552	6.82	1.00
Communicates effectively with the community	21	0.569	6.36	1.00
Spends dollars wisely	22	0.641	5.7	1.00
Encourages citizen's ideas and involvement	23	0.604	6.25	1.00
Maintains a website that meets your needs	24	0.548	6.44	1.00
Hours of operation (Township Offices)	25	0.347	7.9	1.00
Hours of operation	26	0.359	8.58	1.00
Adequacy of resources to meet your needs	27	0.345	8.33	1.00
Affordability of housing	28	0.584	7.17	1.00
Stability of property values	29	0.602	6.11	1.00
Cell phone reception	30	0.339	7.27	1.00
Speed of your internet connection	31	0.340	7.21	1.00
Variety of internet access options	32	0.368	6.03	1.00
Facilities meet your needs	33	0.486	6.79	1.00
Quality of facilities	34	0.532	6.85	1.00
Variety of facilities	35	0.434	6.44	1.00
Public safety/security	36	0.562	6.57	1.00
Access for the disabled	37	0.532	6.79	1.00

Comstock Township Respondent Type

	Sample - Number of Respondents in Category	Sample - Percentage of Respondents in Category	Volunteer - Number of Respondents in Category	Volunteer - Percentage of Respondents in Category	
Residency	One year or less	10	3%	4	2%
	1-5 years	50	16%	21	10%
	6-10 years	39	12%	32	15%
	11-20 years	59	18%	47	23%
	More than 20 years	162	51%	104	50%
Do you own or rent/lease your residence?	Own	261	89%	192	98%
	Rent/Lease	31	11%	5	3%
Age	18 to 24	10	3%	3	1%
	25 to 34	31	10%	14	7%
	35 to 44	28	9%	30	14%
	45 to 54	55	18%	37	18%
	55 to 64	76	24%	65	31%
	65 or over	114	36%	60	29%
	Some high school	12	4%	7	3%
Education	High school graduate	63	20%	27	13%
	Some college	92	29%	54	26%
	College graduate	99	32%	73	35%
	Graduate degree(s)	47	15%	45	22%
	\$25,000 or less	38	14%	17	9%
Income	\$25-\$50,000	86	32%	47	25%
	\$50-\$100,000	94	35%	87	46%
	Over \$100,000	48	18%	37	20%
Marital Status	Single	40	13%	21	10%
	Married/living with partner	216	70%	156	77%
	Widowed/separated/divorced	51	17%	27	13%
Household Composition	Child(ren) age 12 or under	45	15%	40	20%
	Parent age 65 or older	18	6%	4	2%
	None of these	192	63%	130	65%
Gender	Male	133	45%	108	56%
	Female	162	55%	86	44%
Type of home	Condo	9	3%	9	4%
	Apartment	28	9%	6	3%
	House on 1 acre or less	197	63%	132	63%
	House on 1-10 acres	64	20%	51	24%
House on more than 10 acres	16	5%	11	5%	

Comstock Township Usage

	How often do you use the Twp's facilities?				Which utility services do you use?							
	Never	Less than 6 times a year	6 - 12 times a year	More than 12 times a year	Municipal water	Municipal sewer	Private well	Private septic				
	2013 Overall Percentage - Sample				40%	45%	11%	3%	60%	42%	39%	51%
	2013 Overall Percentage - Volunteer				33%	51%	9%	7%	58%	42%	40%	55%
Residency	One year or less	50%	20%	30%	-	70%	70%	20%	20%			
	1-5 years	40%	40%	21%	-	72%	52%	26%	39%			
	6-10 years	30%	51%	14%	5%	61%	44%	33%	47%			
	11-20 years	45%	39%	13%	4%	59%	41%	41%	48%			
Do you own or rent/lease your residence?	More than 20 years	40%	50%	7%	4%	55%	37%	44%	58%			
	Own	41%	45%	11%	3%	57%	39%	41%	54%			
Age	Rent/Lease	46%	29%	18%	7%	81%	81%	15%	15%			
	18 to 24	22%	67%	11%	-	75%	25%	25%	63%			
	25 to 34	40%	30%	30%	-	70%	60%	30%	30%			
	35 to 44	46%	32%	7%	14%	50%	36%	43%	57%			
	45 to 54	36%	36%	20%	7%	40%	26%	56%	66%			
	55 to 64	32%	55%	12%	1%	62%	47%	38%	46%			
	65 or over	47%	50%	3%	1%	65%	44%	34%	49%			
	Some high school	46%	36%	18%	-	44%	22%	56%	78%			
	High school graduate	30%	51%	14%	5%	46%	42%	53%	56%			
	Some college	47%	40%	8%	5%	58%	47%	40%	47%			
Education	College graduate	37%	47%	13%	3%	63%	43%	35%	49%			
	Graduate degree(s)	41%	48%	11%	-	70%	35%	30%	52%			
	\$25,000 or less	34%	34%	26%	6%	61%	55%	39%	42%			
Income	\$25-\$50,000	38%	50%	11%	1%	61%	45%	35%	49%			
	\$50-\$100,000	41%	42%	10%	7%	60%	36%	40%	55%			
	Over \$100,000	45%	45%	11%	-	51%	36%	45%	55%			
Marital Status	Single	43%	38%	14%	5%	68%	38%	32%	50%			
	Married/living with partner	39%	46%	12%	4%	57%	39%	41%	54%			
	Widowed/separated/divorced	38%	51%	11%	-	63%	60%	33%	38%			
Household Composition	Child(ren) age 12 or under	33%	29%	10%	10%	56%	40%	42%	49%			
	Child(ren) over age 12	33%	49%	14%	4%	49%	37%	47%	53%			
	Parent age 65 or older	19%	56%	25%	-	56%	50%	38%	50%			
Gender	None of these	43%	46%	8%	2%	64%	45%	35%	49%			
	Male	39%	43%	13%	5%	64%	45%	35%	48%			
	Female	38%	50%	10%	2%	56%	41%	42%	53%			
Type of home	Condo	67%	33%	-	-	100%	100%	-	-			
	Apartment	58%	29%	13%	-	82%	82%	14%	14%			
	House on 1 acre or less	38%	47%	12%	3%	70%	48%	28%	46%			
	House on 1-10 acres	35%	48%	12%	5%	25%	10%	75%	80%			
House on more than 10 acres	40%	40%	13%	7%	6%	6%	94%	81%				

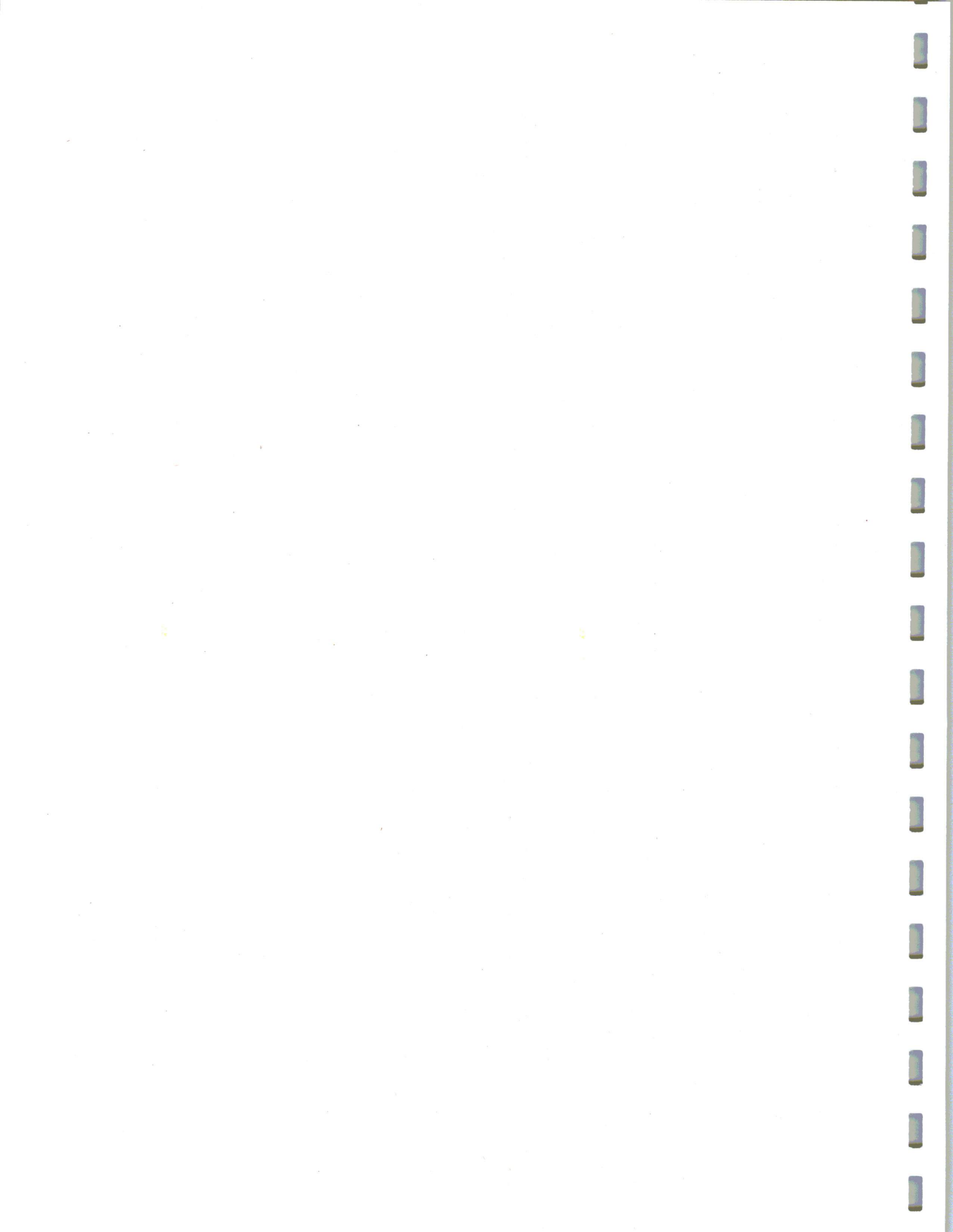
		Comstock	Kalama-zoo	Oshtemo	Texas
Fire & EMS	Fire coverage for the community	8.9	8.8	8.6	8.2
	Response time to fires	8.9	9.0	8.9	8.1
	Response time to medical emergencies	8.8	8.9	8.7	8.5
Trans. Infrastructure	Public transportation options	6.2	6.8	6.1	4.3
	Street maintenance/repair	5.6	5.4	6.0	6.7
	Accommodation for bicycle and foot traffic	5.5	5.8	5.7	5.5
Utilities	Drinking water quality	7.2	6.7	7.0	7.5
	Municipal sewer/water billing process	7.5	7.7	7.6	8.0
	Garbage collection	8.2	8.4	8.2	8.2
	Recycling service	7.0	8.6	7.4	7.8
	Electrical and gas service reliability	8.5	8.5	8.0	8.4
Police	Respectful treatment of citizens	7.8	8.2	8.5	8.5
	Fair and equitable enforcement	7.5	8.0	8.1	8.3
	Safety education	7.2	7.7	7.4	7.8
	Response time to police calls for service	7.2	7.8	7.7	7.6
Prop. Taxes	Fairness of Township property appraisals	6.2	6.8	6.3	6.7
	Amount/quality of services received for taxes paid	5.8	6.9	6.0	6.4
Township Government Management	Trustworthy leaders	6.5	7.1	7.1	6.7
	Efficient and organized operation	6.5	7.2	7.2	7.0
	Well-trained employees	6.8	7.4	7.4	7.5
	Communicates effectively with the community	6.4	6.8	7.2	7.3
	Spends dollars wisely	5.7	6.4	6.3	6.6
	Encourages citizen's ideas and involvement	6.3	6.5	6.9	6.9
	Maintains a website that meets your needs	6.4	7.0	7.0	7.2
	Hours of operation (Township offices)	7.9	7.6	7.9	7.2
Econ- Lib- ary	Hours of operation	8.6	8.2	8.3	6.7
	Adequacy of resources to meet your needs	8.3	8.5	8.3	6.5
	Affordability of housing	7.2	7.3	7.4	7.2
	Stability of property values	6.1	6.6	7.0	7.4
Tele- comm	Cell phone reception	7.3	7.6	7.0	6.7
	Speed of your internet connection	7.2	7.5	7.1	6.9
	Variety of internet access options	6.0	6.8	6.5	6.1
Parks and Rec	Facilities meet your needs	6.8	6.9	7.7	7.5
	Quality of facilities	6.9	7.0	8.0	7.6
	Variety of facilities	6.4	6.6	7.4	6.5
	Public safety/security	6.6	6.7	7.6	7.8
	Access for the disabled	6.8	7.1	7.6	7.8
ACSI dimensions	Overall ACSI score (scale 1-100)	64	72	71	74
	Overall satisfaction	7.1	7.9	7.8	8.0
	Extent of meeting/exceeding expectations	6.8	7.4	7.4	7.6
	Compared to ideal community	6.2	6.9	7.0	7.1
Community Image	A safe place to live	7.1	7.5	7.9	8.5
	Physically attractive	6.4	7.0	7.6	8.2
	Growing responsibly	6.3	7.0	7.3	7.6
	A safe place to bike and walk	6.5	6.8	6.7	6.7
	A perfect community for me	6.4	7.1	7.3	7.6
Outcome behaviors	Recommend the community as a place to live	6.3	7.3	7.5	7.9
	Remaining living in Township for another 5 years	7.5	7.5	7.9	8.0
	Volunteer in the community	5.4	6.4	5.6	5.9
	Encourage someone to start a business here	5.9	6.4	6.2	6.4

Tying it all together

- Vision for the future
- How to get there
 - Community Survey
 - What's working
 - What needs improvement
 - Trends
 - Asset identification
 - Placemaking

Comstock 2024

- Development of a Downtown Comstock: multi-use (commercial, residential, office) between the bridge and Comstock Ave and Kings Hwy
- River trail complete, recreation on Morrow Lake
- High quality roads with bike and pedestrian paths
- Sewer and water throughout township
- Funds available for capital infrastructure (roads, water, sewer, water, buildings, public safety, parks) maintenance and improvements
- Collaborative efforts between schools, government and private interests working to ensure lifelong learning goals
- Quality neighborhoods with continuum of housing choices for residents of all ages
- Comstock is a choice community for business and residents
- Convenient, affordable public transportation options



Appendix G
Comstock 2010 Census Information



Census Summary File 1 Profile



2607717680
Comstock township

Table of Contents

Table Name	Page
SEX BY AGE	2
MEDIAN AGE BY SEX	3
HISPANIC OR LATINO, AND NOT HISPANIC OR LATINO BY RACE	3
ASIAN ALONE WITH ONE OR MORE ASIAN CATEGORIES FOR SELECTED GROUPS	3
HISPANIC OR LATINO BY SPECIFIC ORIGIN	4
HOUSEHOLD TYPE	5
HOUSEHOLD TYPE BY HOUSEHOLD SIZE	5
HOUSEHOLD SIZE BY HOUSEHOLD TYPE BY PRESENCE OF OWN CHILDREN	5
HOUSEHOLDS BY PRESENCE OF PEOPLE UNDER 18 YEARS BY HOUSEHOLD TYPE BY AGE OF PEOPLE UNDER 18 YEARS	6
HOUSEHOLDS BY PRESENCE OF PEOPLE 60 YEARS AND OVER, HOUSEHOLD SIZE, AND HOUSEHOLD TYPE	7
HOUSEHOLDS BY PRESENCE OF PEOPLE 65 YEARS AND OVER, HOUSEHOLD SIZE, AND HOUSEHOLD TYPE	7
HOUSEHOLDS BY PRESENCE OF PEOPLE 75 YEARS AND OVER, HOUSEHOLD SIZE, AND HOUSEHOLD TYPE	7
HOUSEHOLD TYPE BY RELATIONSHIP	8
HOUSEHOLD TYPE BY RELATIONSHIP FOR THE POPULATION UNDER 18 YEARS	8
HOUSEHOLD TYPE FOR THE POPULATION UNDER 18 YEARS IN HOUSEHOLDS (EXCLUDING HOUSEHOLDERS, SPOUSES, AND UNMARRIED PARTNERS)	9
FAMILY TYPE BY PRESENCE AND AGE OF OWN CHILDREN	9
FAMILY TYPE BY PRESENCE AND AGE OF RELATED CHILDREN	10
PRESENCE OF MULTIGENERATIONAL HOUSEHOLDS	10
HUSBAND-WIFE AND UNMARRIED-PARTNER HOUSEHOLDS BY SEX OF PARTNER BY PRESENCE OF RELATED AND OWN CHILDREN UNDER 18 YEARS	10
NONFAMILY HOUSEHOLDS BY SEX OF HOUSEHOLDER BY LIVING ALONE BY AGE OF HOUSEHOLDER	11
OCCUPANCY STATUS	12
TENURE	12
VACANCY STATUS	12
HISPANIC OR LATINO ORIGIN OF HOUSEHOLDER BY RACE OF HOUSEHOLDER	12
TOTAL POPULATION IN OCCUPIED HOUSING UNITS BY TENURE	13
AVERAGE HOUSEHOLD SIZE OF OCCUPIED HOUSING UNITS BY TENURE	13
TENURE BY RACE OF HOUSEHOLDER	13
TENURE BY HISPANIC OR LATINO ORIGIN OF HOUSEHOLDER	14
TENURE BY HOUSEHOLD SIZE	14
TENURE BY AGE OF HOUSEHOLDER	15
TENURE BY PRESENCE OF PEOPLE UNDER 18 YEARS (EXCLUDING HOUSEHOLDERS, SPOUSES, AND UNMARRIED PARTNERS)	15
GROUP QUARTERS POPULATION BY GROUP QUARTERS TYPE	15
NOTES	16

Census Summary File 1 Profile



2607717680 Comstock township	2000	2010	% Change	2000	2010	% Change
	Number			Percent		
SEX BY AGE						
Total population	13,851	14,854	7.2%			
Male	6,800	7,307	7.5%	100.0%	100.0%	0.0%
Under 5 years	459	485	5.7%	6.8%	6.6%	-1.7%
5 to 9 years	534	451	-15.5%	7.9%	6.2%	-21.4%
10 to 14 years	549	481	-12.4%	8.1%	6.6%	-18.5%
15 to 17 years	349	361	3.4%	5.1%	4.9%	-3.7%
18 and 19 years	165	200	21.2%	2.4%	2.7%	12.8%
20 years	75	75	0.0%	1.1%	1.0%	-6.9%
21 years	59	92	55.9%	0.9%	1.3%	45.1%
22 to 24 years	241	275	14.1%	3.5%	3.8%	6.2%
25 to 29 years	415	513	23.6%	6.1%	7.0%	15.0%
30 to 34 years	452	491	8.6%	6.6%	6.7%	1.1%
35 to 39 years	530	456	-14.0%	7.8%	6.2%	-19.9%
40 to 44 years	625	487	-22.1%	9.2%	6.7%	-27.5%
45 to 49 years	559	541	-3.2%	8.2%	7.4%	-9.9%
50 to 54 years	472	577	22.2%	6.9%	7.9%	13.8%
55 to 59 years	328	528	61.0%	4.8%	7.2%	49.8%
60 and 61 years	95	177	86.3%	1.4%	2.4%	73.4%
62 to 64 years	168	241	43.5%	2.5%	3.3%	33.5%
65 and 66 years	87	120	37.9%	1.3%	1.6%	28.4%
67 to 69 years	153	174	13.7%	2.3%	2.4%	5.8%
70 to 74 years	190	222	16.8%	2.8%	3.0%	8.7%
75 to 79 years	159	163	2.5%	2.3%	2.2%	-4.6%
80 to 84 years	78	109	39.7%	1.1%	1.5%	30.0%
85 years and over	58	88	51.7%	0.9%	1.2%	41.2%
Female	7,051	7,547	7.0%	100.0%	100.0%	0.0%
Under 5 years	459	470	2.4%	6.5%	6.2%	-4.3%
5 to 9 years	486	424	-12.8%	6.9%	5.6%	-18.5%
10 to 14 years	566	515	-9.0%	8.0%	6.8%	-15.0%
15 to 17 years	305	315	3.3%	4.3%	4.2%	-3.5%
18 and 19 years	162	187	15.4%	2.3%	2.5%	7.8%
20 years	62	84	35.5%	0.9%	1.1%	26.6%
21 years	68	82	20.6%	1.0%	1.1%	12.7%
22 to 24 years	230	263	14.3%	3.3%	3.5%	6.8%
25 to 29 years	441	513	16.3%	6.3%	6.8%	8.7%
30 to 34 years	464	463	-0.2%	6.6%	6.1%	-6.8%
35 to 39 years	581	459	-21.0%	8.2%	6.1%	-26.2%
40 to 44 years	670	490	-26.9%	9.5%	6.5%	-31.7%
45 to 49 years	535	588	9.9%	7.6%	7.8%	2.7%
50 to 54 years	460	604	31.3%	6.5%	8.0%	22.7%

Census Summary File 1 Profile



2607717680 Comstock township	2000	2010	% Change	2000	2010	% Change
	Number			Percent		
55 to 59 years	355	543	53.0%	5.0%	7.2%	42.9%
60 and 61 years	125	216	72.8%	1.8%	2.9%	61.4%
62 to 64 years	175	237	35.4%	2.5%	3.1%	26.5%
65 and 66 years	111	132	18.9%	1.6%	1.7%	11.1%
67 to 69 years	161	191	18.6%	2.3%	2.5%	10.8%
70 to 74 years	265	241	-9.1%	3.8%	3.2%	-15.0%
75 to 79 years	166	218	31.3%	2.4%	2.9%	22.7%
80 to 84 years	129	184	42.6%	1.8%	2.4%	33.3%
85 years and over	75	128	70.7%	1.1%	1.7%	59.5%
MEDIAN AGE BY SEX						
Median age of the total population						
Both sexes	36.8	38.9	5.7%			
Male	36.1	37.7	4.4%			
Female	37.5	40.0	6.7%			
HISPANIC OR LATINO, AND NOT HISPANIC OR LATINO BY RACE						
Total population						
Hispanic or Latino	232	441	90.1%	1.7%	3.0%	77.3%
Not Hispanic or Latino	13,619	14,413	5.8%	98.3%	97.0%	-1.3%
Population of one race						
White alone	12,613	12,866	2.0%	91.1%	86.6%	-4.9%
Black or African American alone	553	817	47.7%	4.0%	5.5%	37.8%
American Indian and Alaska Native alone	55	66	20.0%	0.4%	0.4%	11.9%
Asian alone	159	275	73.0%	1.1%	1.9%	61.3%
Native Hawaiian and Other Pacific Islander	1	13	1200.0%	0.0%	0.1%	1112.2%
Some Other Race alone	29	20	-31.0%	0.2%	0.1%	-35.7%
Two or More Races	209	356	70.3%	1.5%	2.4%	58.8%
ASIAN ALONE WITH ONE OR MORE ASIAN CATEGORIES FOR SELECTED GROUPS						
Total Asian population						
Asian Indian	67	119	77.6%	41.1%	42.2%	2.7%
Bangladeshi	1	1	0.0%	0.6%	0.4%	-42.2%
Bhutanese	NA	0	NA	(X)	0.0%	(X)
Burmese	NA	0	NA	(X)	0.0%	(X)
Cambodian	1	0	-100.0%	0.6%	0.0%	-100.0%
Chinese (except Taiwanese)	19	36	89.5%	11.7%	12.8%	9.5%
Filipino	27	27	0.0%	16.6%	9.6%	-42.2%
Hmong	0	5	0.0%	0.0%	1.8%	(X)
Indonesian	0	0	0.0%	0.0%	0.0%	(X)
Japanese	12	21	75.0%	7.4%	7.4%	1.2%
Korean	21	21	0.0%	12.9%	7.4%	-42.2%
Laotian	0	2	0.0%	0.0%	0.7%	(X)

Census Summary File 1 Profile



2607717680 Comstock township	2000	2010	% Change	2000	2010	% Change
	Number			Percent		
Malaysian	3	1	-66.7%	1.8%	0.4%	-80.7%
Nepalese	NA	2	NA	(X)	0.7%	(X)
Pakistani	4	10	150.0%	2.5%	3.5%	44.5%
Sri Lankan	0	1	0.0%	0.0%	0.4%	(X)
Taiwanese	0	3	0.0%	0.0%	1.1%	(X)
Thai	2	4	100.0%	1.2%	1.4%	15.6%
Vietnamese	2	18	800.0%	1.2%	6.4%	420.2%
All other Asians ¹	4	13	225.0%	2.5%	4.6%	87.9%
Other Asian, specified	0	1	0.0%	0.0%	0.4%	(X)
Other Asian, not specified	4	10	150.0%	2.5%	3.5%	44.5%
HISPANIC OR LATINO BY SPECIFIC ORIGIN						
Not Hispanic or Latino	13,619	14,413	5.8%	98.3%	97.0%	-1.3%
Hispanic or Latino	232	441	90.1%	1.7%	3.0%	77.3%
Mexican	148	308	108.1%	63.8%	69.8%	9.5%
Puerto Rican	19	24	26.3%	8.2%	5.4%	-33.5%
Cuban	2	13	550.0%	0.9%	2.9%	242.0%
Dominican	2	7	250.0%	0.9%	1.6%	84.1%
Central American (excluding Mexican)	13	17	30.8%	5.6%	3.9%	-31.2%
Costa Rican	0	3	0.0%	0.0%	0.7%	(X)
Guatemalan	11	7	-36.4%	4.7%	1.6%	-66.5%
Honduran	0	2	0.0%	0.0%	0.5%	(X)
Nicaraguan	0	0	0.0%	0.0%	0.0%	(X)
Panamanian	2	5	150.0%	0.9%	1.1%	31.5%
Salvadoran	0	0	0.0%	0.0%	0.0%	(X)
Other Central American	0	0	0.0%	0.0%	0.0%	(X)
South American	18	8	-55.6%	7.8%	1.8%	-76.6%
Argentinean	0	0	0.0%	0.0%	0.0%	(X)
Bolivian	0	1	0.0%	0.0%	0.2%	(X)
Chilean	0	0	0.0%	0.0%	0.0%	(X)
Colombian	11	2	-81.8%	4.7%	0.5%	-90.4%
Ecuadorian	2	3	50.0%	0.9%	0.7%	-21.1%
Paraguayan	0	0	0.0%	0.0%	0.0%	(X)
Peruvian	0	2	0.0%	0.0%	0.5%	(X)
Uruguayan	1	0	-100.0%	0.4%	0.0%	-100.0%
Venezuelan	4	0	-100.0%	1.7%	0.0%	-100.0%
Other South American	0	0	0.0%	0.0%	0.0%	(X)
Other Hispanic or Latino	30	64	113.3%	12.9%	14.5%	12.2%
Spaniard	1	11	1000.0%	0.4%	2.5%	478.7%
Spanish	8	15	87.5%	3.4%	3.4%	-1.4%
Spanish American	0	0	0.0%	0.0%	0.0%	(X)
All other Hispanic or Latino	21	38	81.0%	9.1%	8.6%	-4.8%

Census Summary File 1 Profile



2607717680 Comstock township	2000	2010	% Change	2000	2010	% Change
	Number			Percent		
HOUSEHOLD TYPE						
Total households	5,366	6,059	12.9%	100.0%	100.0%	0.0%
Family households	3,808	3,989	4.8%	71.0%	65.8%	-7.2%
Husband-wife family	3,057	3,011	-1.5%	57.0%	49.7%	-12.8%
Other family	751	978	30.2%	14.0%	16.1%	15.3%
Male householder, no wife present	208	313	50.5%	3.9%	5.2%	33.3%
Female householder, no husband present	543	665	22.5%	10.1%	11.0%	8.5%
Nonfamily households	1,558	2,070	32.9%	29.0%	34.2%	17.7%
Householder living alone	1,262	1,669	32.3%	23.5%	27.5%	17.1%
Householder not living alone	296	401	35.5%	5.5%	6.6%	20.0%
HOUSEHOLD TYPE BY HOUSEHOLD SIZE						
Total households	5,366	6,059	12.9%			
Family households	3,808	3,989	4.8%	71.0%	65.8%	-7.2%
2-person household	1,642	1,835	11.8%	43.1%	46.0%	6.7%
3-person household	851	903	6.1%	22.3%	22.6%	1.3%
4-person household	803	707	-12.0%	21.1%	17.7%	-16.0%
5-person household	354	349	-1.4%	9.3%	8.7%	-5.9%
6-person household	107	120	12.1%	2.8%	3.0%	7.1%
7-or-more-person household	51	75	47.1%	1.3%	1.9%	40.4%
Nonfamily households	1,558	2,070	32.9%	29.0%	34.2%	17.7%
1-person household	1,262	1,669	32.3%	81.0%	80.6%	-0.5%
2-person household	252	347	37.7%	16.2%	16.8%	3.6%
3-person household	30	30	0.0%	1.9%	1.4%	-24.7%
4-person household	8	19	137.5%	0.5%	0.9%	-78.8%
5-person household	4	4	0.0%	0.3%	0.2%	-24.7%
6-person household	1	1	0.0%	0.1%	0.0%	-24.7%
7-or-more-person household	1	0	-100.0%	0.1%	0.0%	-100.0%
HOUSEHOLD SIZE BY HOUSEHOLD TYPE BY PRESENCE OF OWN CHILDREN						
Total households	5,366	6,059	12.9%			
1-person household	1,262	1,669	32.3%	23.5%	27.5%	17.1%
Male householder	569	763	34.1%	10.6%	12.6%	18.8%
Female householder	693	906	30.7%	12.9%	15.0%	15.8%
2-or-more-person household	4,104	4,390	7.0%	76.5%	72.5%	-5.3%
Family households	3,808	3,989	4.8%	71.0%	65.8%	-7.2%
Husband-wife family	3,057	3,011	-1.5%	57.0%	49.7%	-12.8%
With own children under 18 years	1,363	1,122	-17.7%	25.4%	18.5%	-27.1%
No own children under 18 years	1,694	1,889	11.5%	31.6%	31.2%	-1.2%
Other family	751	978	30.2%	14.0%	16.1%	15.3%
Male householder, no wife present	208	313	50.5%	3.9%	5.2%	33.3%
With own children under 18 years	129	160	24.0%	2.4%	2.6%	9.8%
No own children under 18 years	79	153	93.7%	1.5%	2.5%	71.5%

Census Summary File 1 Profile



2607717680 Comstock township	2000	2010	% Change	2000	2010	% Change
	Number			Percent		
	Female householder, no husband	543	665	22.5%	10.1%	11.0%
With own children under 18 years	345	388	12.5%	6.4%	6.4%	-0.4%
No own children under 18 years	198	277	39.9%	3.7%	4.6%	23.9%
Nonfamily households	296	401	35.5%	5.5%	6.6%	20.0%
Male householder	186	229	23.1%	3.5%	3.8%	9.0%
Female householder	110	172	56.4%	2.0%	2.8%	38.5%
HOUSEHOLDS BY PRESENCE OF PEOPLE UNDER 18 YEARS BY HOUSEHOLD TYPE BY AGE OF PEOPLE UNDER 18 YEARS						
Households with one or more people under 18	1,985	1,885	-5.0%	37.0%	31.1%	-15.9%
Family households	1,957	1,847	-5.6%	98.6%	98.0%	-0.6%
Husband-wife family	1,427	1,216	-14.8%	71.9%	64.5%	-10.3%
Under 6 years only	NA	270	NA	(X)	14.3%	(X)
Under 6 years and 6 to 17 years	NA	266	NA	(X)	14.1%	(X)
6 to 17 years only	NA	680	NA	(X)	36.1%	(X)
Other family	530	631	19.1%	26.7%	33.5%	25.4%
Male householder, no wife present	139	190	36.7%	7.0%	10.1%	43.9%
Under 6 years only	NA	58	NA	(X)	3.1%	(X)
Under 6 years and 6 to 17 years	NA	24	NA	(X)	1.3%	(X)
6 to 17 years only	NA	108	NA	(X)	5.7%	(X)
Female householder, no husband	391	441	12.8%	19.7%	23.4%	18.8%
Under 6 years only	NA	122	NA	(X)	6.5%	(X)
Under 6 years and 6 to 17 years	NA	70	NA	(X)	3.7%	(X)
6 to 17 years only	NA	249	NA	(X)	13.2%	(X)
Nonfamily households	28	38	35.7%	1.4%	2.0%	42.9%
Male householder	23	29	26.1%	1.2%	1.5%	32.8%
Under 6 years only	NA	6	NA	(X)	0.3%	(X)
Under 6 years and 6 to 17 years	NA	1	NA	(X)	0.1%	(X)
6 to 17 years only	NA	22	NA	(X)	1.2%	(X)
Female householder	5	9	80.0%	0.3%	0.5%	89.5%
Under 6 years only	NA	2	NA	(X)	0.1%	(X)
Under 6 years and 6 to 17 years	NA	0	NA	(X)	0.0%	(X)
6 to 17 years only	NA	7	NA	(X)	0.4%	(X)
Households with no people under 18 years	3,381	4,174	23.5%	63.0%	68.9%	9.3%
Family households	1,851	2,142	15.7%	54.7%	51.3%	-6.3%
Husband-wife family	1,630	1,795	10.1%	48.2%	43.0%	-10.8%
Other family	221	347	57.0%	6.5%	8.3%	27.2%
Male householder, no wife present	69	123	78.3%	2.0%	2.9%	44.4%
Female householder, no husband present	152	224	47.4%	4.5%	5.4%	19.4%
Nonfamily households	1,530	2,032	32.8%	45.3%	48.7%	7.6%
Male householder	732	963	31.6%	21.7%	23.1%	6.6%
Female householder	798	1,069	34.0%	23.6%	25.6%	8.5%

Census Summary File 1 Profile



2607717680 Comstock township	2000	2010	%	2000	2010	%
	Number		Change	Percent		Change
HOUSEHOLDS BY PRESENCE OF PEOPLE 60 YEARS AND OVER, HOUSEHOLD SIZE, AND HOUSEHOLD TYPE						
Total households	5,366	6,059	12.9%			
Households with one or more people 60 years and over	1,480	2,007	35.6%	27.6%	33.1%	20.1%
1-person household	482	701	45.4%	32.6%	34.9%	7.2%
2-or-more-person household	998	1,306	30.9%	67.4%	65.1%	-3.5%
Family households	959	1,232	28.5%	64.8%	61.4%	-5.3%
Nonfamily households	39	74	89.7%	2.6%	3.7%	39.9%
Households with no people 60 years and over	3,886	4,052	4.3%	72.4%	66.9%	-7.7%
1-person household	780	968	24.1%	20.1%	23.9%	19.0%
2-or-more-person household	3,106	3,084	-0.7%	79.9%	76.1%	-4.8%
Family households	2,849	2,757	-3.2%	73.3%	68.0%	-7.2%
Nonfamily households	257	327	27.2%	6.6%	8.1%	22.0%
HOUSEHOLDS BY PRESENCE OF PEOPLE 65 YEARS AND OVER, HOUSEHOLD SIZE, AND HOUSEHOLD TYPE						
Total households	5,366	6,059	12.9%			
Households with one or more people 65 years and over	1,141	1,445	26.6%	21.3%	23.8%	12.2%
1-person household	403	541	34.2%	35.3%	37.4%	6.0%
2-or-more-person household	738	904	22.5%	64.7%	62.6%	-3.3%
Family households	714	853	19.5%	62.6%	59.0%	-5.7%
Nonfamily households	24	51	112.5%	2.1%	3.5%	67.8%
Households with no people 65 years and over	4,225	4,614	9.2%	78.7%	76.2%	-3.3%
1-person household	859	1,128	31.3%	20.3%	24.4%	20.2%
2-or-more-person household	3,366	3,486	3.6%	79.7%	75.6%	-5.2%
Family households	3,094	3,136	1.4%	73.2%	68.0%	-7.2%
Nonfamily households	272	350	28.7%	6.4%	7.6%	17.8%
HOUSEHOLDS BY PRESENCE OF PEOPLE 75 YEARS AND OVER, HOUSEHOLD SIZE, AND HOUSEHOLD TYPE						
Total households	5,366	6,059	12.9%			
Households with one or more people 75 years and over	519	708	36.4%	9.7%	11.7%	20.8%
1-person household	222	318	43.2%	42.8%	44.9%	5.0%
2-or-more-person household	297	390	31.3%	57.2%	55.1%	-3.7%
Family households	284	376	32.4%	54.7%	53.1%	-2.9%
Nonfamily households	13	14	7.7%	2.5%	2.0%	-21.1%
Households with no people 75 years and over	4,847	5,351	10.4%	90.3%	88.3%	-2.2%
1-person household	1,040	1,351	29.9%	21.5%	22.3%	3.9%
2-or-more-person household	3,807	4,000	5.1%	78.5%	66.0%	-15.9%
Family households	3,524	3,613	2.5%	72.7%	59.6%	-18.0%
Nonfamily households	283	387	36.7%	5.8%	6.4%	9.4%

Census Summary File 1 Profile



2607717680 Comstock township	2000	2010	% Change	2000	2010	% Change
	Number			Percent		
HOUSEHOLD TYPE BY RELATIONSHIP						
Total population	13,851	14,854	7.2%			
In households	13,783	14,826	7.6%	99.5%	99.8%	0.3%
In family households	11,861	12,271	3.5%	86.1%	82.8%	-3.8%
Householder	3,808	3,989	4.8%	27.6%	26.9%	-2.6%
Male	2,930	2,873	-1.9%	21.3%	19.4%	-8.8%
Female	878	1,116	27.1%	6.4%	7.5%	18.2%
Spouse	3,057	3,011	-1.5%	22.2%	20.3%	-8.4%
Child ²	4,439	4,458	0.4%	32.2%	30.1%	-6.6%
Natural born or adopted	3,941	3,943	0.1%	28.6%	26.6%	-7.0%
Biological child	NA	3,817	NA	(X)	25.7%	(X)
Adopted child	NA	126	NA	(X)	0.8%	(X)
Stepchild	286	214	-25.2%	2.1%	1.4%	-30.4%
Grandchild	212	301	42.0%	1.5%	2.0%	32.0%
Brother or sister	65	116	78.5%	0.5%	0.8%	65.9%
Parent	71	98	38.0%	0.5%	0.7%	28.3%
Parent-in-law	NA	25	NA	(X)	0.2%	(X)
Son-in-law or daughter-in-law	NA	34	NA	(X)	0.2%	(X)
Other relatives ³	128	194	51.6%	0.9%	1.3%	40.9%
Nonrelatives	293	405	38.2%	2.1%	2.7%	28.5%
In nonfamily households	1,922	2,555	32.9%	13.9%	17.2%	23.6%
Male householder	755	992	31.4%	5.5%	6.7%	22.1%
Living alone	569	763	34.1%	4.1%	5.1%	24.7%
Not living alone	186	229	23.1%	1.3%	1.5%	14.5%
Female householder	803	1,078	34.2%	5.8%	7.3%	24.8%
Living alone	693	906	30.7%	5.0%	6.1%	21.5%
Not living alone	110	172	56.4%	0.8%	1.2%	45.4%
Nonrelatives	364	485	33.2%	2.6%	3.3%	23.9%
In group quarters	68	28	-58.8%	0.5%	0.2%	-61.6%
Institutionalized population	0	0	0.0%	0.0%	0.0%	(X)
Noninstitutionalized population	68	28	-58.8%	100.0%	100.0%	0.0%
HOUSEHOLD TYPE BY RELATIONSHIP FOR THE POPULATION UNDER 18 YEARS						
Total population under 18 years	3,707	3,502	-5.5%			
In households	3,706	3,502	-5.5%	100.0%	100.0%	0.0%
Householder or spouse	1	0	-100.0%	0.0%	0.0%	-100.0%
Related child	3,610	3,383	-6.3%	97.4%	96.6%	-0.8%
Own child	3,397	3,083	-9.2%	91.7%	88.0%	-4.0%
In husband-wife family	2,611	2,169	-16.9%	70.5%	61.9%	-12.1%
In other family	786	914	16.3%	21.2%	26.1%	23.1%

Census Summary File 1 Profile



2607717680 Comstock township	2000	2010	% Change	2000	2010	% Change
	Number			Percent		
In male householder, no wife present family	216	243	12.5%	5.8%	6.9%	19.1%
In female householder, no husband present family	570	671	17.7%	15.4%	19.2%	24.6%
Other relatives	213	300	40.8%	5.7%	8.6%	49.0%
Grandchild	176	233	32.4%	4.7%	6.7%	40.1%
Other relatives	37	67	81.1%	1.0%	1.9%	91.6%
Nonrelatives	95	119	25.3%	2.6%	3.4%	32.6%
In group quarters	1	0	-100.0%	0.0%	0.0%	-100.0%
Institutionalized population	0	0	0.0%	0.0%	(X)	(X)
Noninstitutionalized population	1	0	-100.0%	100.0%	(X)	(X)
HOUSEHOLD TYPE FOR THE POPULATION UNDER 18 YEARS IN HOUSEHOLDS (EXCLUDING HOUSEHOLDERS, SPOUSES, AND UNMARRIED PARTNERS)						
Total population under 18 years in households (excl. householders, spouses, & unmarried partners)	NA	3,501	NA			
In family households	NA	3,445	NA			
In husband-wife family	NA	2,367	NA			
In other family	NA	1,078	NA			
In male householder, no wife present family	NA	309	NA			
In female householder, no husband present family	NA	769	NA			
In nonfamily households	NA	56	NA			
FAMILY TYPE BY PRESENCE AND AGE OF OWN CHILDREN						
Total families	3,808	3,989	4.8%	100.0%	100.0%	0.0%
Husband-wife family	3,057	3,011	-1.5%	80.3%	75.5%	-6.0%
With own children under 18 years	1,363	1,122	-17.7%	35.8%	28.1%	-21.4%
Under 6 years only	277	240	-13.4%	7.3%	6.0%	-17.3%
Under 6 years and 6 to 17 years	265	232	-12.5%	7.0%	5.8%	-16.4%
6 to 17 years only	821	650	-20.8%	21.6%	16.3%	-24.4%
No own children under 18 years	1,694	1,889	11.5%	44.5%	47.4%	6.5%
Other family	751	978	30.2%	19.7%	24.5%	24.3%
Male householder, no wife present	208	313	50.5%	5.5%	7.8%	43.7%
With own children under 18 years	129	160	24.0%	3.4%	4.0%	18.4%
Under 6 years only	28	49	75.0%	0.7%	1.2%	67.1%
Under 6 years and 6 to 17 years	20	19	-5.0%	0.5%	0.5%	-9.3%
6 to 17 years only	81	92	13.6%	2.1%	2.3%	8.4%
No own children under 18 years	79	153	93.7%	2.1%	3.8%	84.9%
Female householder, no husband present	543	665	22.5%	14.3%	16.7%	16.9%

Census Summary File 1 Profile



2607717680 Comstock township	2000	2010	% Change	2000	2010	% Change
	Number			Percent		
With own children under 18 years	345	388	12.5%	9.1%	9.7%	7.4%
Under 6 years only	54	106	96.3%	1.4%	2.7%	87.4%
Under 6 years and 6 to 17 years	51	55	7.8%	1.3%	1.4%	2.9%
6 to 17 years only	240	227	-5.4%	6.3%	5.7%	-9.7%
No own children under 18 years	198	277	39.9%	5.2%	6.9%	33.6%
FAMILY TYPE BY PRESENCE AND AGE OF RELATED CHILDREN						
Total families	3,808	3,989	4.8%	100.0%	100.0%	0.0%
Husband-wife family	3,057	3,011	-1.5%	80.3%	75.5%	-6.0%
With related children under 18 years	1,424	1,209	-15.1%	37.4%	30.3%	-19.0%
Under 6 years only	299	270	-9.7%	7.9%	6.8%	-13.8%
Under 6 years and 6 to 17 years	287	264	-8.0%	7.5%	6.6%	-12.2%
6 to 17 years only	838	675	-19.5%	22.0%	16.9%	-23.1%
No related children under 18 years	1,633	1,802	10.3%	42.9%	45.2%	5.3%
Other family	751	978	30.2%	19.7%	24.5%	24.3%
Male householder, no wife present	208	313	50.5%	5.5%	7.8%	43.7%
With related children under 18 years	137	188	37.2%	3.6%	4.7%	31.0%
Under 6 years only	31	59	90.3%	0.8%	1.5%	81.7%
Under 6 years and 6 to 17 years	22	22	0.0%	0.6%	0.6%	-4.5%
6 to 17 years only	84	107	27.4%	2.2%	2.7%	21.6%
No related children under 18 years	71	125	76.1%	1.9%	3.1%	68.1%
Female householder, no husband present	543	665	22.5%	14.3%	16.7%	16.9%
With related children under 18 years	387	438	13.2%	10.2%	11.0%	8.0%
Under 6 years only	72	123	70.8%	1.9%	3.1%	63.1%
Under 6 years and 6 to 17 years	59	68	15.3%	1.5%	1.7%	10.0%
6 to 17 years only	256	247	-3.5%	6.7%	6.2%	-7.9%
No related children under 18 years	156	227	45.5%	4.1%	5.7%	38.9%
PRESENCE OF MULTIGENERATIONAL HOUSEHOLDS						
Total households	NA	6,059	NA			
Household has three or more generations	NA	201	NA			
Household does not have three + generations	NA	5,858	NA			
HUSBAND-WIFE AND UNMARRIED-PARTNER HOUSEHOLDS BY SEX OF PARTNER BY PRESENCE OF RELATED AND OWN CHILDREN UNDER 18 YEARS						
Total households	5,366	6,059	12.9%			
Husband-wife households	3,057	3,011	-1.5%	57.0%	49.7%	-12.8%
Male householder	NA	2,560	NA	(X)	42.3%	(X)
With related children under 18 years	NA	978	NA	(X)	16.1%	(X)
With own children under 18 years	NA	899	NA	(X)	14.8%	(X)
No own children under 18 years	NA	79	NA	(X)	1.3%	(X)

Census Summary File 1 Profile



2607717680 Comstock township	2000	2010	% Change	2000	2010	% Change
	Number			Percent		
No related children under 18 years	NA	1,582	NA	(X)	26.1%	(X)
Female householder	NA	451	NA	(X)	7.4%	(X)
With related children under 18 years	NA	231	NA	(X)	3.8%	(X)
With own children under 18 years	NA	223	NA	(X)	3.7%	(X)
No own children under 18 years	NA	8	NA	(X)	0.1%	(X)
No related children under 18 years	NA	220	NA	(X)	3.6%	(X)
Unmarried-partner households	309	442	43.0%	5.8%	7.3%	26.7%
Male householder and male partner	5	16	220.0%	0.1%	0.3%	183.4%
With related children under 18 years	NA	4	NA	(X)	0.1%	(X)
With own children under 18 years	NA	4	NA	(X)	0.1%	(X)
No own children under 18 years	NA	0	NA	(X)	0.0%	(X)
No related children under 18 years	NA	12	NA	(X)	0.2%	(X)
Male householder and female partner	182	214	17.6%	3.4%	3.5%	4.1%
With related children under 18 years	NA	61	NA	(X)	1.0%	(X)
With own children under 18 years	NA	57	NA	(X)	0.9%	(X)
No own children under 18 years	NA	4	NA	(X)	0.1%	(X)
No related children under 18 years	NA	153	NA	(X)	2.5%	(X)
Female householder and female partner	8	16	100.0%	0.1%	0.3%	77.1%
With related children under 18 years	NA	1	NA	(X)	0.0%	(X)
With own children under 18 years	NA	1	NA	(X)	0.0%	(X)
No own children under 18 years	NA	0	NA	(X)	0.0%	(X)
No related children under 18 years	NA	15	NA	(X)	0.2%	(X)
Female householder and male partner	114	196	71.9%	2.1%	3.2%	52.3%
With related children under 18 years	NA	76	NA	(X)	1.3%	(X)
With own children under 18 years	NA	74	NA	(X)	1.2%	(X)
No own children under 18 years	NA	2	NA	(X)	0.0%	(X)
No related children under 18 years	NA	120	NA	(X)	2.0%	(X)
All other households ⁴	2,000	2,606	11.1%	37.3%	43.0%	15.4%
NONFAMILY HOUSEHOLDS BY SEX OF HOUSEHOLDER BY LIVING ALONE BY AGE OF HOUSEHOLDER						
Total Nonfamily households	NA	2,070	NA	(X)	100.0%	(X)
Male householder	NA	992	NA	(X)	47.9%	(X)
Living alone	NA	763	NA	(X)	36.9%	(X)
Householder 15 to 64 years	NA	608	NA	(X)	29.4%	(X)
Householder 65 years and over	NA	155	NA	(X)	7.5%	(X)
Not living alone	NA	229	NA	(X)	11.1%	(X)
Householder 15 to 64 years	NA	209	NA	(X)	10.1%	(X)
Householder 65 years and over	NA	20	NA	(X)	1.0%	(X)
Female householder	NA	1,078	NA	(X)	52.1%	(X)
Living alone	NA	906	NA	(X)	43.8%	(X)
Householder 15 to 64 years	NA	520	NA	(X)	25.1%	(X)

Census Summary File 1 Profile



2607717680 Comstock township	2000	2010	% Change	2000	2010	% Change
	Number			Percent		
Householder 65 years and over Not living alone	NA	386	NA	(X)	18.6%	(X)
Householder 15 to 64 years	NA	172	NA	(X)	8.3%	(X)
Householder 65 years and over	NA	156	NA	(X)	7.5%	(X)
Householder 65 years and over	NA	16	NA	(X)	0.8%	(X)
OCCUPANCY STATUS						
Total housing units	5,601	6,633	18.4%			
Occupied	5,366	6,059	12.9%	95.8%	91.3%	-4.7%
Vacant	235	574	144.3%	4.2%	8.7%	106.3%
TENURE						
Total occupied housing units	5,366	6,059	12.9%			
Owner occupied	3,975	4,280	7.7%	74.1%	70.6%	-4.6%
Owned with a mortgage or a loan	NA	3,045	NA	(X)	71.1%	(X)
Owned free and clear	NA	1,235	NA	(X)	28.9%	(X)
Renter occupied	1,391	1,779	27.9%	25.9%	29.4%	13.3%
VACANCY STATUS						
Total vacant housing units	235	574	144.3%	100.0%	100.0%	0.0%
For rent	124	332	167.7%	52.8%	57.8%	9.6%
For sale only	32	80	150.0%	13.6%	13.9%	2.4%
Rented or sold, not occupied ⁵	25	23	-8.0%	10.6%	4.0%	-62.3%
For seasonal, recreational, or occasional use	7	21	200.0%	3.0%	3.7%	22.8%
For migrant workers	1	0	-100.0%	0.4%	0.0%	-100.0%
Other vacant	46	118	156.5%	19.6%	20.6%	5.0%
HISPANIC OR LATINO ORIGIN OF HOUSEHOLDER BY RACE OF HOUSEHOLDER						
Total occupied housing units	5,366	6,059	12.9%	100.0%	100.0%	0.0%
Not Hispanic or Latino householder	5,302	5,937	12.0%	98.8%	98.0%	-0.8%
Householder who is White alone	4,944	5,370	8.6%	92.1%	88.6%	-3.8%
Householder who is Black or African American alone	214	341	59.3%	4.0%	5.6%	41.1%
Householder who is American Indian and Alaska Native alone	22	25	13.6%	0.4%	0.4%	0.6%
Householder who is Asian alone	58	120	106.9%	1.1%	2.0%	83.2%
Householder who is Native Hawaiian and Other Pacific Islander alone	1	3	200.0%	0.0%	0.0%	165.7%
Householder who is Some Other Race alone	4	5	25.0%	0.1%	0.1%	10.7%
Householder who is Two or More Races	59	73	23.7%	1.1%	1.2%	9.6%
Hispanic or Latino householder	64	122	90.6%	1.2%	2.0%	68.8%
Householder who is White alone	34	68	100.0%	0.6%	1.1%	77.1%

Census Summary File 1 Profile



2607717680 Comstock township	2000	2010	% Change	2000	2010	% Change
	Number			Percent		
Householder who is Black or African American alone	1	1	0.0%	0.0%	0.0%	-11.4%
Householder who is American Indian and Alaska Native alone	1	1	0.0%	0.0%	0.0%	-11.4%
Householder who is Asian alone	0	1	0.0%	0.0%	0.0%	(X)
Householder who is Native Hawaiian and Other Pacific Islander alone	0	0	0.0%	0.0%	0.0%	(X)
Householder who is Some Other Race alone	23	37	60.9%	0.4%	0.6%	42.5%
Householder who is Two or More Races	5	14	180.0%	0.1%	0.2%	148.0%
TOTAL POPULATION IN OCCUPIED HOUSING UNITS BY TENURE						
Total population in occupied housing units	13,783	14,826	7.6%	100.0%	100.0%	0.0%
Owner occupied	11,021	11,299	2.5%	80.0%	76.2%	-4.7%
Owned with a mortgage or a loan	NA	8,801	NA	(X)	59.4%	(X)
Owned free and clear	NA	2,498	NA	(X)	16.8%	(X)
Renter occupied	2,762	3,527	27.7%	20.0%	23.8%	18.7%
AVERAGE HOUSEHOLD SIZE OF OCCUPIED HOUSING UNITS BY TENURE						
Average household size						
Total	2.57	2.45	-4.7%			
Owner occupied	2.77	2.64	-4.7%			
Renter occupied	1.99	1.98	-0.5%			
TENURE BY RACE OF HOUSEHOLDER						
Total occupied housing units	5,366	6,059	12.9%			
Owner occupied	3,975	4,280	7.7%	74.1%	70.6%	-4.6%
Householder who is White alone	3,764	4,002	6.3%	94.7%	93.5%	-1.3%
Householder who is Black or African American alone	104	142	36.5%	2.6%	3.3%	26.8%
Householder who is American Indian and Alaska Native alone	13	17	30.8%	0.3%	0.4%	21.5%
Householder who is Asian alone	29	48	65.5%	0.7%	1.1%	53.7%
Householder who is Native Hawaiian and Other Pacific Islander alone	1	3	200.0%	0.0%	0.1%	178.6%
Householder who is Some Other Race alone	20	23	15.0%	0.5%	0.5%	6.8%
Householder who is Two or More Races	44	45	2.3%	1.1%	1.1%	-5.0%
Renter occupied	1,391	1,779	27.9%	25.9%	29.4%	13.3%
Householder who is White alone	1,214	1,436	18.3%	87.3%	80.7%	-7.5%
Householder who is Black or African American alone	111	200	80.2%	8.0%	11.2%	40.9%

Census Summary File 1 Profile

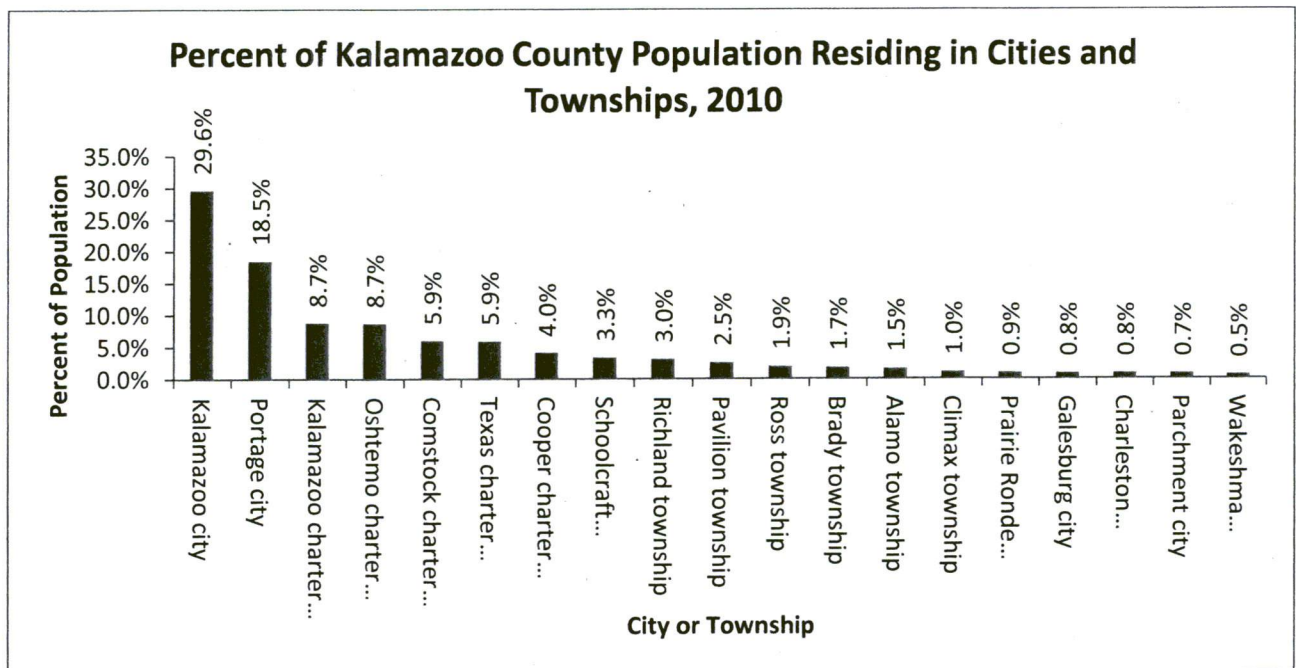


2607717680 Comstock township	2000	2010	% Change	2000	2010	% Change
	Number			Percent		
Householder who is American Indian and Alaska Native alone	10	9	-10.0%	0.7%	0.5%	-29.6%
Householder who is Asian alone	29	73	151.7%	2.1%	4.1%	96.8%
Householder who is Native Hawaiian and Other Pacific Islander alone	0	0	0.0%	0.0%	0.0%	(X)
Householder who is Some Other Race alone	7	19	171.4%	0.5%	1.1%	112.2%
Householder who is Two or More Races	20	42	110.0%	1.4%	2.4%	64.2%
TENURE BY HISPANIC OR LATINO ORIGIN OF HOUSEHOLDER						
Total occupied housing units	NA	6,059	NA			
Owner occupied	NA	4,280	NA	(X)	70.6%	(X)
Not Hispanic or Latino householder	NA	4,213	NA	(X)	98.4%	(X)
Hispanic or Latino householder	NA	67	NA	(X)	1.6%	(X)
Renter occupied	NA	1,779	NA	(X)	29.4%	(X)
Not Hispanic or Latino householder	NA	1,724	NA	(X)	96.9%	(X)
Hispanic or Latino householder	NA	55	NA	(X)	3.1%	(X)
TENURE BY HOUSEHOLD SIZE						
Total occupied housing units	5,366	6,059	12.9%			
Owner occupied	3,975	4,280	7.7%	74.1%	70.6%	-4.6%
1-person household	617	804	30.3%	15.5%	18.8%	21.0%
2-person household	1,491	1,710	14.7%	37.5%	40.0%	6.5%
3-person household	701	707	0.9%	17.6%	16.5%	-6.3%
4-person household	723	614	-15.1%	18.2%	14.3%	-21.1%
5-person household	308	290	-5.8%	7.7%	6.8%	-12.6%
6-person household	93	93	0.0%	2.3%	2.2%	-7.1%
7-or-more-person household	42	62	47.6%	1.1%	1.4%	37.1%
Renter occupied	1,391	1,779	27.9%	25.9%	29.4%	13.3%
1-person household	645	865	34.1%	46.4%	48.6%	4.9%
2-person household	403	472	17.1%	29.0%	26.5%	-8.4%
3-person household	180	226	25.6%	12.9%	12.7%	-1.8%
4-person household	88	112	27.3%	6.3%	6.3%	-0.5%
5-person household	50	63	26.0%	3.6%	3.5%	-1.5%
6-person household	15	28	86.7%	1.1%	1.6%	46.0%
7-or-more-person household	10	13	30.0%	0.7%	0.7%	1.6%
TENURE BY AGE OF HOUSEHOLDER						
Total occupied housing units	5,366	6,059	12.9%			
Owner occupied	3,975	4,280	7.7%	74.1%	70.6%	-4.6%
Householder 15 to 24 years	61	56	-8.2%	1.5%	1.3%	-14.7%
Householder 25 to 34 years	457	458	0.2%	11.5%	10.7%	-6.9%

Kalamazoo County City and Township Populations, 2010

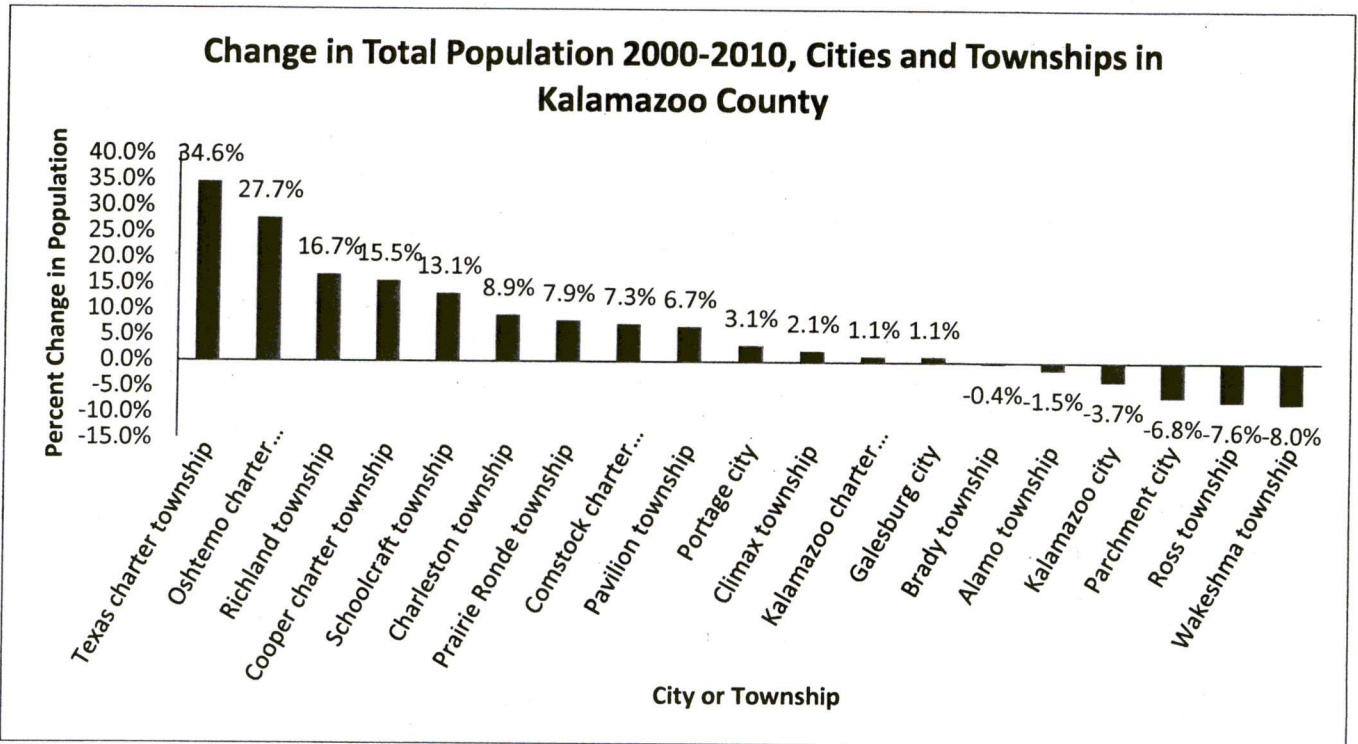
City or Township	Population
Alamo Township	3,762
Brady Township	4,248
Charleston Township	1,975
Climax Township	2,463
Comstock Charter Township	14,854
Cooper Charter Township	10,111
Galesburg City	2,009
Kalamazoo City	74,262
Kalamazoo Charter Township	21,918
Oshtemo Charter Township	21,705
Parchment City	1,804
Pavilion Township	6,222
Portage City	46,292
Prairie Ronde Township	2,250
Richland Township	7,580
Ross Township	4,664
Schoolcraft Township	8,214
Texas Charter Township	14,697
Wakeshma Township	1,301

Source: U.S. Census Bureau, Demographic Profiles for Michigan and its Counties, 2010. These estimates were prepared through the Federal-State Cooperative for Population Estimates.



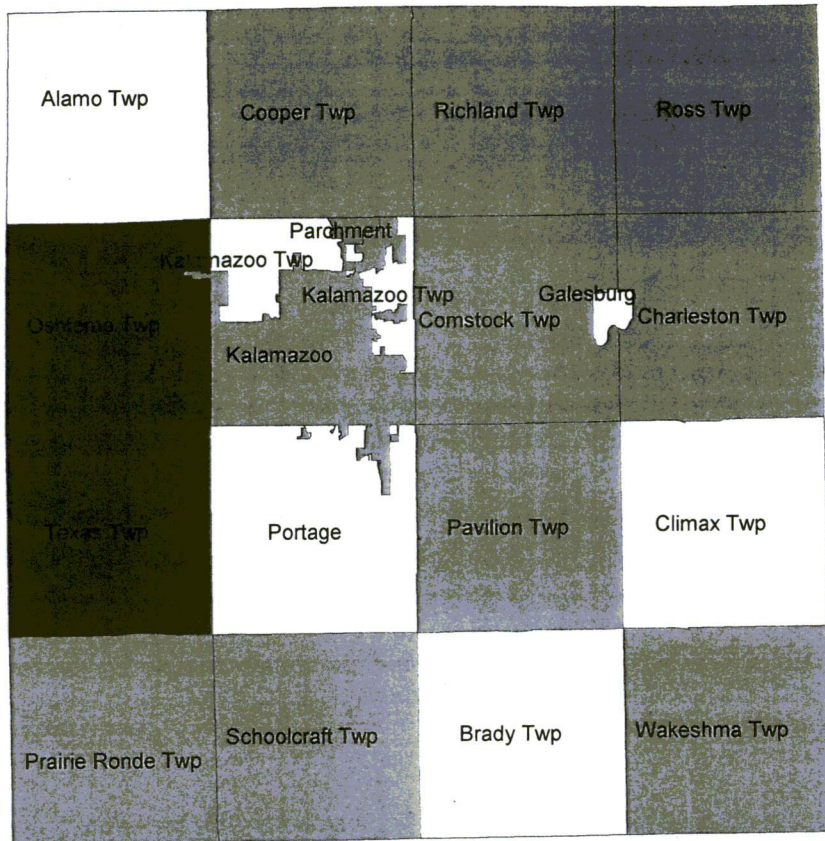
Source: U.S. Census Bureau, Demographic Profiles for Michigan and its Counties, 2010. These estimates were prepared through the Federal-State Cooperative for Population Estimates.

From 2000 to 2010, the Kalamazoo County population grew 4.9%, and the population in Michigan decreased by 0.8%. Within Kalamazoo County, cities and townships grew at varying rates during this time period.

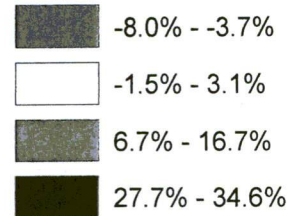


Source: U.S. Census Bureau, Demographic Profiles for Michigan and its Counties, 2010. These estimates were prepared through the Federal-State Cooperative for Population Estimates.

Percent Change in Total Population in Kalamazoo County by City and Township, 2000 - 2010



Change in Population

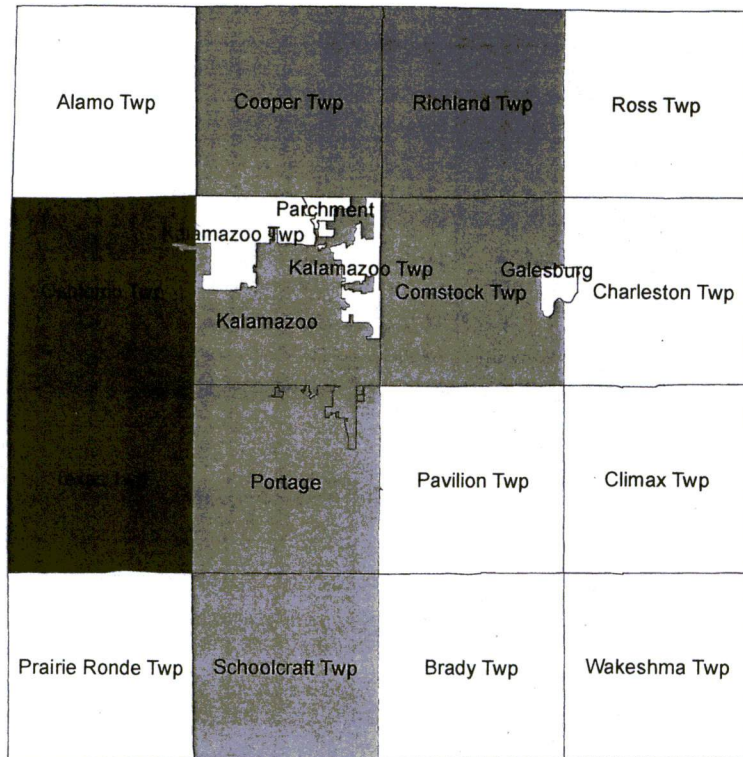


From 2000 - 2010 the Kalamazoo County Population increased by 4.9%.

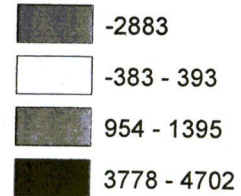
Classes grouped according to natural breaks in the data (break points group similar values and maximize the differences between classes).

Source: U.S. Census Bureau, Estimated Population of Counties for April 2000 to July 2010

Change in Total Population in Kalamazoo County by City and Township, 2000 - 2010



Change in Population



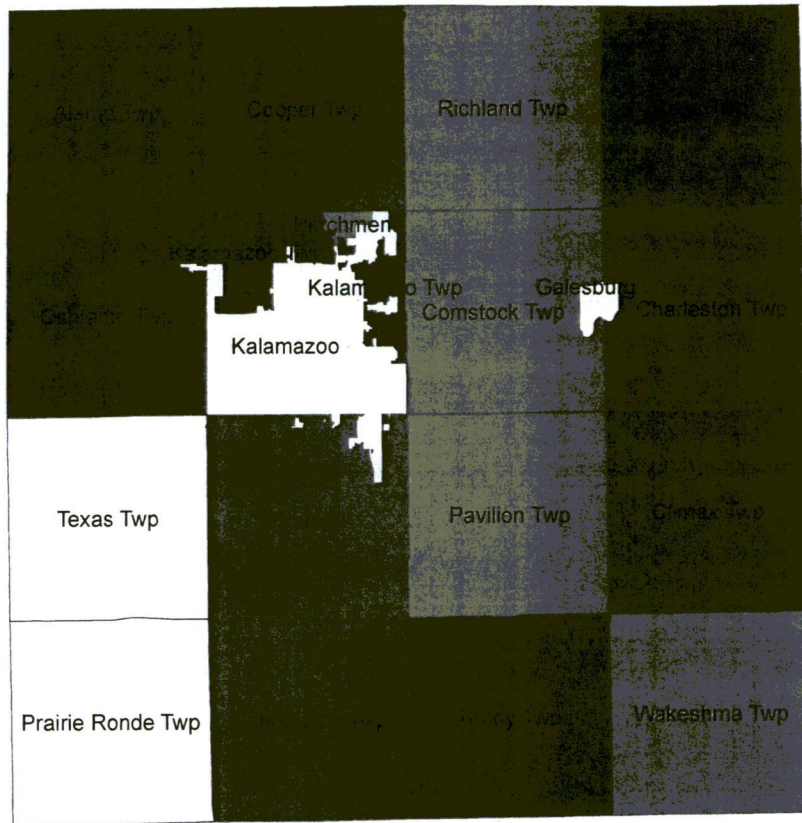
From 2000 - 2010 the Kalamazoo County Population increased by 11,728.

Classes grouped according to natural breaks in the data (break points group similar values and maximize the differences between classes).

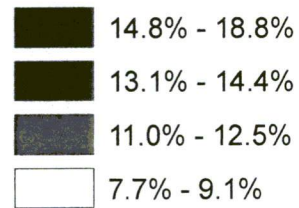
Source: U.S. Census Bureau, Estimated Population of Counties for April 2000 to July 2010

The senior population (aged 65 years and older) is not evenly distributed throughout Kalamazoo County. In 2006-2010, areas with the highest concentration of seniors among the total population were Ross Township, Alamo Township, Oshtemo Charter Township, and Brady Township. Overall in Kalamazoo County, 12.0% of the population was aged 65 years and older.

Senior Population Distribution in Kalamazoo County by City and Township, 2006 - 2010



Percent 65 Years and Over



In Kalamazoo County, 12.0% of the population was aged 65 years or over in 2006 - 2010.

Classes grouped according to natural breaks in the data (break points group similar values and maximize the differences between classes).

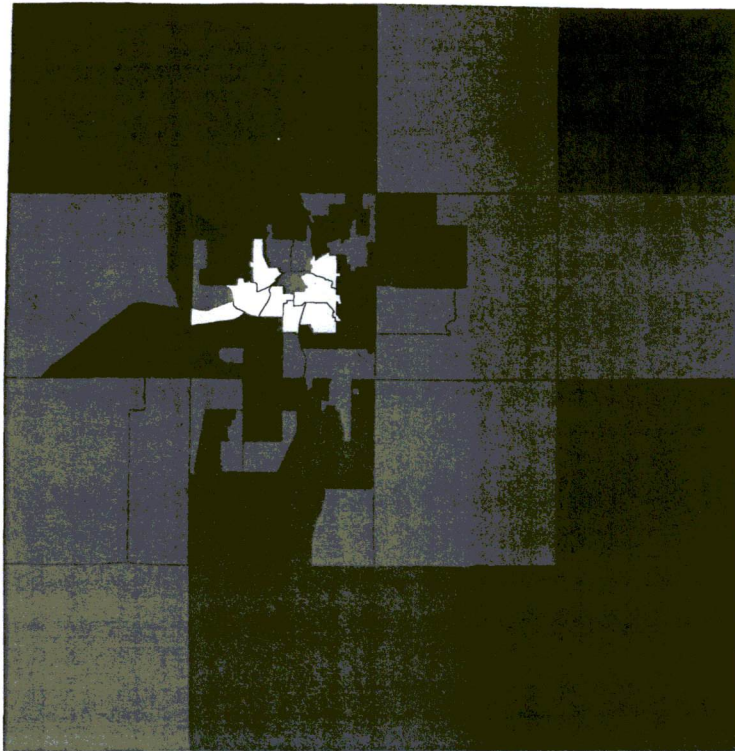
Source: U.S. Census Bureau, American Community Survey, 5 year estimates 2006 - 2010

**Kalamazoo County Township and City
Senior (65+ Years) Populations, 2006-2010**





City or Township	Number of People 65+	Proportion of City or Township Population that is 65+
Alamo Township	566	15.0%
Brady Township	651	15.4%
Charleston Township	266	13.6%
Climax Township	325	14.8%
Comstock Charter Township	1,835	12.5%
Cooper Charter Township	1,415	14.4%
Galesburg City	162	8.7%
Kalamazoo City	6,575	8.8%
Kalamazoo Charter Township	3,254	14.9%
Oshtemo Charter Township	3,206	15.4%
Parchment City	220	11.5%
Pavilion Township	674	11.0%
Portage City	6,012	13.1%
Prairie Ronde Township	182	7.7%
Richland Township	879	11.9%
Ross Township	889	18.8%
Schoolcraft Township	1,058	13.2%
Texas Charter Township	1,275	9.1%
Wakeshma Township	164	11.3%

Source: American Community Survey, 5-Year Estimates, 2006-2010

Senior Population Distribution in Kalamazoo County by Census Tract, 2006-2010



Percent of population aged 65 years or older

-  17.7% - 22.2%
-  12.3% - 17.6%
-  6.7% - 12.2%
-  1.2% - 6.6%

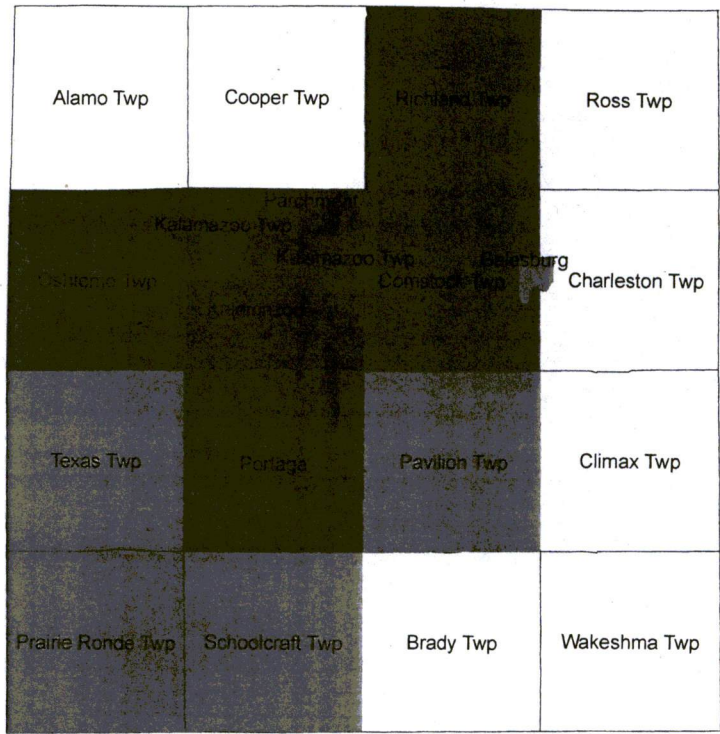
In Kalamazoo County 12.0% of the population was 65 years or over in 2006-2010.

Classes grouped according to natural breaks in the data (break points group similar values and maximize the differences between classes).

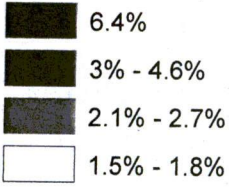
Source: US Census Bureau, American Community Survey, 5-year estimates, 2006-2010

The Hispanic population is not evenly distributed throughout Kalamazoo County. In 2006-2010, areas with the highest concentration of Hispanics among the total population were Kalamazoo City and Kalamazoo Charter Township. Overall in Kalamazoo County, 4.0% of the population was Hispanic/Latino.

Hispanic/Latino Population Distribution in Kalamazoo County by City and Township, 2006 - 2010



Percent of population Hispanic/Latino



In Kalamazoo County, 4.0% of the population was Hispanic or Latino in 2006-2010.

People who identify with the terms "Hispanic" or "Latino" are those who classify themselves in one of the specific Hispanic or Latino categories listed on the American Community Survey questionnaire: "Mexican", "Puerto Rican" or "Cuban", as well as those who indicate that they are "Other Spanish", "Hispanic" or "Latino". Origin can be viewed as the heritage, nationality group, lineage, or country of birth of the person or the person's parents or ancestors before their arrival in the United States.

Classes grouped according to natural breaks in the data (break points group similar values and maximize the differences between classes).

Source: U.S. Census Bureau, American Community Survey, 5 year estimates 2006 - 2010

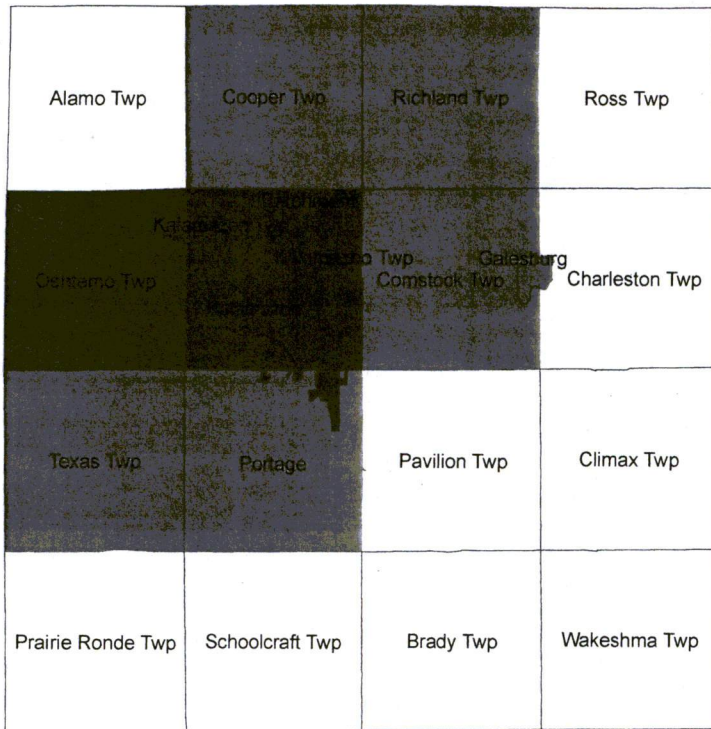
Kalamazoo County Township and City Hispanic/Latino Populations, 2006-2010

City or Township	Number of People Identifying as Hispanic	Proportion of City or Township that is Hispanic/Latino
Alamo Township	63	1.7%
Brady Township	63	1.5%
Charleston Township	32	1.6%
Climax Township	38	1.5%
Comstock Charter Township	441	3.0%
Cooper Charter Township	157	1.6%
Galesburg City	49	2.4%
Kalamazoo City	4,736	6.4%
Kalamazoo Charter Township	1,004	4.6%
Oshtemo Charter Township	877	4.0%
Parchment City	62	3.4%
Pavilion Township	169	2.7%
Portage City	1,413	3.1%
Prairie Ronde Township	48	2.1%
Richland Township	226	3.0%
Ross Township	74	1.6%
Schoolcraft Township	178	2.2%
Texas Charter Township	305	2.1%
Wakeshma Township	24	1.8%

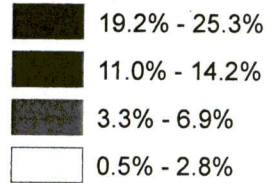
Source: U.S. Census Bureau, 2010 Census, Demographic Information for Michigan and its Counties

The black population is not evenly distributed throughout Kalamazoo County. In 2006-2010, areas with the highest concentration of black population among the total population were Kalamazoo City, Oshtemo Charter Township, and Kalamazoo Charter Township. Overall in Kalamazoo County, 12.8% of the population was black.

Black Population Distribution in Kalamazoo County by City and Township, 2006 - 2010



Percent of population black

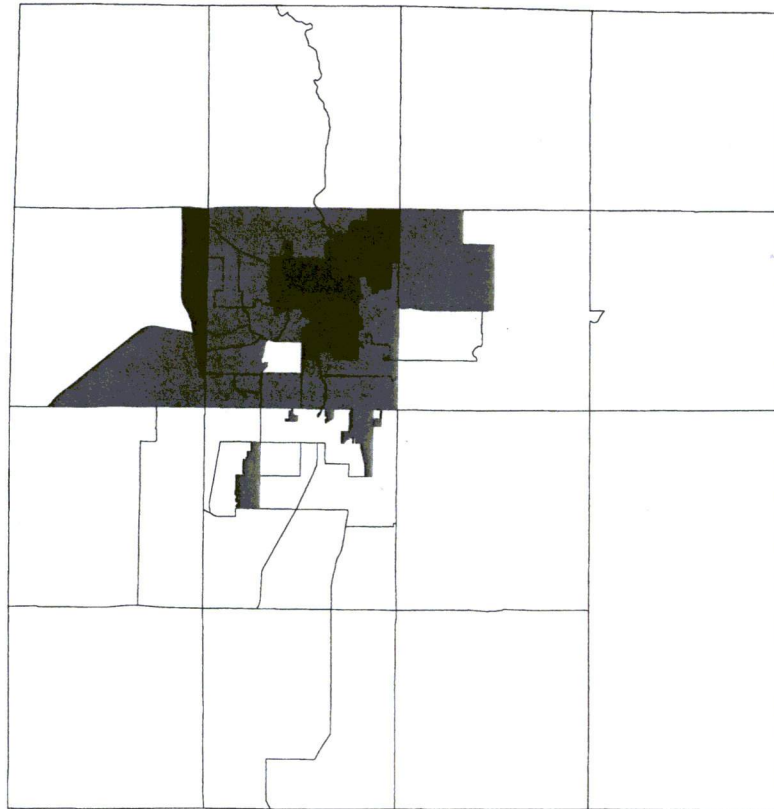


Between 2006-2010 12.8% of the Kalamazoo County population identified as black in the American Community Survey.

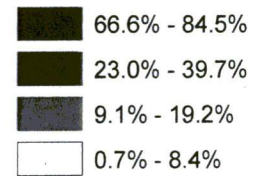
Classes grouped according to natural breaks in the data (break points group similar values and maximize the differences between classes).

Source: U.S. Census Bureau, American Community Survey, 5 year estimates 2006 - 2010

Black Population Distribution in Kalamazoo County by Census Tract, 2006-2010



Percent of population black



In Kalamazoo County 12.8% of the population was black in 2006-2010.

Classes grouped according to natural breaks in the data (break points group similar values and maximize the differences between classes).

Source: US Census Bureau, American Community Survey, 5-year estimates, 2006-2010

Kalamazoo County Township and City Black Populations, 2006-2010

City or Township	Number of People Identifying as Black/African American	Proportion of City or Township that is Black/African American
Alamo Township	72	1.9%
Brady Township	40	0.9%
Charleston Township	26	1.3%
Climax Township	22	0.9%
Comstock Charter Township	1,031	6.9%
Cooper Charter Township	403	4%
Galesburg City	69	3.4%
Kalamazoo City	18,823	25.3%
Kalamazoo Charter Township	4,210	19.2%
Oshtemo Charter Township	3,077	14.2%
Parchment City	198	11.0%
Pavilion Township	177	2.8%
Portage City	2,921	6.3%
Prairie Ronde Township	19	0.8%
Richland Township	350	4.6%
Ross Township	61	1.3%
Schoolcraft Township	128	1.6%
Texas Charter Township	485	3.3%
Wakeshma Township	6	0.5%

Source: U.S. Census Bureau, 2010 Census, Demographic Information for Michigan and its Counties

