

SUMMIT LAKE

CHOICE NEIGHBORHOODS

Housing Task Force
September 22, 2021



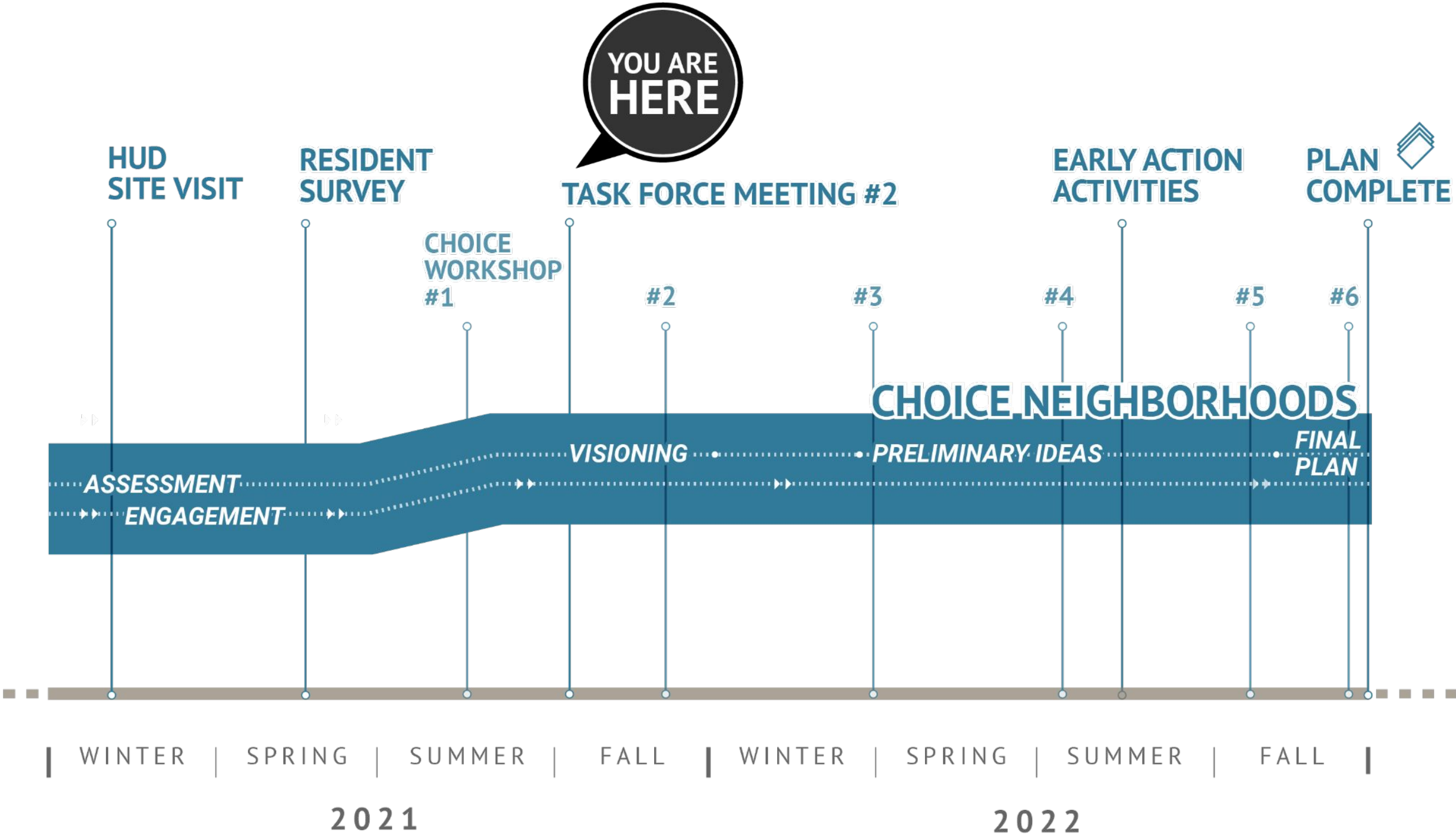
DANIEL HARRIGAN, MAYOR

Welcome!

Today's Agenda

- **Choice Neighborhoods activities update**
- **Review of neighborhood conditions**
- **Review of workshop input**
- **Review of survey results**
- **Next steps**

Schedule



Choice Activities to Date

REVIEW OF
NEIGHBORHOOD
CONDITIONS



SURVEYS COMPLETED:

132

*Summit Lake
Apartment Residents*



INTERVIEWS 

22 *Apartment residents*

21 *Service providers*

7 *Stakeholders*

WEBSITE 

<https://www.akronciviccommons.org/choice-neighborhood>

FIRST ROUND
OF COMMUNITY
WORKSHOPS

68 *Participants signed in*



Summit Lake has lost a significant amount of housing. Renters make up a larger portion of the households and are more at risk of housing instability.

Housing Units



Summit Lake has lost
26%
of its **housing units** since 2000
in Akron this number is
1%

Home Ownership and Rentals

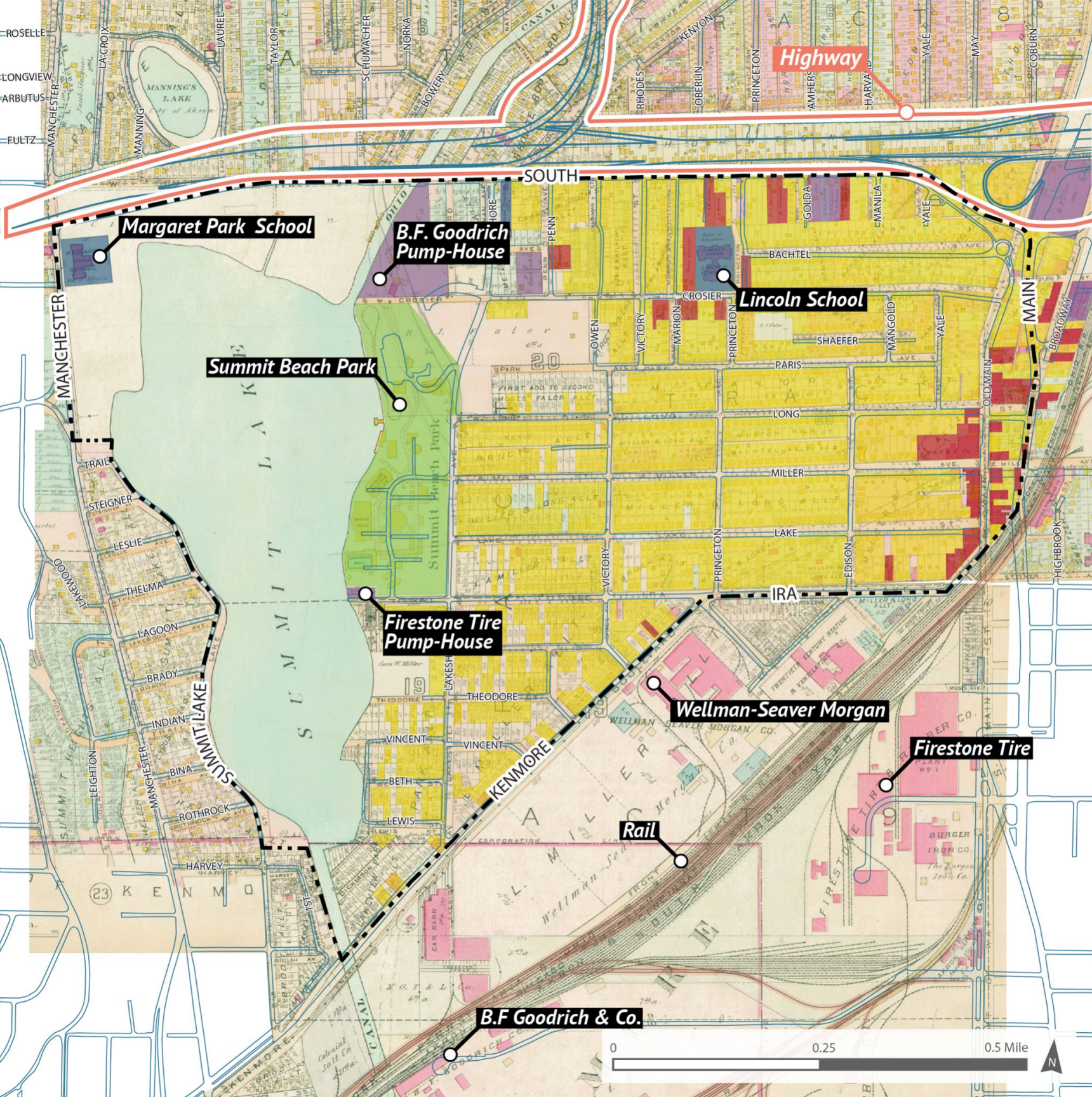
Summit Lake has
33%
owner occupied housing
in Akron this number is
50%



Summit Lake has
67%
renter occupied housing
in Akron this number is
50%

49%
of renters in Summit Lake spend
30% or higher
of their gross household income
on rent

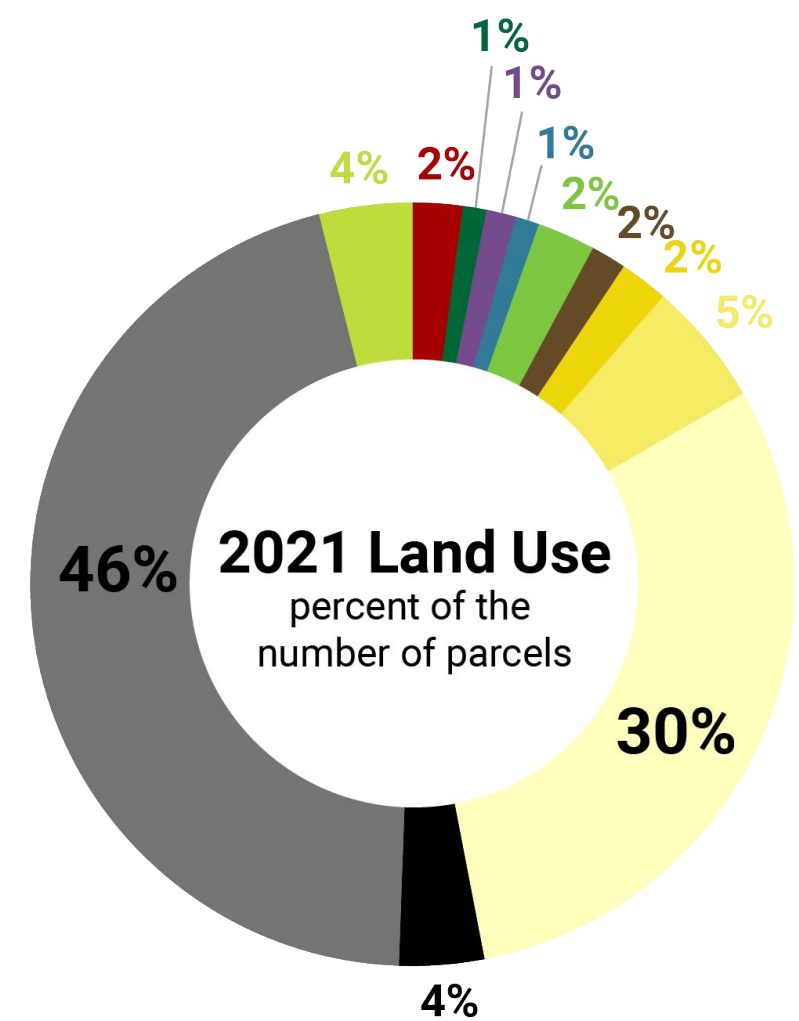
Source : Social Explorer (U.S. Census, American Community Survey 5-year estimates, 2019 and 2010); Census Tracts 5053 and 5056



In 1921, Summit Lake was almost fully built out with 2 schools, Summit Beach Park and commercial services

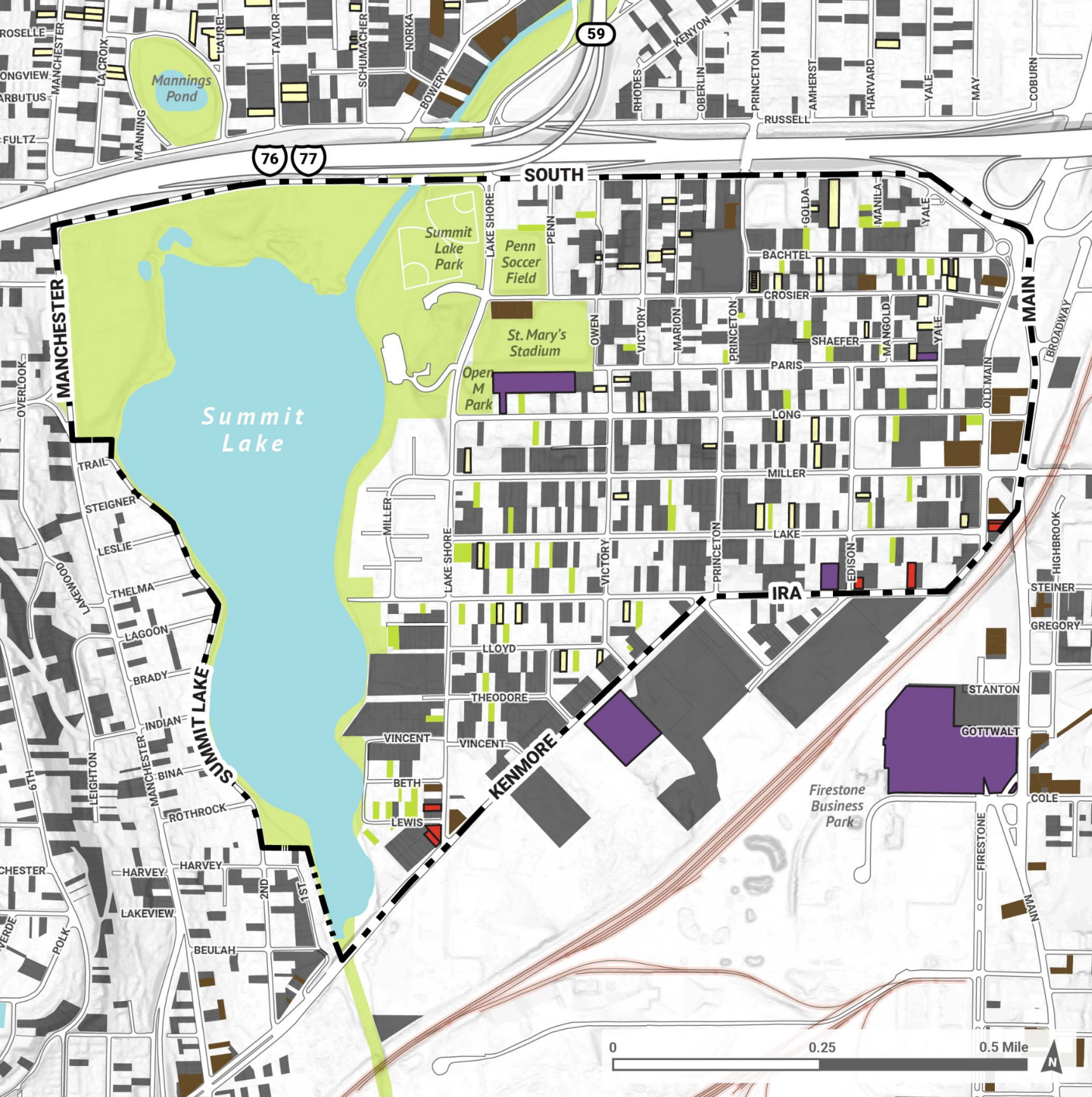
1921 Land Use

- Choice Study Area
- Current Curb Lines
- Residential
- Commercial
- Industrial
- Institutions
- Parks and Recreation



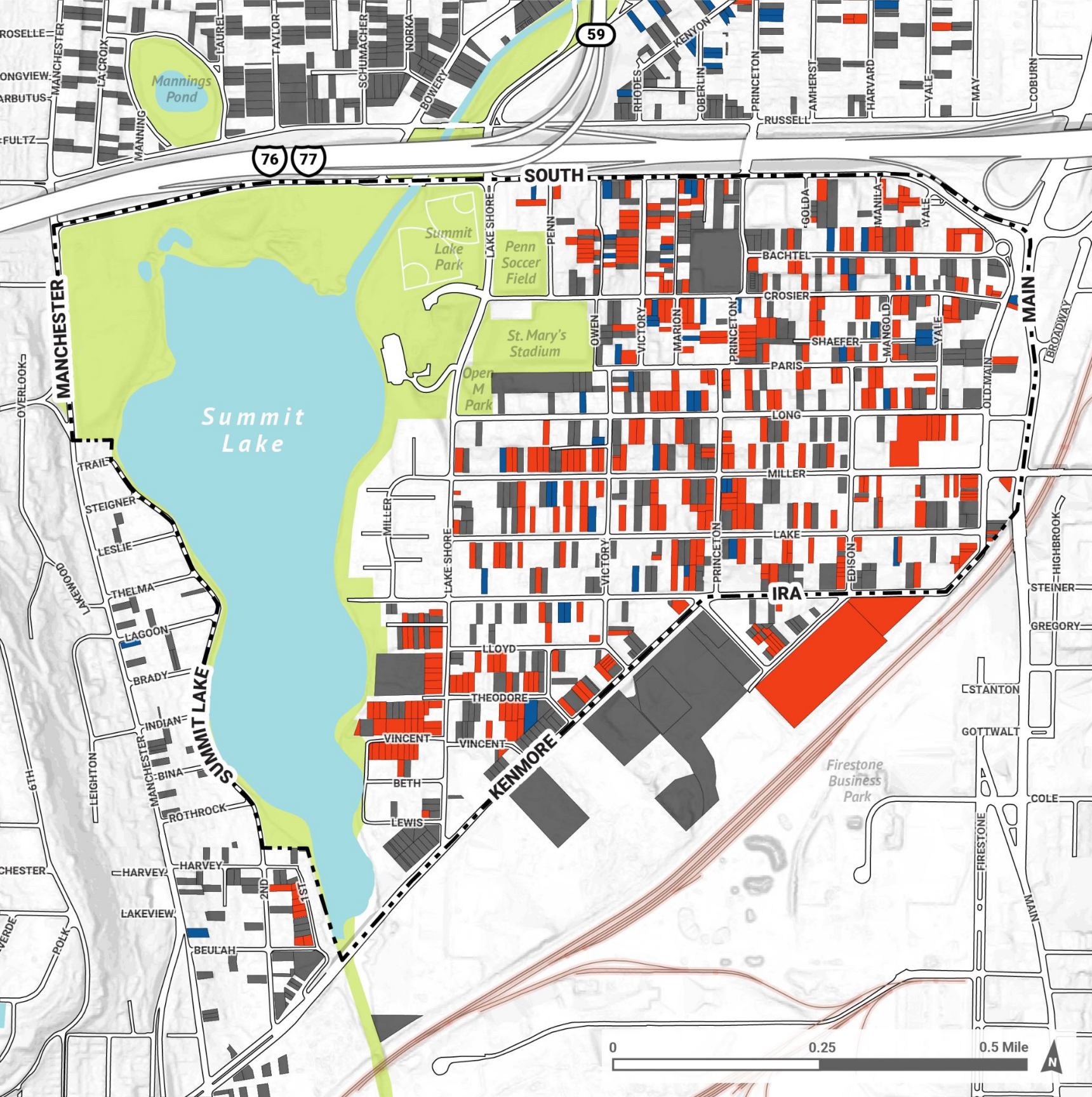
2021 Land Use

- Choice Study Area
- Single Family Residential
- Multi Family (3 units or less)
- Multi Family (4 units or more)
- Commercial
- Industrial
- Institutional
- Parks and Open Space
- Community Garden
- Side Yard
- Utility
- Parking
- Vacant Land
- Vacant Building



There are 83 acres of vacant land [63 football fields] & 54 vacant buildings in the Study Area [44 are residential]

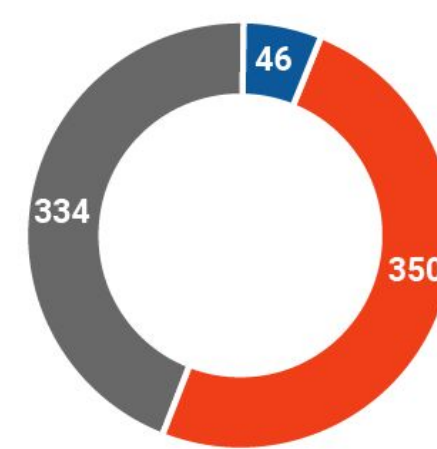
- 2021 Vacancy**
-  Choice Study Area
 -  Vacant Residential Building
 -  Vacant Commercial Building
 -  Vacant Industrial Building
 -  Vacant Land
 -  Parking Lot
 -  Side Yard



Over half of the vacant property is public owned

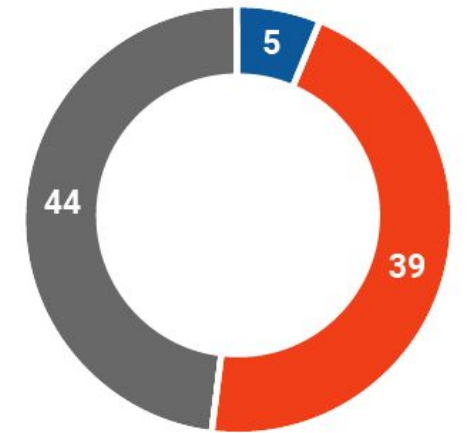
Parcels By Ownership

793 Total Parcels



Land Area By Ownership

89 Total Acres



Vacancy by Ownership, 2021


Source: City of Akron GIS, Akron Fiscal Office

- Choice Study Area
- Lake/River/Pond
- Parks/Open Space
- Railroad
- Privately Owned - Vacant
- Summit County Land Bank - Vacant
- City of Akron - Vacant



Most of the neighborhood is disconnected from the lake.

Lake Access

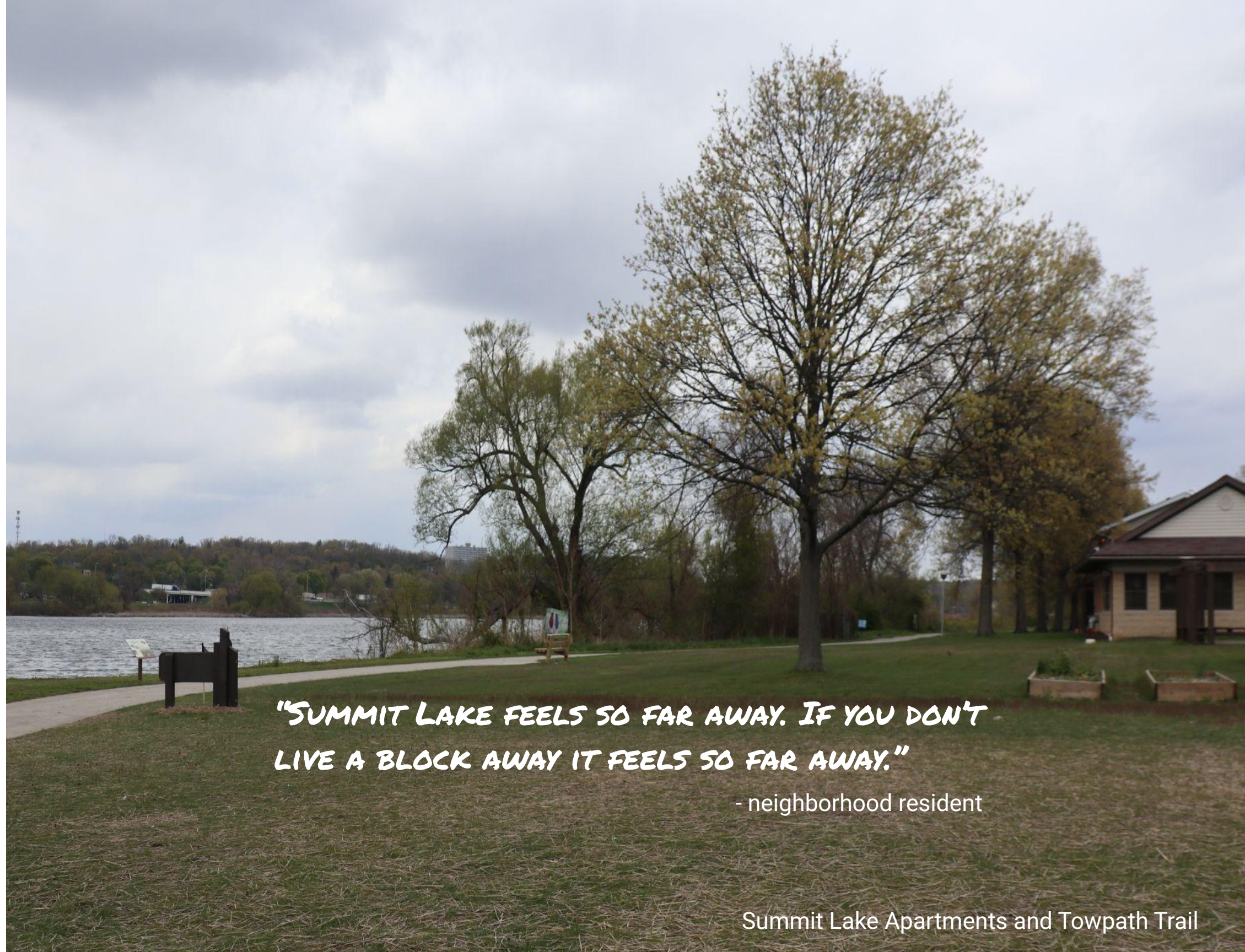
-  Lake Access Points
-  Lake/River/Pond
-  Parks/Open Space
-  Existing Towpath Trail
-  Proposed Summit Lake Trail
-  Railroad

**On the west
side, streets
continue to
the lake**



Summit Lake Boulevard

On the east
side, the
street grid
ends at Lake
Shore Blvd



*"SUMMIT LAKE FEELS SO FAR AWAY. IF YOU DON'T
LIVE A BLOCK AWAY IT FEELS SO FAR AWAY."*

- neighborhood resident



WE HAD A GREAT TIME AT OUR FIRST
SUMMIT LAKE COMMUNITY WORKSHOP!

HISTORY +
BACKGROUND

COLLABORATIVE
MAP

FOOD +
DRINK

SPIN WHEEL

KIDS STATION

SURVEYS



A SPECIAL SHOUT OUT

to our resident volunteers and Y on the Fly!



WELCOME TO THE **SUMMIT LAKE** COMMUNITY WORKSHOP!

RAFFLE

A CHANCE TO WIN \$25!
To be entered into the raffle you must collect **three stamps** from completing the activities below:

	1. WRITE YOUR PERSONAL HISTORY OF SUMMIT LAKE
	2. SHOW US ON THE COLLABORATIVE MAP
	3. GIVE A SPINWHEEL TESTIMONIAL
	4. FILL OUT THE NEIGHBORHOOD SURVEY (this one is worth two stamps!)

Your Name:

Email OR phone number:

YOU MUST include your contact information above to be eligible to win!

Once you've collected your stamps, return this card to the sign in station and you will be contacted if you win.

and to Akron Civic Commons for the raffle!

Summit Lake on July 20





SUNMIT
LAKE
MAKE NEIGHBORHOODS

SUNMIT
LAKE
MAKE NEIGHBORHOODS

"I'VE TASTED THE DIFFERENCE!"

"I'VE TASTED THE DIFFERENCE!"

"I'VE TASTED THE DIFFERENCE!"

"I'VE TASTED THE DIFFERENCE!"

"I'VE TASTED THE DIFFERENCE!"

Let's Grow Akr
Community Fa

Jack
Tucker

LIVIN



I ❤️ SUMMIT LAKE

I ❤️ SUMMIT LAKE

BE A HERO FOR MOUNT LAKE NEIGHBORHOOD





TO THE
IT LAKE
ITY WORKSHOP!

2
COLLABORATION
SUMMIT LAKE
OUR SUMMIT LAKE
DIVERSE NEIGHBORHOODS

2
Neighbors

What would we like to see in our neighborhood?
What are the biggest challenges?
What are the biggest opportunities?

1. More green spaces
2. More affordable housing
3. More public transit
4. More community centers
5. More job opportunities
6. More safety
7. More parks
8. More community events
9. More public art
10. More community gardens

Front Porch Fellowship on July 21







1 WELCOME TO THE SUMMIT LAKE COMMUNITY WORKSHOP!

2 COLLABORATIVE MAP

STEP 1 Place the home sticker where you live

STEP 2 Use the heart sticker to show us a neighborhood place you love

3 Place the corresponding sticker below to explain your issue or idea.

1. A Great History of Summit Lake

2. A Great Future for Summit Lake



What is an issue you would like to see this neighborhood plan solve?
Place one sticker on the map and the matching one below with your answer.

- Public works on Miller
- Need a bank: even on the Green side would help
- NEED A DRIVE STORE/PHARMACY
- Change colors to 2014
- Put trees on vacant city lots
- Fix up empty houses (green)
- Repair street lights on Edison
- Lighting for the playground
- Tear down dilapidated abandoned buildings
- Plant

Other issues listed on the board include: Burred out street light; needs to be repaired, Need a bank: even on the Green side would help, NEED A DRIVE STORE/PHARMACY, Change colors to 2014, Put trees on vacant city lots, Fix up empty houses (green), Repair street lights on Edison, Lighting for the playground, Tear down dilapidated abandoned buildings, Plant.



\$\$\$
Your neighborhood won the LOTTERY!
How would you spend that money to improve your community?

1
You! Choose 1
Pick any 2 questions to answer.

What about your neighborhood makes you feel...

2
You have been **ELECTED** Mayor for a day!
What's the most important thing you would do during your short tenure to improve the community?

3
You! Choose 3
Pick any 2 questions to answer.

What about your neighborhood makes you feel...

4
You! Choose 4
Pick any 2 questions to answer.

What about your neighborhood makes you feel...

5
You! Choose 5
Pick any 2 questions to answer.

What about your neighborhood makes you feel...

6
You! Choose 6
Pick any 2 questions to answer.

What about your neighborhood makes you feel...

7
You! Choose 7
Pick any 2 questions to answer.

What about your neighborhood makes you feel...

8
You! Choose 8
Pick any 2 questions to answer.

What about your neighborhood makes you feel...

9
You! Choose 9
Pick any 2 questions to answer.

What about your neighborhood makes you feel...

10
You! Choose 10
Pick any 2 questions to answer.

What about your neighborhood makes you feel...

I'M AMAZING!!

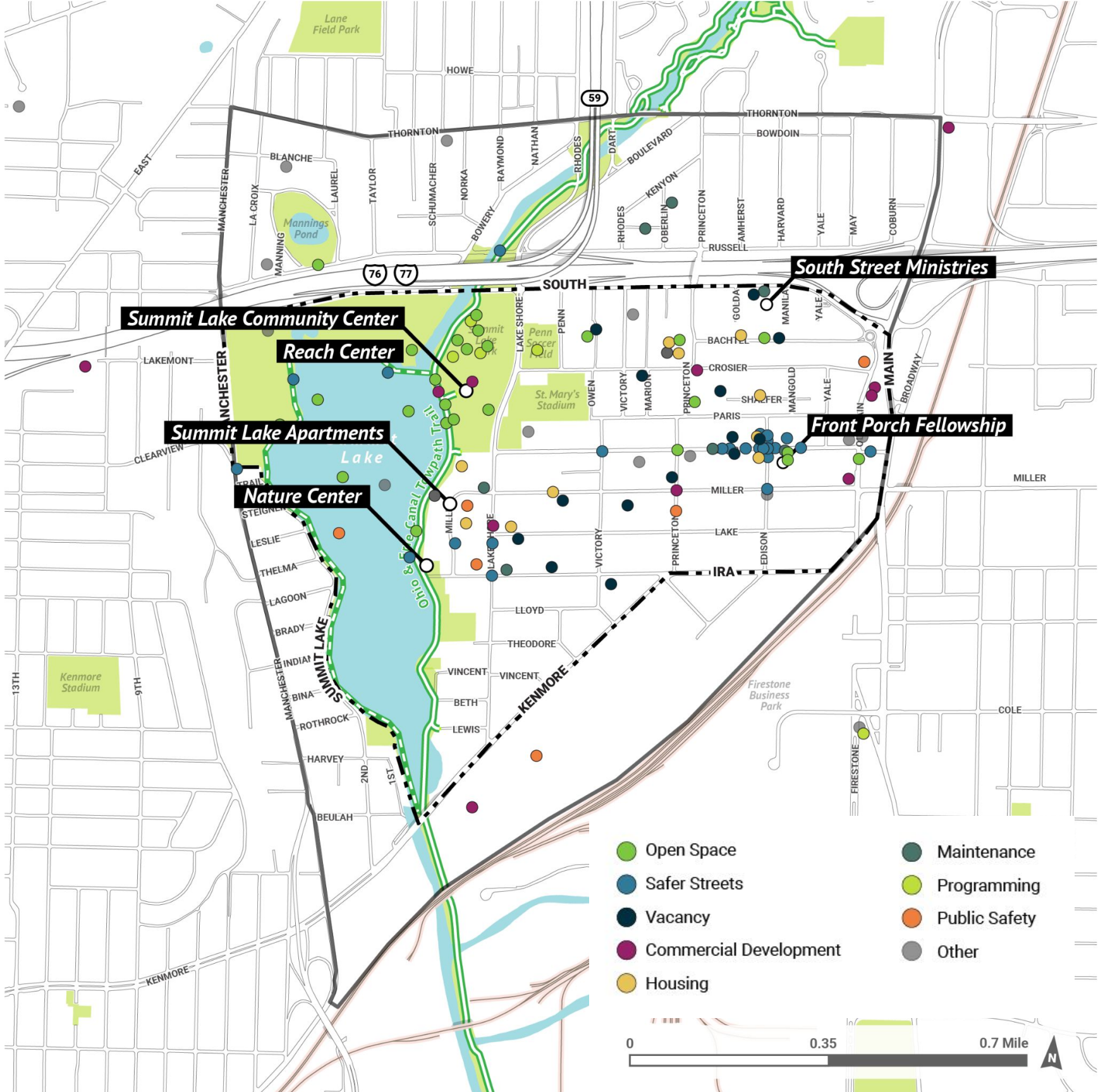
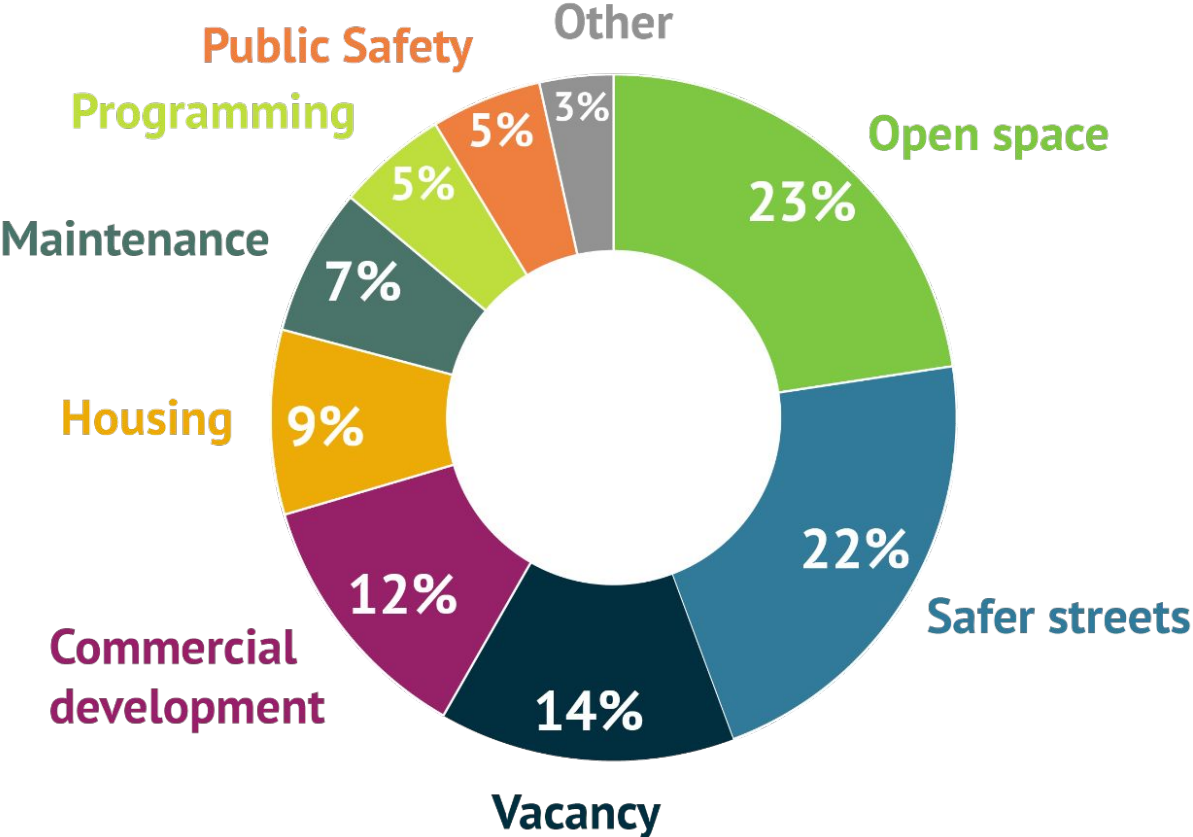
Safe Play

Safe Play

Collaborative map

What is an issue you would like to see this plan solve?

[115 comments]



Collaborative map



SPLASH PAD, COMMUNITY POOL!



FOOD TRUCKS RESTAURANT



DRUG ACTIVITY



ideas



issues



Commercial



Housing



Open Space



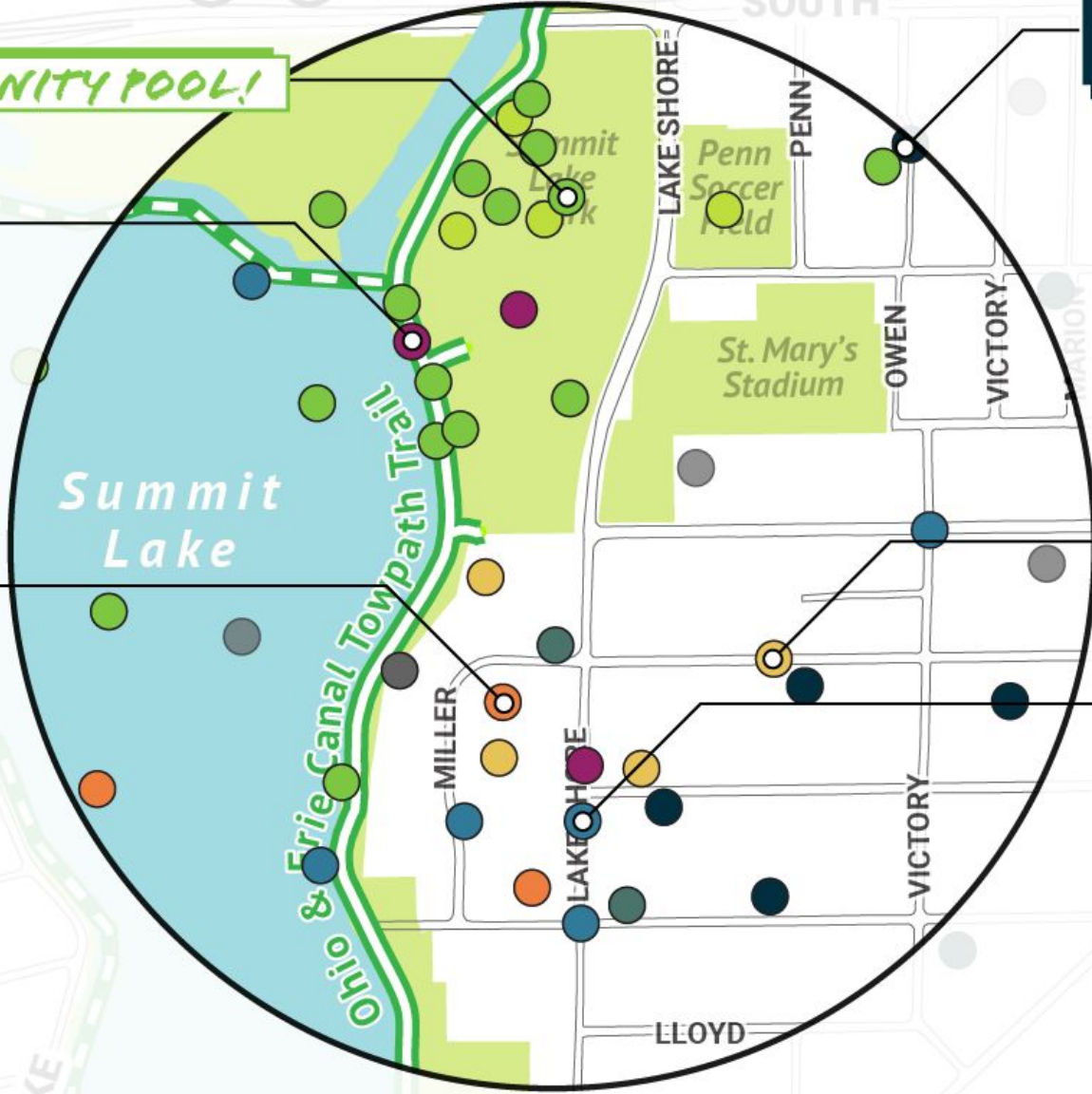
Safety



Safer Streets



Vacancy



COMMUNITY GARDENS ON VACANT LOTS



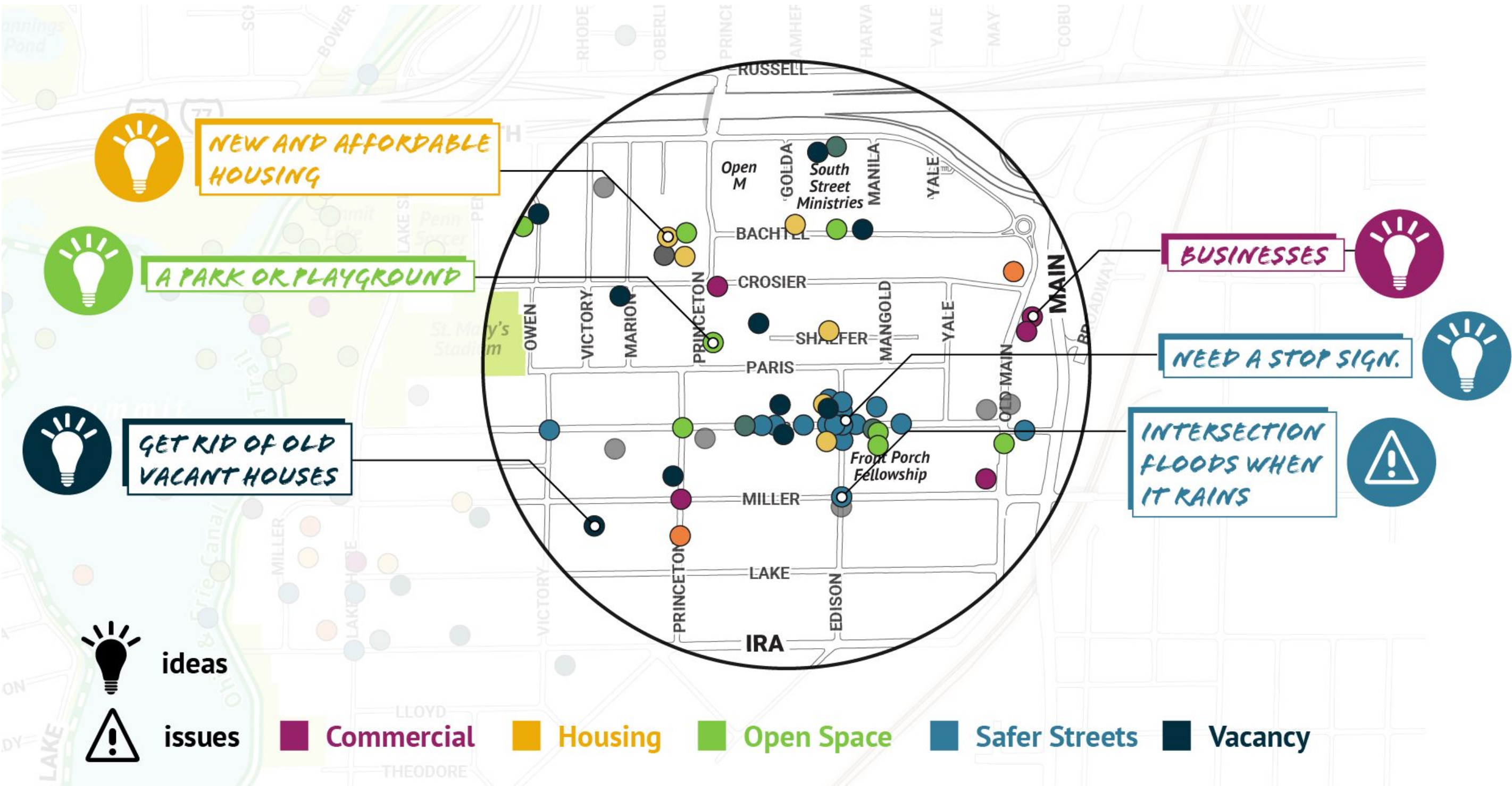
MATCHING GRANT FOR HOME REPAIR



SLOW DOWN TRAFFIC, ADD CROSSWALK



Collaborative map



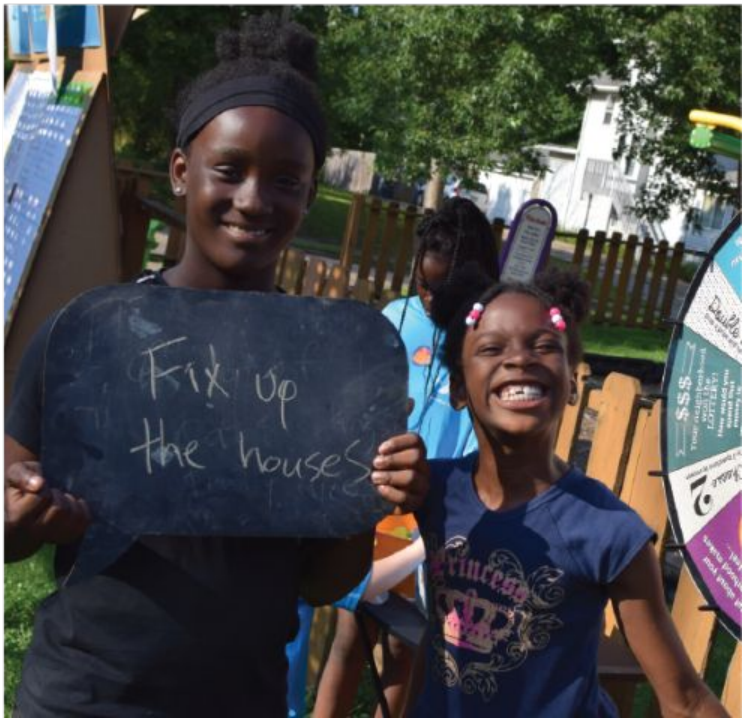
Spin wheel



\$\$\$

Your neighborhood won the LOTTERY!

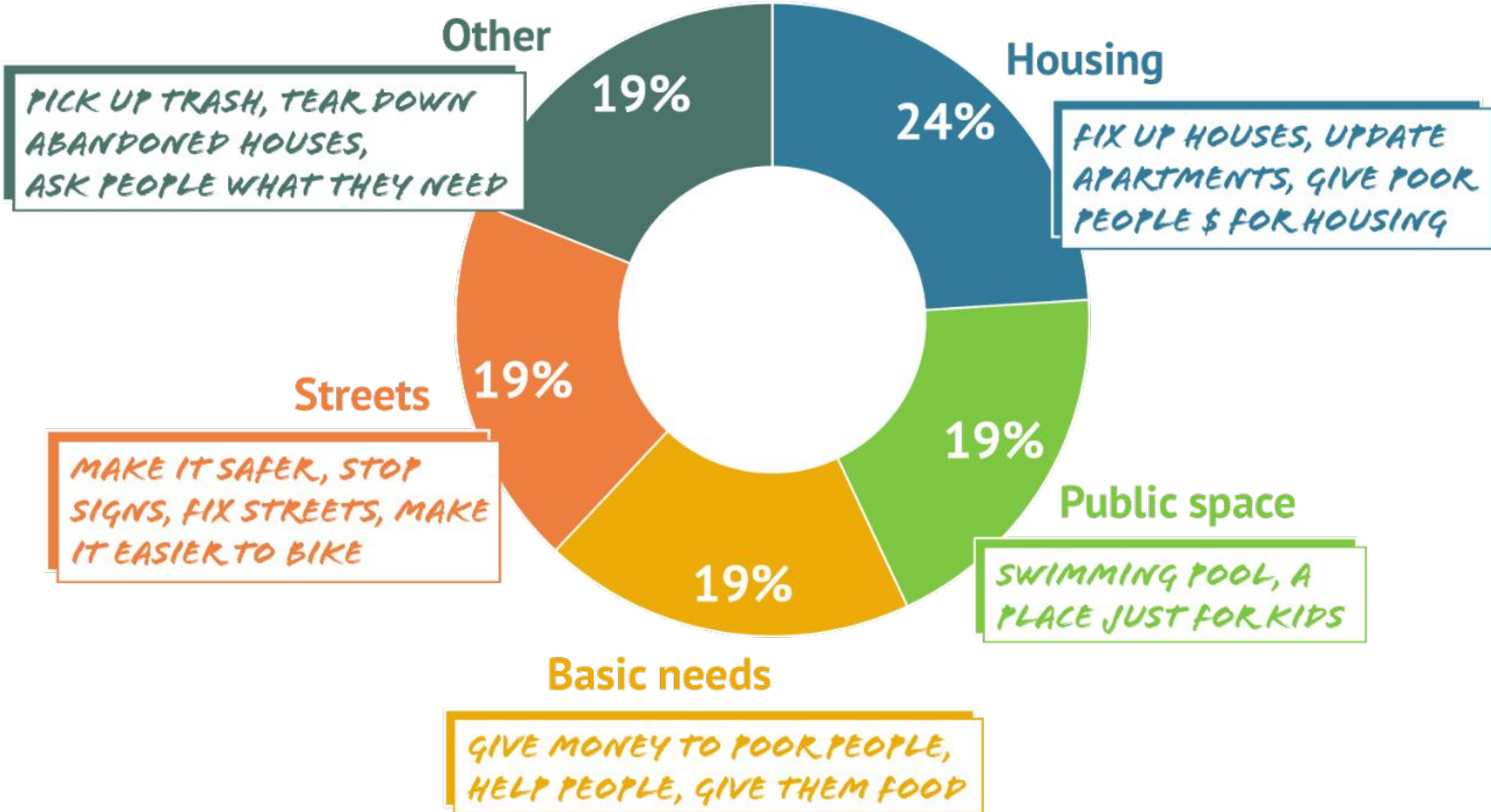
You have been **ELECTED** Mayor for a day!



Spin wheel

What would you do to improve your community?

[21 comments]



Summary: *what we've most frequently heard*

Community

There is a lot of pride in Summit Lake with committed residents and organizations looking to improve the community.

"THERE HAS ALWAYS BEEN A STRONG SENSE OF COMMUNITY HERE."



Summary: *what we've most frequently heard*

Open space

The Civic Commons has brought the community to the water - the programming and activities on Summit Lake are invaluable.

However, what is happening on the lake often feels separate from the rest of the community.

There are great park spaces around Summit Lake but fewer opportunities on the hill.



"SUMMIT LAKE FEELS SO FAR AWAY. IF YOU DON'T LIVE A BLOCK AWAY IT FEELS SO FAR AWAY. YOU AREN'T CONNECTED. IT'S JUST FAR."

Summary: *what we've most frequently heard*

Streets

Streets and sidewalks are in poor condition and cars move too fast!

"PEOPLE FLY UP AND DOWN THE STREETS (SPEEDING) ON IRA. YOU CAN HEAR IT AT NIGHT. I WATCH PEOPLE BLOW RIGHT THROUGH THE STOP SIGNS.."



Summary: *what we've most frequently heard*

Quality of life

The overgrown lots, unsealed buildings and trash are major quality of life issues for neighbors.

Property owners need help to maintain houses.

The neighborhood is safer now but there is still work to do and there's still a perception of Summit Lake as a dangerous place.

"THE NEIGHBORHOOD HAS GOTTEN BETTER, THE DRUG ACTIVITY HAS GONE DOWN BUT HOMELESS CAMPS ARE TUCKED AWAY IN THE COMMUNITY."



Summary: what we've most frequently heard

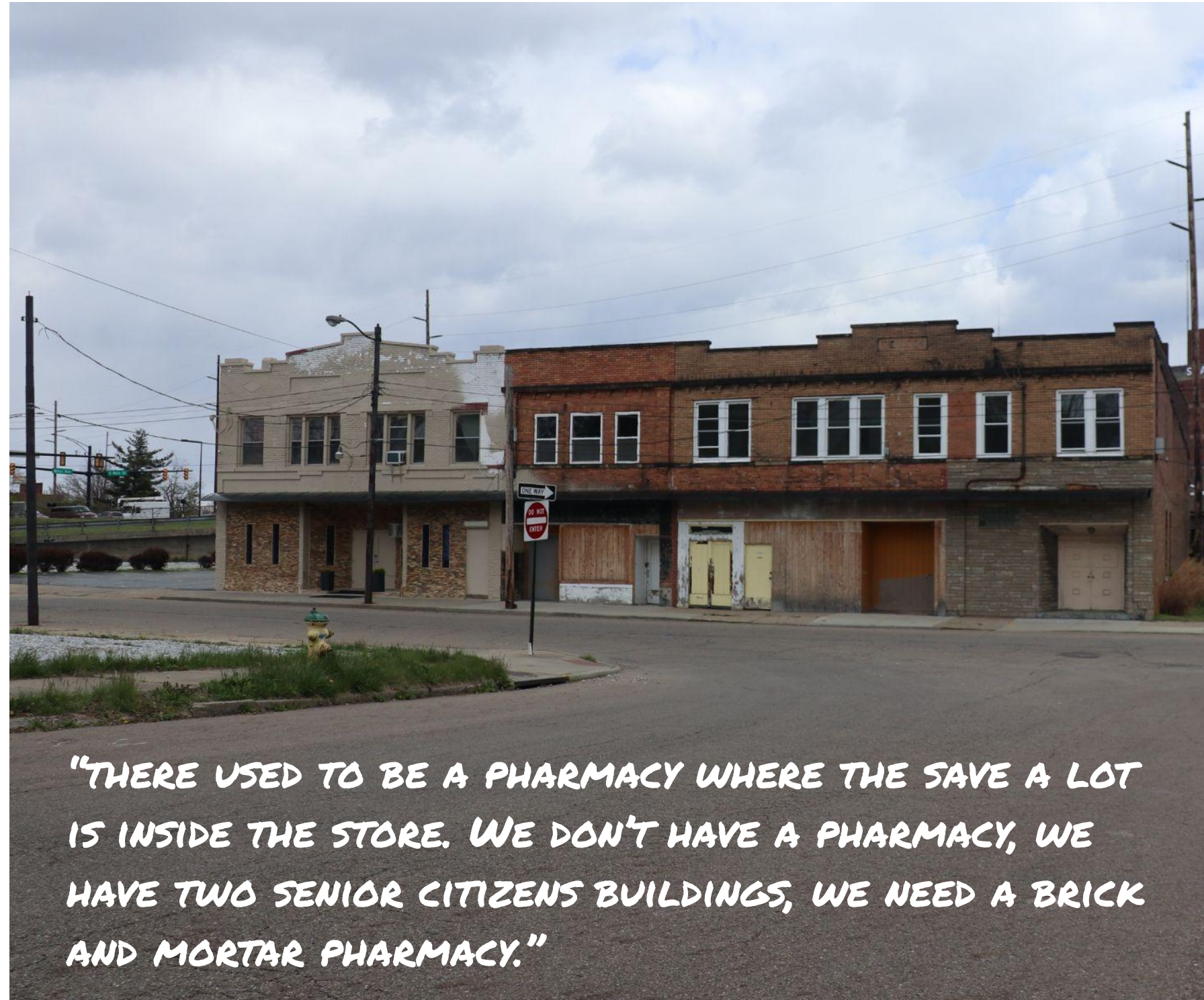
Basic needs

There are not enough retail amenities in Summit Lake. You have to leave the community to take care of basic shopping and needs.

It's difficult to get a loan or land for housing in the neighborhood.

Basic needs must be met first, people are in survival mode.

"THERE ARE NO AMENITIES AROUND HERE. IF YOU WANT A CUP A COFFEE YOU'RE OUT OF LUCK. TO GET LUNCH, YOU HAVE TO UBER OR DOOR DASH.



"THERE USED TO BE A PHARMACY WHERE THE SAVE A LOT IS INSIDE THE STORE. WE DON'T HAVE A PHARMACY, WE HAVE TWO SENIOR CITIZENS BUILDINGS, WE NEED A BRICK AND MORTAR PHARMACY."

Summit Lake Apartments Resident Survey Results



Summit Lake Community Workshop



Summit Lake Apartment pop-ups

3**How many people live in your household including you?**

[132 responses]

	RESPONSES	
1-Person Households	49 out of 88	56%
2-Person Households	38 out of 71	54%
3-Person Households	23 out of 44	52%
4-Person Households	15 out of 27	56%
5-Person Households	5 out of 7	71%
6-Person Households	0 out of 1	0%

***132 surveys completed
out of 238 Summit Lake
Apartments households -
(55% response rate)***

04

What *THREE* things do you like *MOST* about the neighborhood ?

[127 responses]

Housing is affordable

74%

Parks and recreational spaces

60%

Access to public transportation

31%

Close to family/friends

26%

Access to neighborhood social services

23%

Location

18%

Access to youth and early learning programs like Head Start

15%

05 What *THREE* things are the biggest problems with the neighborhood?

[123 responses]

High crime/I don't feel safe here

51%

Lack of shopping/retail store option

43%

Poor street lighting

29%

Number of vacant/abandoned properties

15%

Too few school options

13%

Nothing - I like everything about this neighborhood

11%

"I DON'T FEEL SAFE AFTER DARK, AND PEOPLE THROW THEIR TRASH ON THE GROUND AND THE DUMPSTER AREA IS FILTHY"

08

How safe do you feel in the following situations?

[132 responses]

VERY SAFE

Inside your apartment/home

52%

Walking to and from the Reach Opportunity Center and/or Summit Lake Community Center

41%

In the neighborhood during the day

38%

VERY UNSAFE

Walking around the lake at night

32%

In the neighborhood at night

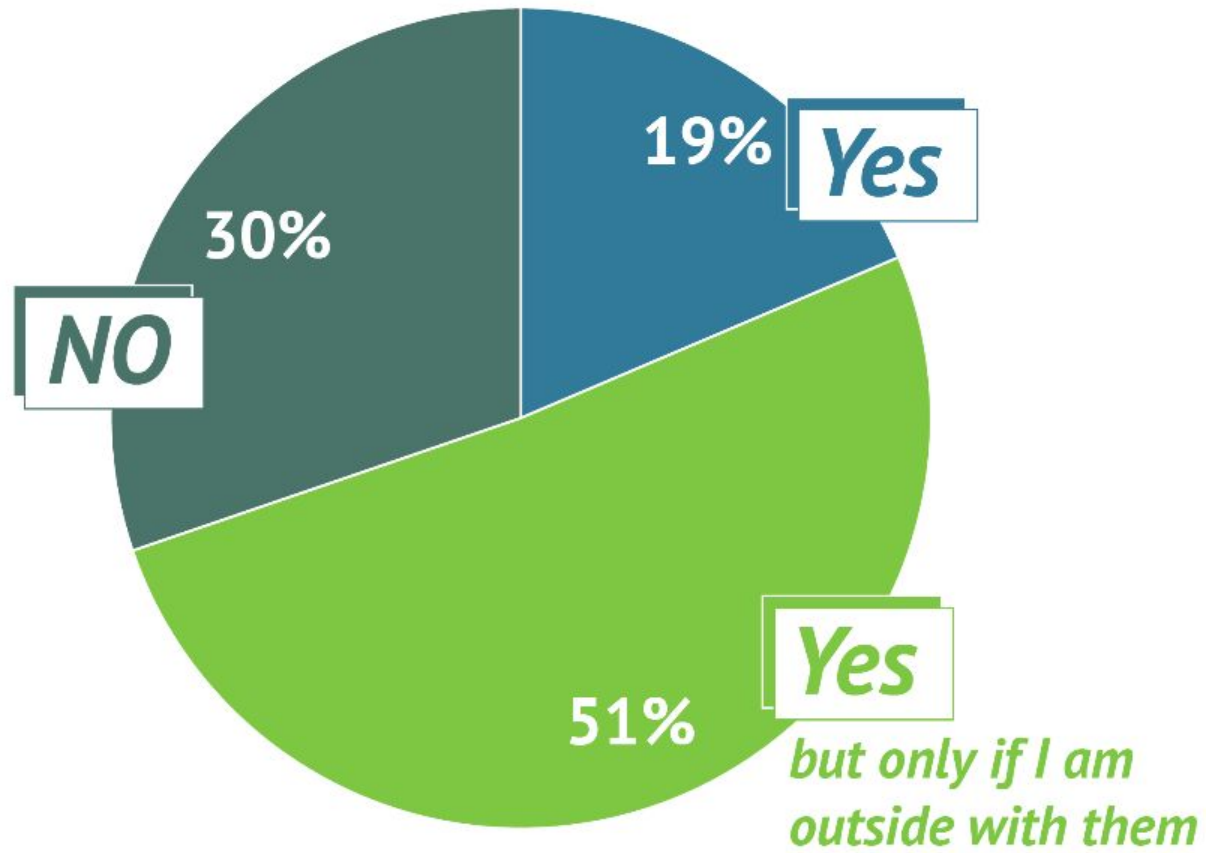
21%

Walking to and from the Save A Lot or Aldi

11%

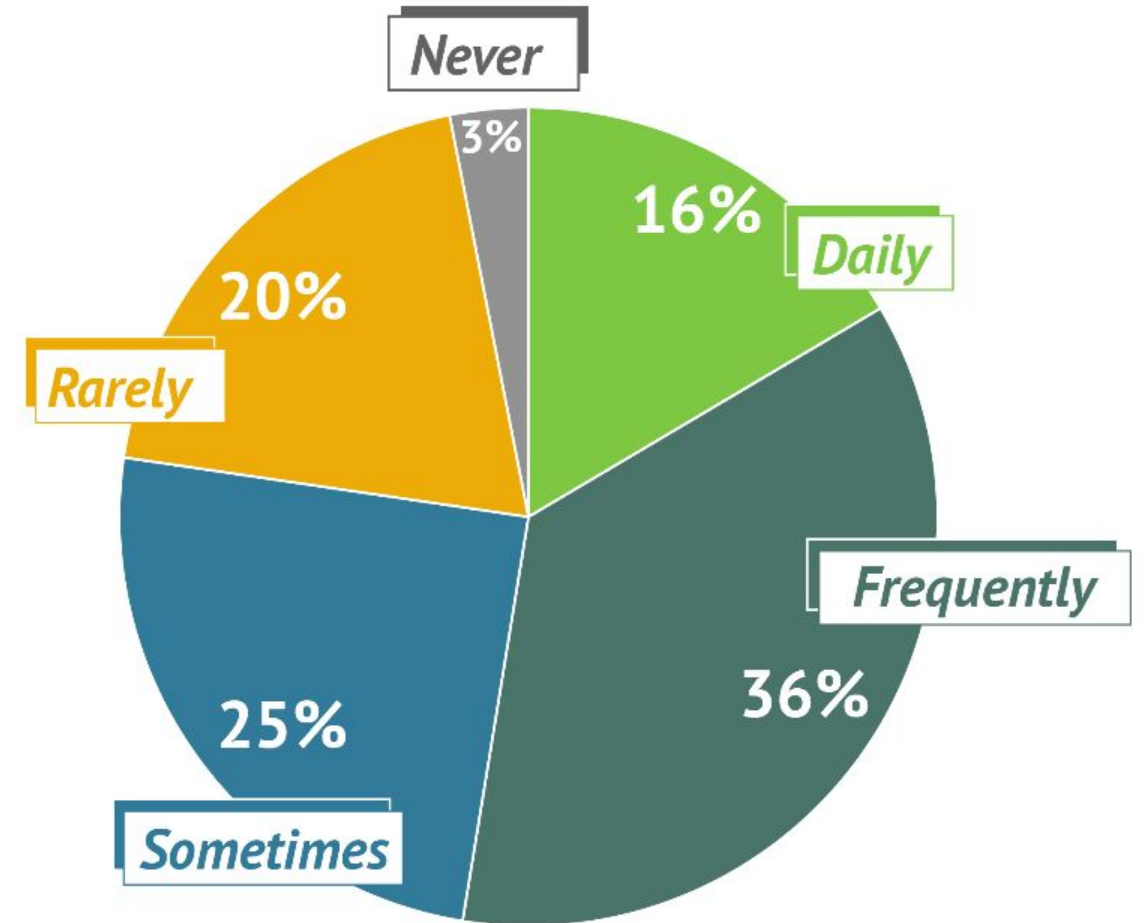
10 Do you allow your child(ren) to play outside your home?

[86 responses]



11 How often do you feel crime occurs in the neighborhood?

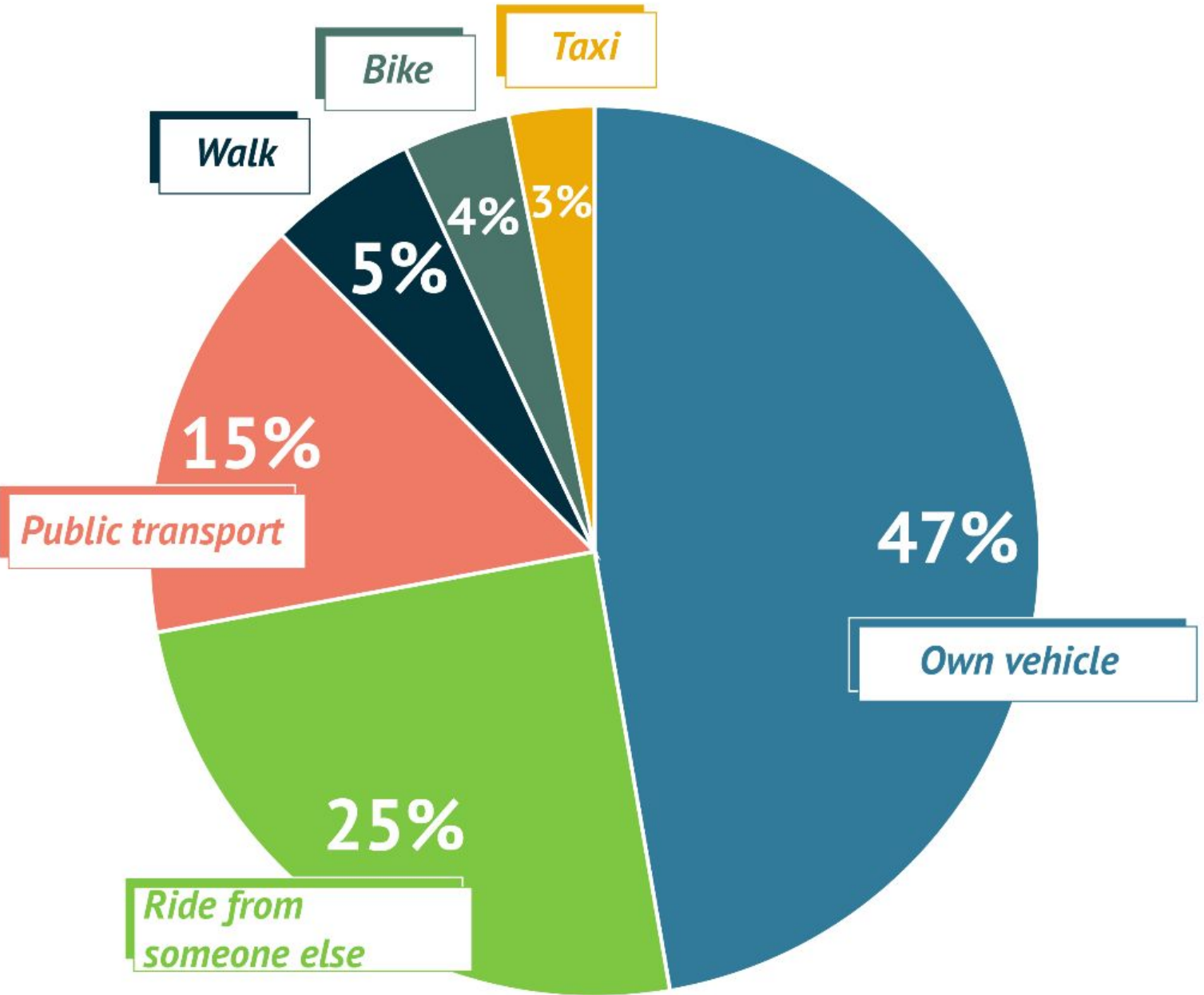
[97 responses]



16

What is the main way you get around ?

[129 responses]



17

How much of a problem is transportation when trying to get to work, school, appointments, shopping, etc.?

[132 responses]

	RESPONSE
No problem - I always have access to transportation	39%
Not very big - I usually have access to transportation	36%
Somewhat big - I have unreliable access to transporta-	19%
Very big - I have no access to transportation	7%

50

What are the top FIVE improvements that you want to see at Summit Lake Apartments? (select 5)

[125 responses]

	RESPONSES	
Features like front porches, balconies, outdoor lighting, or fences	64%	80
Apartment features that are good for the environment	42%	52
More parking	37%	46
More recreational/exercise areas (indoor & outdoor)	34%	43
Apartments that are affordable at different income levels	26%	33
More trees, bushes, grass, and flower/outdoor space	23%	29
Apartments specifically for seniors	19%	24
Taller buildings (4 stories tall or more with an elevator)	14%	18
More indoor community space (community room, community center)	14%	18
Public art (e.g. murals and sculptures)	14%	18
Smaller buildings (3 stories or less)	7%	9
Other (please specify)	23%	30

Washers & dryers in our units

Better security & management

Private outdoor spaces for relaxing or grilling

Air conditioning

Updated appliances

Carpeting

"CARPETS IN UNITS. MY DEAR DAUGHTER FELL AND HIT HER HEAD WHEN SHE WAS ABOUT 6 MONTHS OLD AND HAD A CRACKED HER SKULL WITH A SMALL BRAIN BLEED".

51***If you had to move temporarily to allow for Summit Lake Apartments to be improved, where would you want to go?***

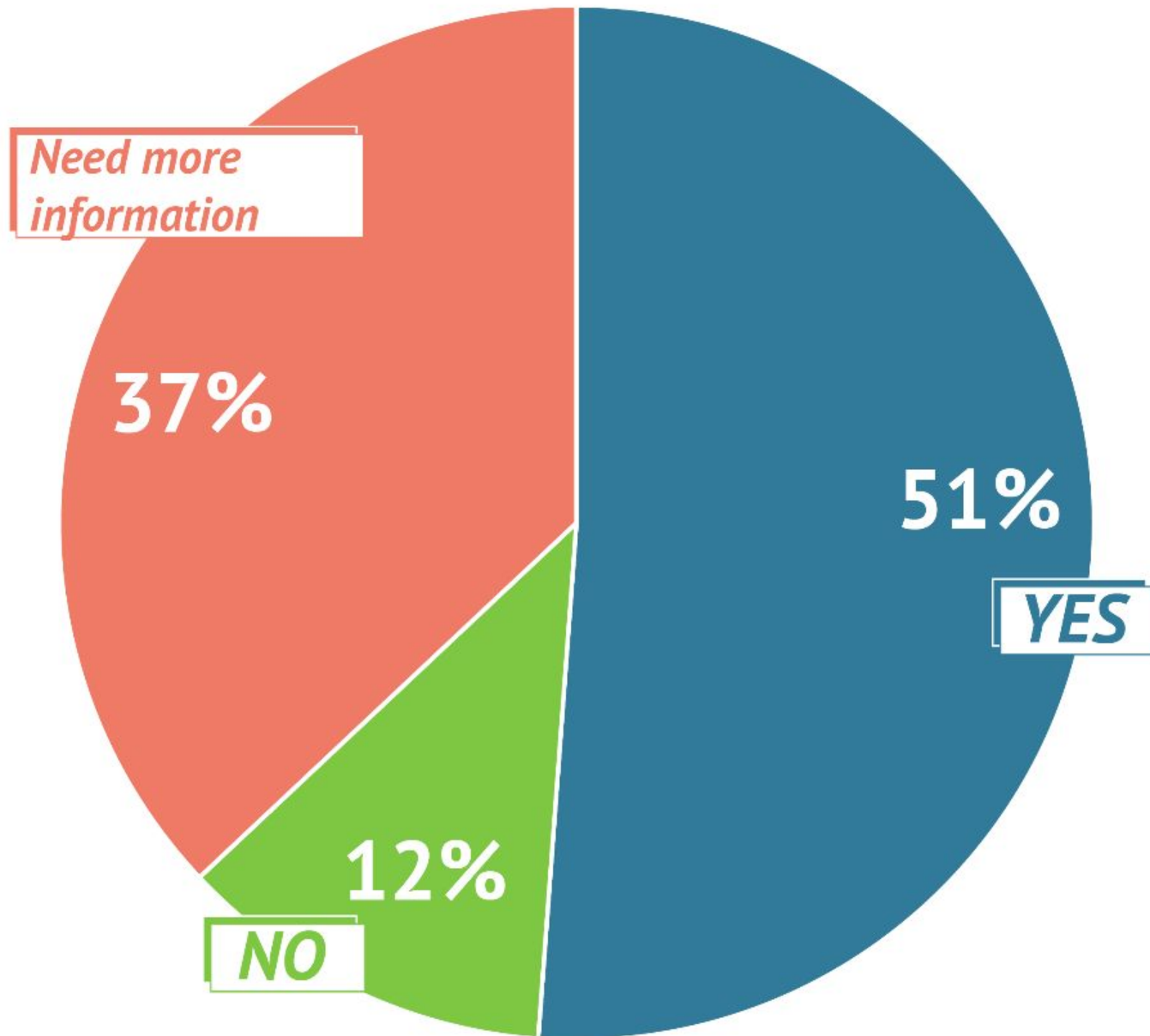
[127 responses]

	RESPONSES	
Move into a unit with a Section 8 voucher elsewhere in Akron	36%	46
Move into a unit with a Section 8 voucher in the Summit Lake neighborhood	17%	21
Move into a unit with a Section 8 voucher outside of Akron	8%	10
Move into another AMHA family public housing site (please specify preferred site)	6%	8
Move into an AMHA elderly/disabled public housing site (please specify preferred site)	4%	5
I need more information before I can answer	29%	37

52

If Summit Lake Apartments is improved, would you be interested in returning to a new and improved unit?

[127 responses]



53

Are you interested in purchasing a home or condominium in the future?

[126 responses]

*55% of the respondents are **very interested** in purchasing a home or condominium in the future*

Emerging themes for a neighborhood vision of the future



Summit Lake will be a safe and desirable place to live.

There will be a strong sense of community where people look for out for each other.

Residents will have what they need to be healthy and independent.

Natural assets will be an integral part of the community and will help make it unique.

Next Steps

- **Housing Market Analysis - Zimmerman/Volk Associates - end of November**
- **Developer RFP - issued this month**
- **Workshop #2 for Land Use planned for September 28 at Reach Opportunity Center**
- **Round 2 Choice workshop planned for late October**