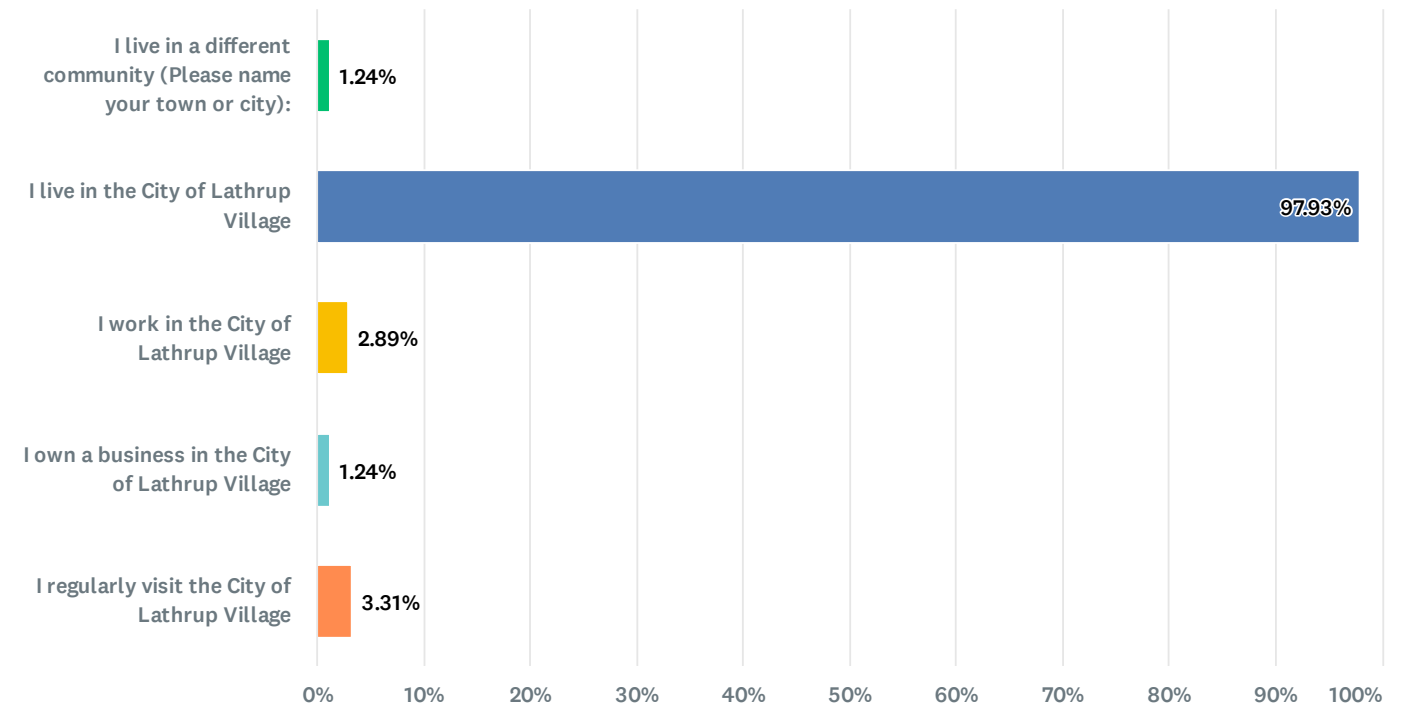


Q1 242 responses

Please check all that apply to you:

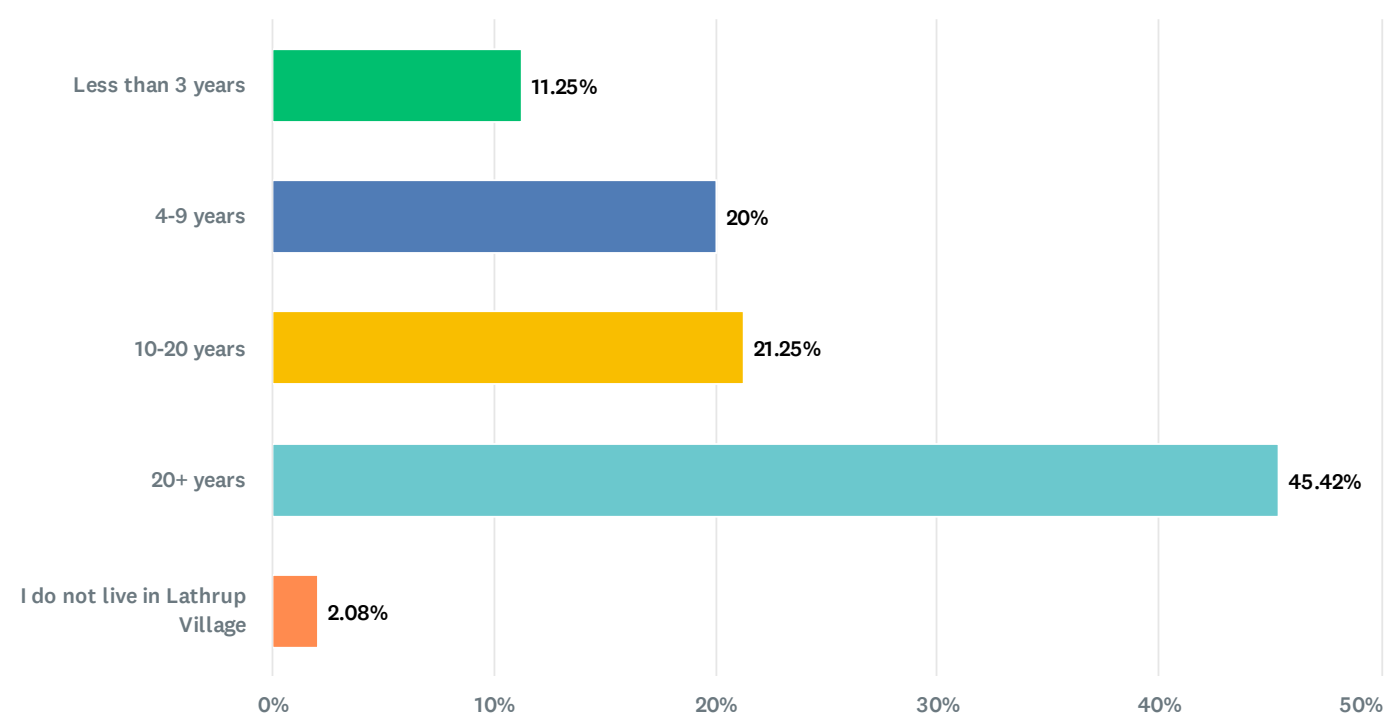


Answer Choices	Percentage	Responses
I live in a different community (Please name your town or city):	1.24%	3
I live in the City of Lathrup Village	97.93%	237
I work in the City of Lathrup Village	2.89%	7
I own a business in the City of Lathrup Village	1.24%	3
I regularly visit the City of Lathrup Village	3.31%	8
Total		258

#	I LIVE IN A DIFFERENT COMMUNITY (PLEASE NAME YOUR TOWN OR CITY):	DATE
1	Southfield,MI - 5 houses away from lathrup	5/20/2026 9:12 PM
2	Southfield	3/11/2026 10:15 AM
3	Southfield	2/13/2026 10:55 AM

Q2 240 responses

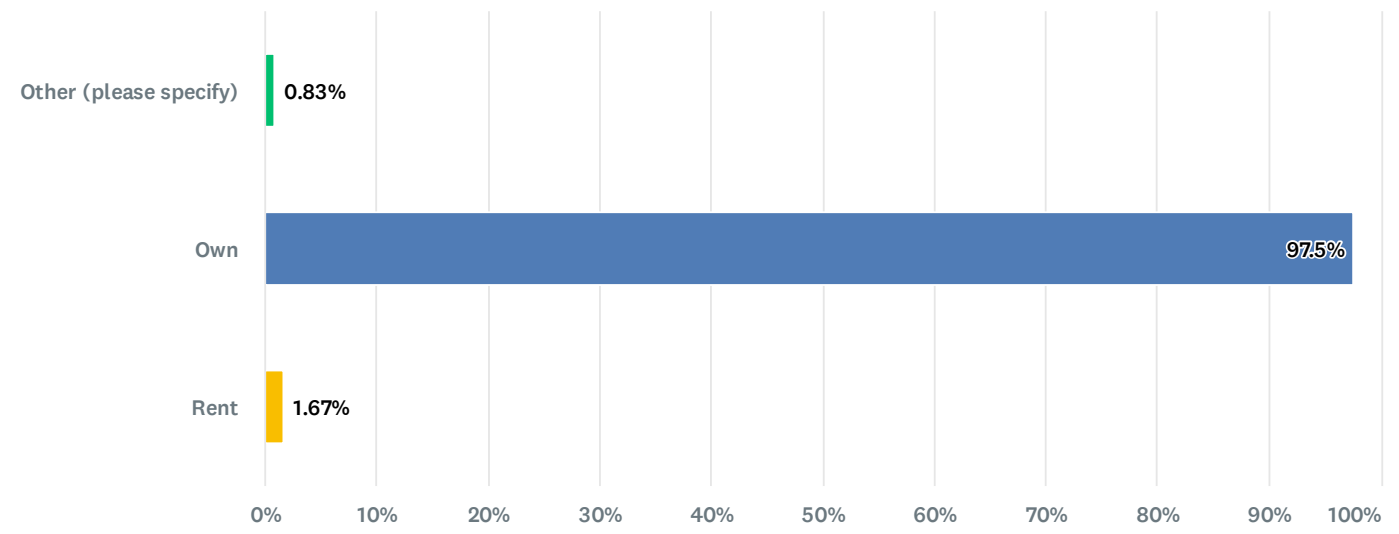
If you live in the City of Lathrup Village, how long have you been a resident?



Answer Choices	Percentage	Responses
Less than 3 years	11.25%	27
4-9 years	20.00%	48
10-20 years	21.25%	51
20+ years	45.42%	109
I do not live in Lathrup Village	2.08%	5
Total		240

Q3 240 responses

Do you currently own or rent the home in which you live?

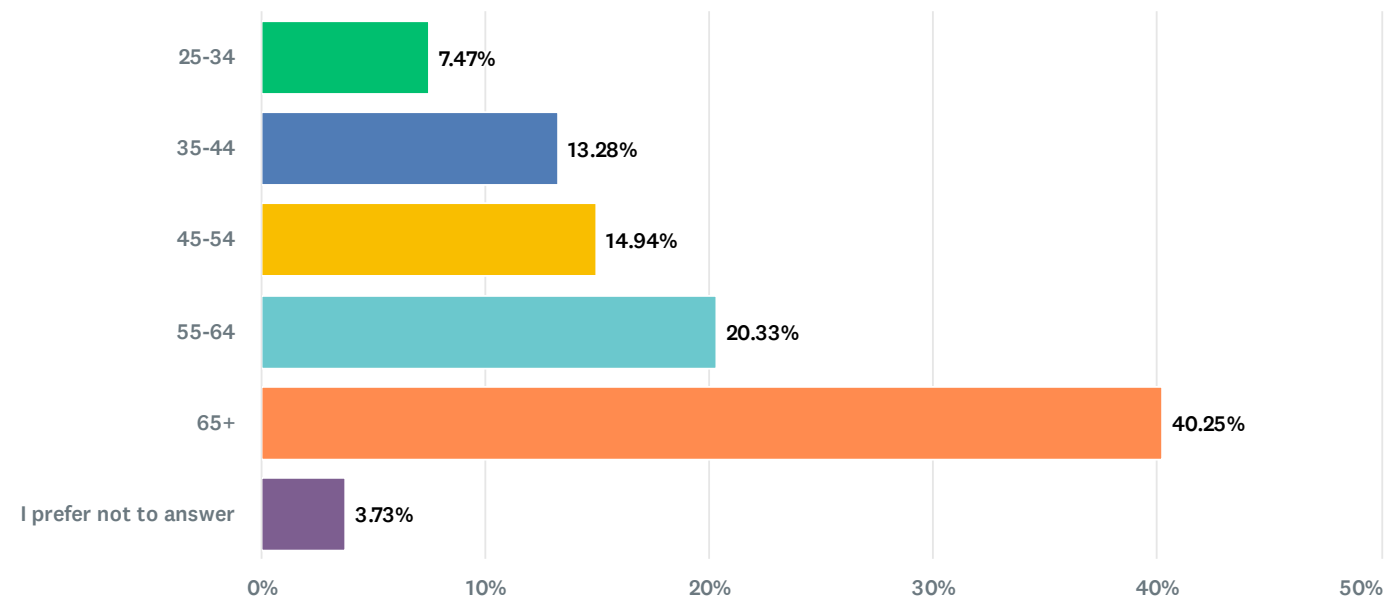


Answer Choices	Percentage	Responses
Other (please specify)	0.83%	2
Own	97.50%	234
Rent	1.67%	4
Total		240

#	OTHER (PLEASE SPECIFY)	DATE
1	share housing	3/16/2026 9:20 PM
2	Do not live in lathrup village	2/6/2026 9:22 AM

Q4 241 responses

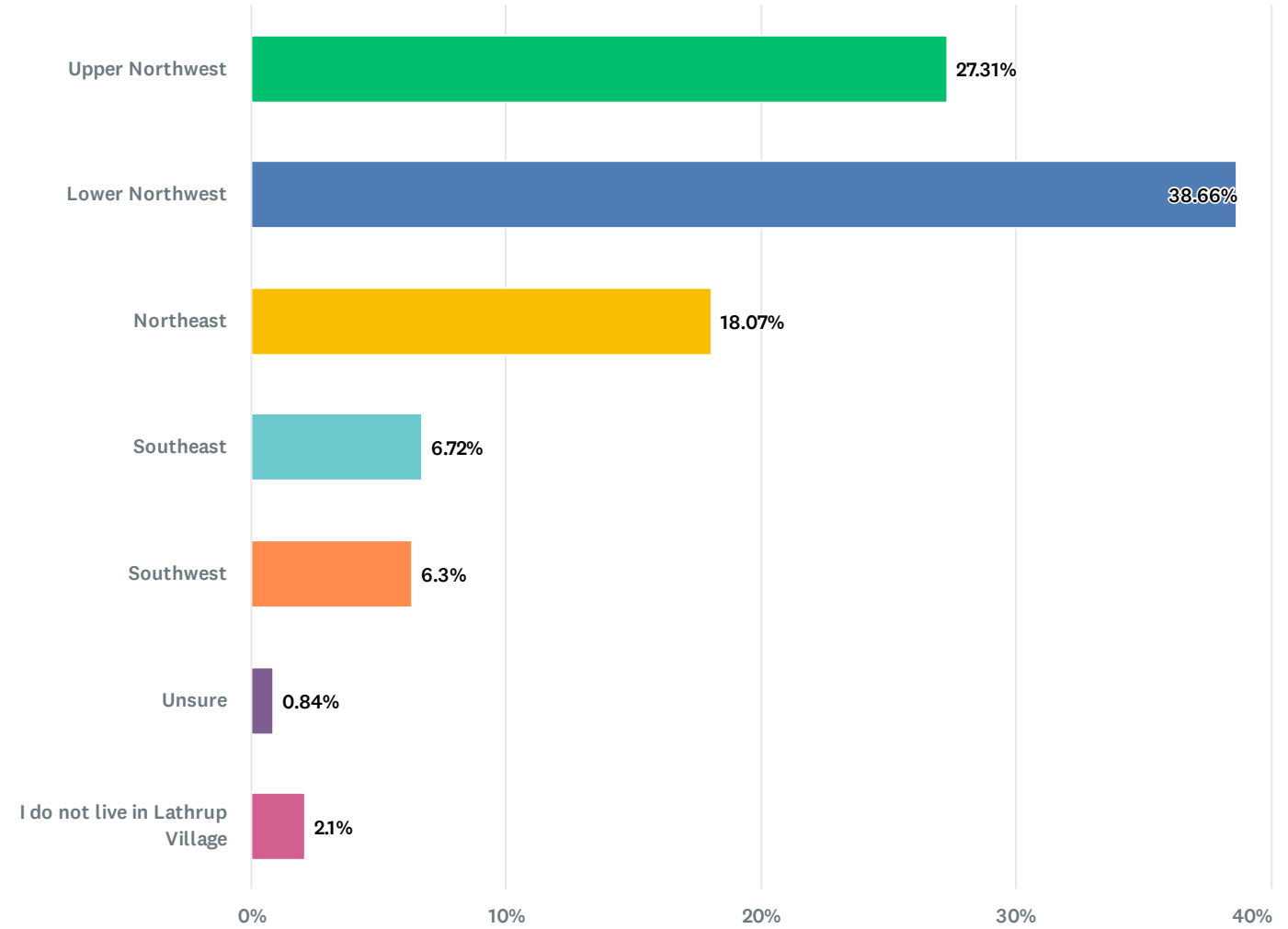
What age cohort do you currently belong to?



Answer Choices	Percentage	Responses
25-34	7.47%	18
35-44	13.28%	32
45-54	14.94%	36
55-64	20.33%	49
65+	40.25%	97
I prefer not to answer	3.73%	9
Total		241

Q5 238 responses

If you live in the City of Lathrup Village, what neighborhood do you live in based on the following map?



Answer Choices	Percentage	Responses
Upper Northwest	27.31%	65
Lower Northwest	38.66%	92
Northeast	18.07%	43
Southeast	6.72%	16
Southwest	6.30%	15
Total		238

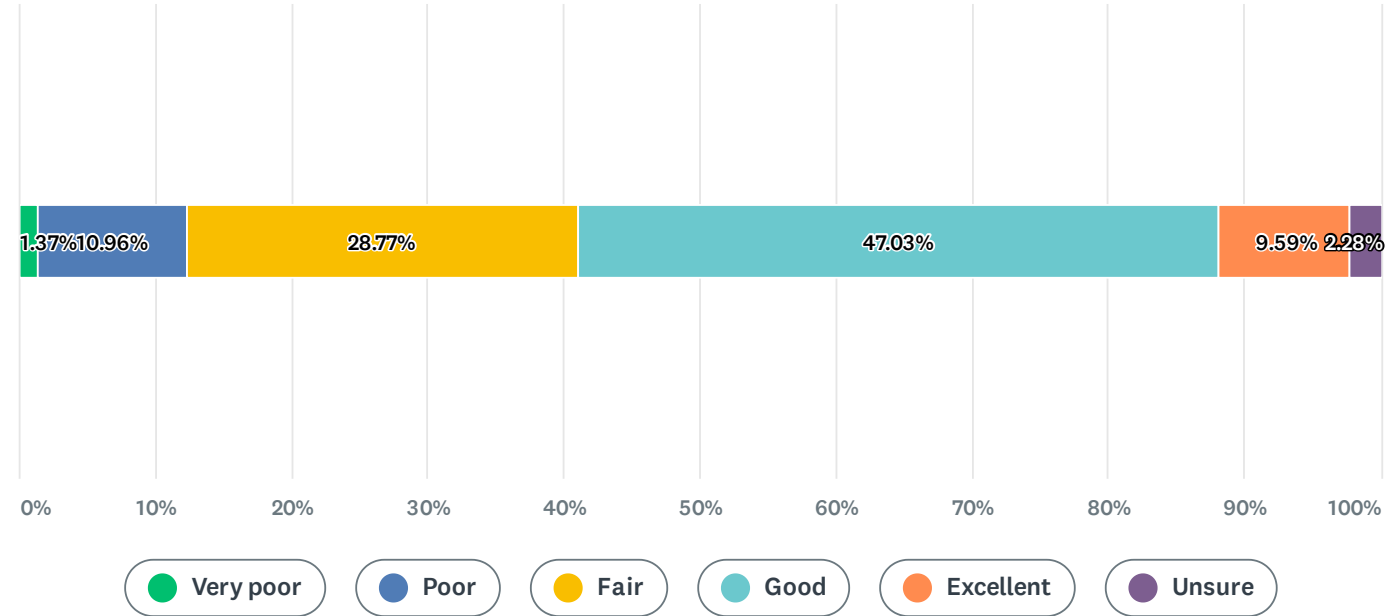
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Answer Choices	Percentage	Responses
 Unsure	0.84%	2
 I do not live in Lathrup Village	2.10%	5
Total		238

Q6

219 responses

The current Comprehensive Plan (2021) goal on housing aspires to have: “Attractive, safe, quiet and well-maintained neighborhoods; a diversified range of housing for people of all ages and abilities; and active neighborhoods that promote community connectedness.” How well do you think the City is doing at achieving this goal?



	Very poor	Poor	Fair	Good	Excellent	Unsure	Total
(no label)	1.37% 3	10.96% 24	28.77% 63	47.03% 103	9.59% 21	2.28% 5	219
							219

Q7 Do you have any thoughts on how the City could better achieve this goal?

Answered: 134 Skipped: 109

#	RESPONSES	DATE
1	Fair to good is my assessment: Snow removal has lessened. Neighborhood streets were difficult, even dangerous, to traverse for the last few years. Also, tree limbs hanging low in the city-owned portion of lawns, have not been trimmed in several years. Some years ago, a neighbor's grass was overgrown for more than a month before the city addressed the issue.	5/31/2026 12:07 PM
2	More walkable sidewalks along Southfield road. Less cannabis businesses.	5/30/2026 6:17 PM
3	Enforce codes that have been established and maintained for 20 years, consistently and with unbiased selection.	5/29/2026 8:05 PM
4	Community activities that appeal to younger people. Street repair	5/29/2026 5:40 PM
5	No apartments or low-income housing. Fund park cleanup and renovations.	5/29/2026 4:12 PM
6	Speed humps/bumps. There are on almost every street in Detroit but we don't have any.	5/29/2026 10:34 AM
7	I would actually give the city an "excellent" rating in all but the "diversified housing" category. I don't really know, but I'm guessing the price points would eliminate some young families and people living on pensions/social security. I know this has been a point of contention in past discussions but it's reality.	5/29/2026 9:34 AM
8	Adding affordable apartments or condos to our current housing stock.	5/19/2026 2:13 PM
9	Better city services including staff consistency. Strategies to encourage greater community connections like ambassadors in different areas of the city quadrant who work together.	5/16/2026 6:14 PM
10	What about an area for mini-houses for the elderly, youth/college students?	5/12/2026 3:49 PM
11	The city has events that attract a certain crowd of adults, but they do not have too many family oriented activities, and the parks are in poor condition. This doesn't attract families to stay in the city when they want to enjoy an activity.	5/10/2026 7:19 PM
12	Lots of houses need maintenance and yard work. With taxes being extraordinarily high, the value of houses does not really rise because the mileage is so high so the total cost of a mortgage and taxes prevent people for making updates to their home when moving into the community. If we were to lower property taxes, housing prices would rise and allow current residents to sell or access home equity to make improvement. Higher home prices would attract more financially secure people into the community, allow for uncapping to a higher tax, and drive more money for the city even with a lower mileage. Everyone can win. Current residents able to sell for a larger profit or access home equity for improvements, new and younger residence with more money at a higher tax rate, improved communities. Lathrup can eventually not be a retirement home and can hopefully attract new families willing to improve and remodel homes.	5/5/2026 10:29 AM
13	When we moved here, the community was very connected. It now is divided and there are little to no community groups that promote connection.	5/4/2026 6:59 PM
14	Our water runoff drainage is horrible. Water collects and does not go to drains. Sidewalk collect water as well. Sidewalks are too low.	5/3/2026 7:16 PM
15	As a walker, the lack of respect for stop signs alarms me, particularly cars crossing Bloomfield westbound close to 12 mile. I'm also annoyed by lack of enforcement of trash cans in front of houses and unshoveled, unweeded sidewalks on Bloomfield close to 12 mile. These are eye sores and make our neighborhood look abandoned. At least put a sticker on the door with a warning! I had a nice man come to my house years ago when I had my trash cans at the front. I put them out back and promptly had the lids repeatedly eaten by squirrels for my compliance. Nail salons, check cashing places, liquor stores, suit stores and vape shops also	4/25/2026 2:04 AM

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	add nothing to our community, but I have no viable suggestions for improvement. I know Lathrup is limited in the way it can grow and attract businesses.	
16	Never follow through with master plans	4/23/2026 3:43 PM
17	Enforce the appropriate city codes according to property maintenance and code enforcement. The responsibility and cost should not fall on the residents that comply.	4/23/2026 12:53 PM
18	There should be more police presence. It is rare that i see police drive down my street.	4/23/2026 8:39 AM
19	Better school district which I realize isn't in your control.	4/18/2026 7:55 AM
20	On the subject of connectedness. I've lived here for 30 years and I don't feel very connected to the neighborhood anymore. Partly, I believe is When our daughter was young that helped a lot to connect because the kids played together. We do have activities in LV throughout the year that I appreciate, however people tend to talk with the people they know already, their next door neighbors. I live on a dead-end. In case of an emergency, other than 911 of course, I have no one to talk to that may can keep an eye out on my house or any other support. While I was working, I traveled a lot too, so there are reasons on my end too that kept me away sometimes. What I'm thinking about is we maybe could try some sort of meet and greet that covers a few surrounding streets at a time for people who live near each other. This may provide the opportunity to meet some people you never met that lives right around the corner from you. I know this is difficult with the times we live in today and the trust factor, but just a thought we could maybe explore.	4/17/2026 10:47 AM
21	Find some revenue stream to reduce taxes.	4/17/2026 10:31 AM
22	Fix the sewers and water lines like Southfield did across the street for all their residents in this area My house has flooded several times even though taken the time and effort to install barriers, drainage tiles, and sump pumps	4/16/2026 3:49 PM
23	Have social events for the residents.	4/13/2026 6:08 PM
24	Strict Code Enforcement for all residents on a timely basis. More frequent police patrol.	4/12/2026 6:02 PM
25	Road maintenance needs to be stepped up, the dirt portion of Saratoga is getting reminiscent of a 3rd world country.	4/9/2026 1:44 PM
26	Investing more in facade, in street beautification and landscaping	4/9/2026 11:34 AM
27	We need to get rid of your company with its high rates, hidden agendas and being a puppet for Garrett and Kantor.	4/9/2026 10:49 AM
28	Not yet	4/9/2026 10:10 AM
29	I'm a member of a cond association and because of the location of it (along 11 mile) we experience the messiness of being along the service drive. Concrete chunks from 11 mile get into our grass. Trash seems to thrown a lot from pedestrians or drivers, and we don't experience the broader community feel. There could be an opportunity for condo dwellers to get connected since we have similar experiences.	4/2/2026 8:40 AM
30	sorry, I don't	3/30/2026 5:23 PM
31	Continue with code enforcement, recognition of neighborhoods, cultivate relationships with Carhart and Home Deport for home repair and maintenance workshops, tool lending services, and discounts. Continue to have community events and to develop something signature for LV.	3/29/2026 7:29 PM
32	Maintain and improve the appearance of the current stock of houses, properties, parks, and streets. Private properties that not maintained with junk displayed everywhere are ruining property values.	3/28/2026 9:15 AM
33	Activities to encourage more community involvement.	3/27/2026 2:27 PM
34	No	3/27/2026 12:09 PM
35	Put greater emphasis on the neighborhood and less on Southfield Road	3/27/2026 11:15 AM
36	Southfield Business Corridor is unattractive and inconsistent. Developing a more friendly corridor with businesses encouraging walking etc would be good. City Hall park is oddly maintained, particularly behind the school. Much could be done there; dog park area is ridiculous.	3/27/2026 10:16 AM

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37	More consistent code enforcement	3/24/2026 4:33 PM
38	Need to attract younger people to move in by making an upcoming and coming downtown areas like Oak Park has create.	3/24/2026 4:14 PM
39	To promote community connectedness, the type of activities offered at city hall could be modernized. Many of the demographic is not online or on social media, so it's important to have boots on the ground to reach our 60+ residents.	3/20/2026 2:59 PM
40	What attracted us to the neighborhood was the quality of the home for the price. Our neighbors have been great, but I believe one downside is our 12 mile corridor and Southfield Road corridor. As much as it's considered walkable it doesn't feel as walkable as Berkley, Birmingham or Ferndale. It feels stuck in the past, especially with the hoard of property owners who want to lease office space. There is a disconnect between the businesses and what I think the feel of the community is. The businesses seem more corporate and lack the small business community feel which I think other neighborhoods offer. We often go to other cities for breakfast, lunch and dinner because we want more quality food options like Monarch Market in Huntington Woods, or Red Hook in Ferndale for example. We also lack children activities options which Birmingham, Farmington Hills offers.	3/17/2026 2:48 PM
41	Some houses could be better maintained.	3/17/2026 12:33 PM
42	As most people do not attend meetings, soliciting feedback such as via this survey is key to community engagement and moving forward in the right direction.	3/17/2026 8:33 AM
43	Stop wasting money and start supporting I.C.E. and President Trump.	3/16/2026 12:13 PM
44	Enforce codes re:grass between sidewalk panels, trash, broken driveways & broken culverts, neatness & repairs to home & yard. Lathrup looks like it's declining.	3/13/2026 2:14 PM
45	Leave wooded places alone. We need more trees and natural areas as well as parks. Don't cram in ugly cheap housing in established lovely neighborhoods.	3/13/2026 9:27 AM
46	I don't think the city has anything to do with attracting people to the neighborhood.	3/11/2026 10:19 AM
47	Not sure we promote enough community connectedness.	3/11/2026 9:28 AM
48	Two aspects, first, as a resident residing on Rainbow Drive, we have a huge issue with spending and stop sign running, especially at Rainbow and Middlebelt. This used to be somewhat monitored by the police force but has since lessened - this conflicts with the safety aspect of the plan. Second, likely due to the separation caused naturally by 11 Mile and Southfield Road, the South side of Lathrup Village has less community connectedness - and I would encourage exploring opportunities on how to lessen that gap.	3/11/2026 6:47 AM
49	Promote more green space and outdoor community gatherings. Update our parks and recs areas.	3/10/2026 8:51 PM
50	Apply the ordinances to all with same interpretation including businesses. Get on a bike or walk around the neighborhoods. See how some of the homes look. Walk and see how people don't pay attention to pedestrians walking in the bike lane. See how many cars park across the driveway and imagine being in a wheelchair and going in the street to get around. Also the big bush at the curve on Whiltshire before you get to Southfield road grows over the sidewalk every year.	3/8/2026 9:17 AM
51	Beautify and maintain city parks and corridors better	3/8/2026 9:22 AM
52	Meaningfully include residents in planning and decision making. Be transparent. Build community connections with and between residents.	3/7/2026 3:10 PM
53	Don't allow apartments	3/7/2026 2:42 PM
54	Encourage the redevelopment of the old school.	3/7/2026 11:42 AM
55	We need more for the kid and teens. Parks are run down. Most community event are for older people.	3/6/2026 10:42 AM
56	Well maintained -not so. Great snow removal but desperately need replacement.	3/6/2026 9:59 AM
57	I think the city needs to be open to mixed use developments along the Southfield corridor. Multi-story, buildings that allow for a mix of businesses and residences are needed.	3/6/2026 9:28 AM

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Additionally I think the minimum lot size requirement to build a home should be reduced. I also believe the village needs to be open to modern building materials.

58	Our housing goal has been met! Stop trying to change the aesthetics of the quality of homes. Focus on the out dates run down Southfield corridor. Turn Anne Lathrup into an apartment complex devalues the homes here. Consider towns homes or brownstones. Increased value will increase the home values.	3/6/2026 9:24 AM
59	We need a park in Southeast LV. A boulevard on Southfield would be nice and slow traffic.	3/5/2026 6:17 PM
60	It seems as though there are more and more disabled cars parked in driveways.	3/5/2026 6:08 PM
61	School to attract more families or access to beverly hills schools and ameneties or southfield	2/28/2026 7:52 AM
62	Lower taxes to attract more young families and help current residents. Make very strong efforts to adjust the assigned school district or improve schools to attract young families. Not just opinion from the in-house council.	2/22/2026 6:29 PM
63	Stop selling out tax payers to get housing developments.	2/20/2026 4:40 PM
64	People love LV. Senior housing for LV residents would be very popular. (i.e the new city hall project)	2/19/2026 9:51 AM
65	The city needs to watch mileage rates, we need rates closer to Birmingham rates, further from Detroit rates. We are a small city surrounded by larger cities so we should focus on our brand, single family homes and commercial infrastructure that supports it. We should contract strategically with the larger cities surrounding us for services such as library, and schools, and take advantage of proximity to commercial office space in nearby cities. We should slow down traffic on Southfield so retail businesses that support the community also service through traffic. A clear understanding of the City's brand - single family homes, a low cost more rural alternative to Birmingham with historic homes, City Beautiful accents, no street lights, no curbs, no home owner's association. A quiet bedroom community for commuters, with high uniformity and efficient government. The City should develop light public transportation and encourage low-speed automotive transportation. Residential streets should be for vehicles 12 feet or less. Continue efforts to improve pedestrian traffic across Southfield, and connect bicycle and foot paths to the regional network. Continue good access to major highways but provide buffers between City residential traffic and through traffic on major highways.	2/18/2026 2:36 AM
66	Better communication with residents; our community feels divided. Better attention to our parks and green space.	2/14/2026 1:14 AM
67	Connectedness is no longer a goal in this city government	2/14/2026 12:46 AM
68	I think that the Master plan has been written for and by GW, influenced by so called experts in city planning and is not in line with what the residents want. Our city is so small and with an aging infrastructure that cannot support big development such as the planned apartment complex.	2/13/2026 11:30 PM
69	Nothing specific	2/13/2026 8:12 PM
70	Is the city doing anything proactively?	2/13/2026 7:06 PM
71	Make it easier to build housing by removing costly and burdensome parking minimums	2/13/2026 10:56 AM
72	Focus on the tax paying residents, not just the business district. Engage the community in monumental decisions, like the apartment complex. Engage the city's ordinances to hold any development accountable, not change ordinances to fit a developers plan.	2/13/2026 9:22 AM
73	Physical activity trails. Tennis courts	2/11/2026 8:50 AM
74	Host local gatherings in each district at a nearby park or open space.	2/10/2026 9:32 AM
75	The city is becoming unaffordable for new residents from a property tax perspective. The city must restrain spending as the tax rate is already too high. Also the Southfield school system ish own to be the worst and most dangerous in the area. This hurts our property values and inhibits younger families from moving in. Something must be done to address this. With respect to question 8 — this has to be done in conjunction with the high property tax issue.	2/9/2026 9:12 AM
76	Sale & development of vacant school bldg on Southfield Road.	2/8/2026 9:03 PM
77	Pave unpaved roads. Stipulations for unoccupied houses. Update parks.	2/8/2026 11:01 AM

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78	Activities that bring people together inspire community support, help, acceptance.	2/8/2026 8:57 AM
79	Most of the local activities in the newsletter are usually geared to individuals that can participate Monday through Thursday and usually before 6:00 PM.	2/8/2026 5:01 AM
80	Help seniors and disabled people with this project.	2/7/2026 9:11 PM
81	Concentrate more on the neighborhood than on Southfield Road	2/7/2026 8:13 PM
82	"Active neighborhoods that promote community connectedness" I'm not sure what active neighborhoods actually do. Lighting could be improved. Senior activities on weekdays. Show that the City values the contributions the Lathrup Village Women's Club makes to community connectedness.	2/7/2026 9:06 AM
83	When people consistently fail to maintain their home / property they should be reminded they don't live in an apartment.	2/7/2026 3:42 AM
84	More lower cost housing. Apartments, small/tiny homes.	2/6/2026 7:09 PM
85	Put some focus on small things like: street/stop sign placement and repair, grass and brush maintenance, city wide cleanliness. City welcome signs, ect. It's the small things that make the big things shine. Enforcement of homeowner maintenance items as well.	2/6/2026 3:26 PM
86	I don't personally think it's totally up to the city itself. It also has to do with the people that buy into the neighborhood and the upkeep of their homes. Hopefully the city continue its part of keeping the services . Also keeping codes, up-to-date, and enforce To help maintain attractiveness, safety, etc. etc.. I know we need and want growth, but hopefully it would be good growth not the wrong elements.	2/6/2026 2:53 PM
87	Regulate keeping homes and yards maintained. Some homes look vacant.	2/6/2026 12:48 PM
88	...work with the neighborhood residents (survey, etc because they won't come to the meeting)	2/6/2026 10:43 AM
89	More age in place housing is needed. Places were seniors could live that are not single-family homes that require a lot of care of that is difficult for seniors.	2/6/2026 9:44 AM
90	Not at this time.	2/6/2026 9:20 AM
91	N/A	2/6/2026 9:24 AM
92	The DDA needs to be more proactive and creative not only in attracting new businesses that residents here in Lathrup want to support. But creative in engaging and supporting the businesses that are currently here. I feel the DDA has little presence and impact to the community and that might be out of lack of creativity mixed with inexperience.	2/5/2026 8:49 PM
93	Stop restricting committees to the same group of people. Allow for other diverse ideas.	2/5/2026 12:49 PM
94	More emphasis on code enforcement including Southfield Road signage, trucks with advertisements etc	2/5/2026 11:05 AM
95	Get the criminals off of city council; prove that this is collusion. Stop a development that is not needed or wanted and WILL destroy Lathrup. It will simply become that thing you drove through.	2/5/2026 2:02 AM
96	There is a ton of divisive behavior. It'd be great to find some common ground. Transparency all around.	2/4/2026 11:24 PM
97	Support single resident housing over businesses. Support LV police. Support the LV Women's Club, support our parks, make LV activities more family focused. Example at the LVMF have a children's band/singer at the beginning of the festival Keep our green spaces instead of selling/developing them for a tax base This might help the DDA but it devalue the residents home values	2/4/2026 9:48 PM
98	Maintain current green spaces and parks better. Enforce codes for broken mailboxes and garbage pails.	2/4/2026 8:12 PM
99	Enforce code violations Stop trying to push low income at the expense of current homeowners	2/4/2026 6:33 PM
100	I think the above goal is great and being achieved till you get to community connectedness. If the goal was about that the rating would drop to poor. There seems to be no desire to promote the city to residents and prospective residents. The lack of focus on parks, attractive retail,	2/4/2026 5:21 PM

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and events in the downtown and surrounding community is sad. And the hostility that is created about the desire for those things from council and city and DDA staff is telling.

101	Build single family homes only.	2/4/2026 5:09 PM
102	Lower taxes and bills	2/4/2026 10:23 AM
103	Involve residents in planning and decision making	2/3/2026 4:16 PM
104	Convert the school into apartments. encourage density.	2/3/2026 10:42 AM
105	Aside from the Music Festival, it seems like there is a lack of cohesive community gatherings. The neighborhood parks I walk by - children's park especially - would benefit from improved maintenance.	2/3/2026 6:54 AM
106	First impressions, when coming in to city hall, not professional looking,the staff not kind they talk down to you and need downtown to be a downtown.	2/2/2026 9:29 PM
107	No	2/2/2026 8:51 PM
108	Entrances off of Southfield round south of highway are a disgrace. Don't look attractive,'road is a mess.	2/2/2026 8:30 PM
109	Allow for more condos, apartments	2/2/2026 7:07 PM
110	Make sure you keep our police department.	2/2/2026 6:29 PM
111	Not allow the apartment building complex to go forward	2/2/2026 6:23 PM
112	No	2/2/2026 5:42 PM
113	Na	2/2/2026 5:44 PM
114	Fix the dilapidated street signs. Encourage people to care for their houses to increase curb appeal. .	2/2/2026 4:30 PM
115	More police patrolling in the evening. Invite residents to monthly meetings with a mediator for an open forum discussion on 1-2 preselected topics (as determined by survey) Many people hide behind online platforms. It may help to quash the ongoing negative online banter.	2/2/2026 4:13 PM
116	Get on people with multiple dead cars in their driveway and people with commercial trucks parked in their driveway. My one neighbor has FOUR nonoperating cars in their driveway and another neighbor has snowplow trucks.	2/2/2026 4:06 PM
117	Online business directory. Fix sidewalks at HAWK signals.	2/2/2026 3:45 PM
118	Neighborhood safety: could have volunteers to work with LVPD. Be the eyes and ears for the department.	2/2/2026 3:44 PM
119	Stay the course	2/2/2026 3:46 PM
120	Lawn enforcement for certain homes. The park in the southwest is terrible. Can't take my kids there. Stops sign constantly ran thru.	2/2/2026 3:37 PM
121	Enforcement of sidewalk encroaching vegetation that hinders ease of walking throughout the city	2/2/2026 3:09 PM
122	Parks are in generally bad shape, old, often broken and left unrepaired with overgrown plants/weeds. Roads are in terrible shape, particularly Lathrup Blvd just south of Glenwood Blvd, filled with potholes and quick fix loose asphalt, sidewalk project cost residents at their own expense as if it's not a public causeway, property taxes are quite high compared to local municipalities with seemingly low return on city services and amenities. Some positives, LV music festival or weekly summer concert series were successful and fun for community members.	2/2/2026 3:03 PM
123	Code Enforcement	2/2/2026 2:40 PM
124	It would be great to see more community events.	2/2/2026 2:20 PM
125	Seems that code enforcement could use a lot of improvement. As I walk the city, I see dozens of cars that are not running, have flat tires and not plated. I think this adds to blight. Overall, the condition of properties are well maintained, but this could also use improvement. I	2/2/2026 2:17 PM

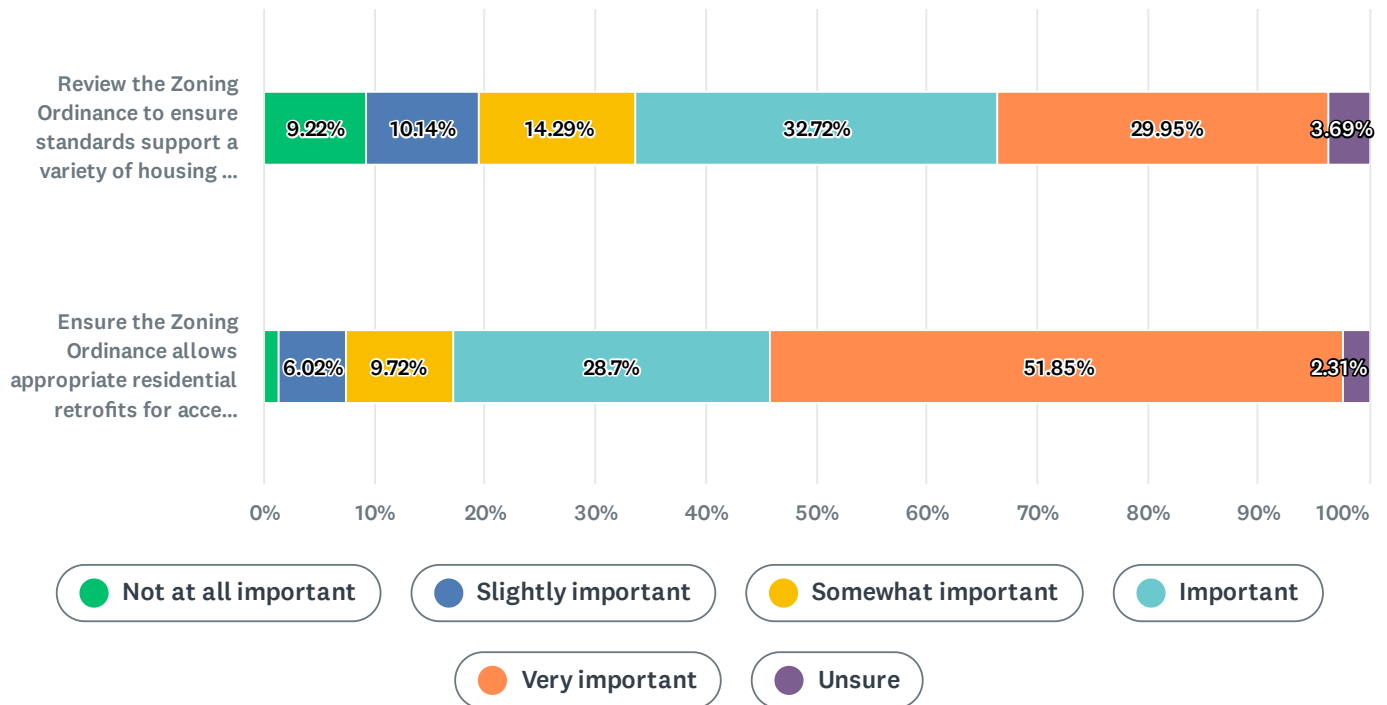
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understand that there are folks who are unable to keep their property up but many of the homes I'm talking about have able-bodied people. Although we have a lot of codes on the books, it doesn't seem like they're enforced.

126	While we might have housing, an important part of a community for young families is schools, and the options there are poor.	2/2/2026 2:11 PM
127	The city could figure out the financial situation.	2/2/2026 1:54 PM
128	Given the current economic and political climate LV is doing a great job. Resurfacing Meadowbrook Way, repair or replace the fence line, keep up the great work bringing in new business filling in the business district, keep holding property owners accountable for vacant properties and to update the property, otherwise LV leadership is doing a good to my knowledge. The population demographic is changing and people are bypassing LV for surrounding cities. The community is aging up are the other two observations i wish to highlight.	2/2/2026 1:51 PM
129	More enforcement of code violations. Especially the commercial areas.	2/2/2026 1:39 PM
130	More community engagement	2/2/2026 1:35 PM
131	Have code enforcement be proactive instead of reactive. See click fix is good but code enforcement can also see these issues if they actually drove the neighborhood	2/2/2026 1:35 PM
132	In my neighborhood in the summer, there is a resident who almost daily will drive his extremely loud Harley with music blasting, through the neighborhood on his way to Southfield. There needs to be a clearly stated expectation to residents that this is unacceptable. There is no way to catch him because you don't know when he's going to drive by, or where he lives. It is incredibly rude and inconsiderate. It would be good to see noise ordinance address these types of concerns, and if it already does, it needs to be communicated as a reminder to residents.	2/2/2026 1:17 PM
133	Maybe holding events like The Garden Tour or the now defunct Music Stroll that would take people to the different neighborhoods.	2/2/2026 12:52 PM
134	The neighborhoods are attractive, safe, and quiet; however, there is a lack of housing options for individuals. The City is essentially, single family home or nothing.	2/2/2026 12:43 PM

Q8 218 responses

The 2021 Master Plan included two zoning-related action items to address its housing goal. Please share your thoughts on the level of importance of each action item below.



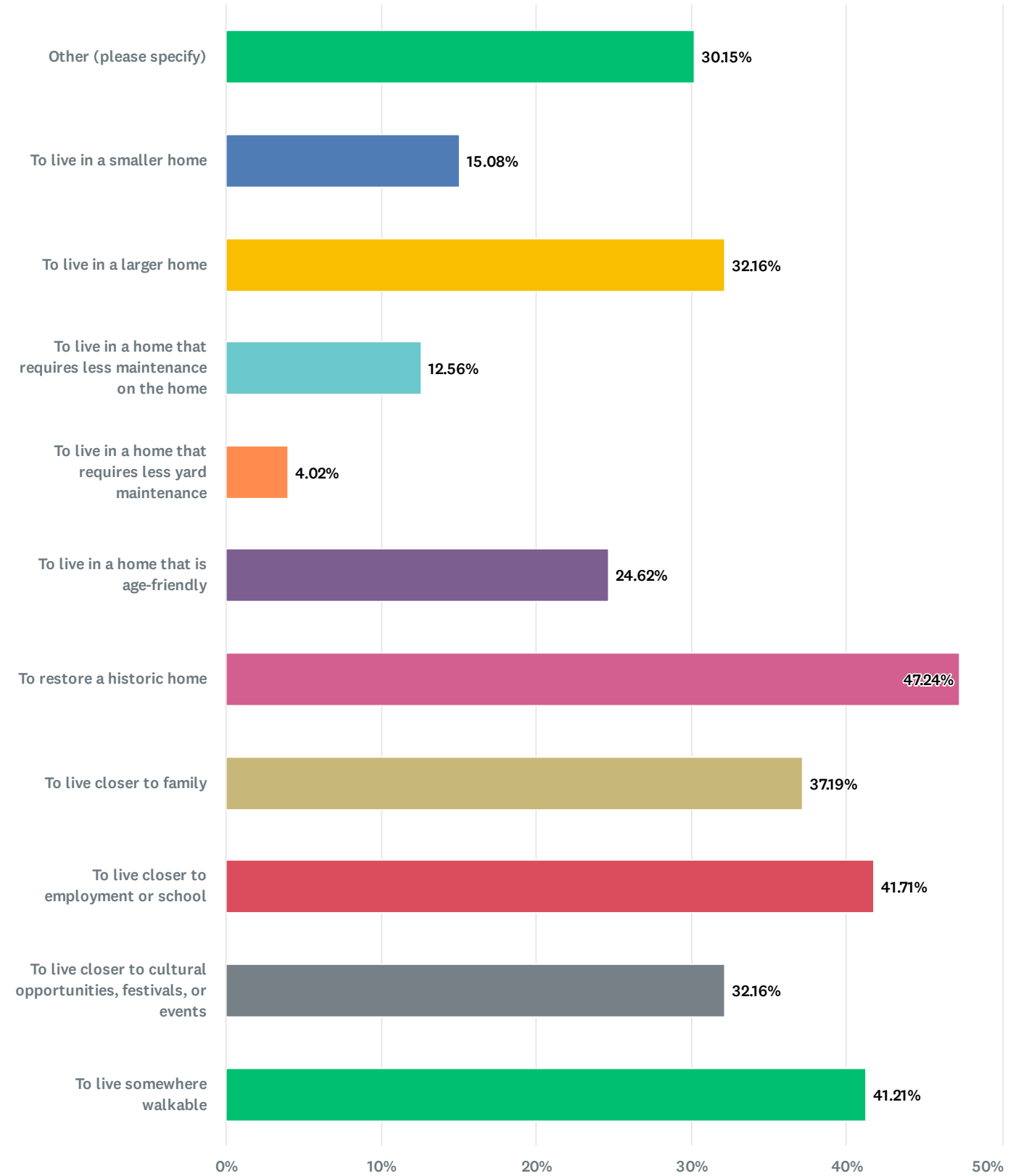
	Not at all important	Slightly important	Somewhat important	Important	Very important	Unsure	Total
Review the Zoning Ordinance to ensure standards support a variety of housing options for young adults, families and older adults.	9.22% 20	10.14% 22	14.29% 31	32.72% 71	29.95% 65	3.69% 8	217
Ensure the Zoning Ordinance allows appropriate residential retrofits for accessibility in order to help seniors remain in their homes.	1.39% 3	6.02% 13	9.72% 21	28.70% 62	51.85% 112	2.31% 5	216
							433

Q9

199 responses

Which of the following do you think are likely reasons why people would choose to move to or stay in Lathrup Village? (check all that apply)

2026 Lathrup Village Housing Survey



Answer Choices	Percentage	Responses
Total		633

2026 Lathrup Village Housing Survey

Answer Choices	Percentage	Responses
 Other (please specify)	30.15%	60
 To live in a smaller home	15.08%	30
 To live in a larger home	32.16%	64
 To live in a home that requires less maintenance on the home	12.56%	25
 To live in a home that requires less yard maintenance	4.02%	8
 To live in a home that is age-friendly	24.62%	49
 To restore a historic home	47.24%	94
 To live closer to family	37.19%	74
 To live closer to employment or school	41.71%	83
 To live closer to cultural opportunities, festivals, or events	32.16%	64
 To live somewhere walkable	41.21%	82
Total		633

#	OTHER (PLEASE SPECIFY)	DATE
1	Taxes too high	5/29/2026 10:40 AM
2	Community connections	5/29/2026 10:01 AM
3	To live in a friendly, diverse community	5/29/2026 9:44 AM
4	Lathrup offers quality larger home located near the more desirable cities near by. That's why I moved here. I am in no way interested in keeping this geriatric village. Need homes to sell to raise tax money and housing prices and Lower the mileage. The millage is killing this city to become great. High taxes for no amenities. Lower the millage, housing prices rise and attract more quality residence and changing of property will uncap taxes and raise more money with a lower millage. Everyone wins, the city wins.	5/5/2026 10:36 AM
5	Housing affordability	5/5/2026 9:45 AM
6	I moved here because they were going to change Southfield rd to a divided boulevard.	5/3/2026 7:22 PM
7	Uniqueness of neighborhood. Friendliness of community.	4/25/2026 2:11 AM
8	Good ity services schools sfld librzry	4/23/2026 3:50 PM
9	We were drawn to the size of available homes and lots, and neighborhood safety	4/23/2026 10:08 AM
10	Safer neighborhood	4/17/2026 10:37 AM
11	Live in an urban area with more yard space/green space	4/9/2026 1:47 PM
12	To live in a small town feel community	4/9/2026 10:53 AM
13	In my opinon, people move to Lathrup Village due to the character of the neighborhood, unique	4/9/2026 10:25 AM

2026 Lathrup Village Housing Survey

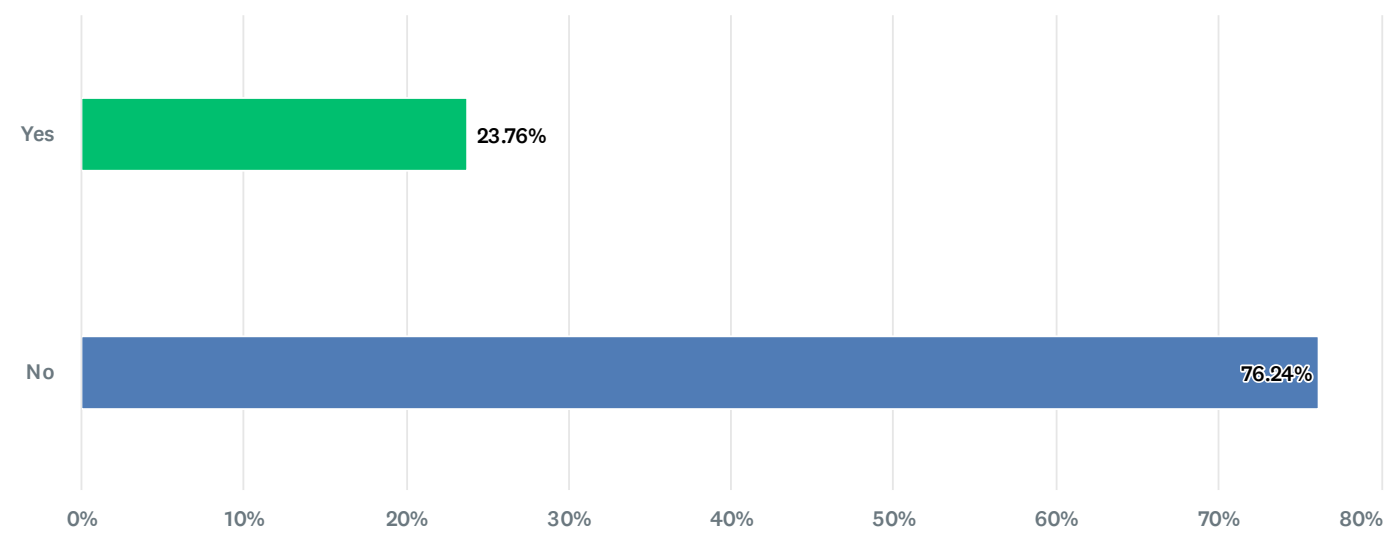
	homes with character and a “Mayberry” vibe in the neighborhood. It’s a quiet neighborhood in which neighbors know each other and build connections	
14	To live in a small, quiet, well maintained and affordable community	3/29/2026 7:45 PM
15	To live in an established, well-maintained community with quality built and aesthetically pleasing homes and properties.	3/28/2026 9:22 AM
16	To live in a home that is architecturally pleasing	3/27/2026 11:24 AM
17	Safety	3/27/2026 11:14 AM
18	live near neighborhood with activities to walk to.	3/27/2026 10:21 AM
19	Nice, quiet and safe neighbirhood	3/24/2026 4:38 PM
20	A neighborhood vs a subdivision	3/17/2026 2:56 PM
21	Taxes and water are very high here so people will leave or not move here due to the high taxes and utilities.	3/17/2026 8:38 AM
22	To live in a lovely, leafy neighborhood of charming homes.	3/13/2026 9:40 AM
23	It’s centrally located. Good value. Houses have character.	3/7/2026 2:45 PM
24	friendly neighbors and neighborhood activities	3/6/2026 11:09 AM
25	Close knit, family friendly	3/5/2026 6:24 PM
26	to live in a specific kind of home with mid-century architechture, within an aesthetically pleasing nighborhood	2/25/2026 12:23 PM
27	To live in a smaller home with more land	2/18/2026 2:57 AM
28	lower purchase price than neighboring communities	2/13/2026 7:18 PM
29	To live in a close-knit, safe community. Larger lots, unique city	2/13/2026 12:23 PM
30	To live in a beautiful neighborhood with large lots and mature trees and historic homes.	2/13/2026 9:27 AM
31	Smaller cities equal greater opportunity for access to city services.Thank you the next designer is	2/13/2026 8:49 AM
32	Beautiful homes. Mature trees. Proximity to Detroit. And airport.	2/11/2026 9:11 AM
33	To live in a diverse community	2/8/2026 9:17 PM
34	To be centrally located to other major areas. Maintain reasonable housing opportunity.	2/8/2026 11:06 AM
35	To live in a nice, quiet neighborhood.	2/7/2026 3:48 AM
36	Racial diversity	2/6/2026 7:12 PM
37	located near freeways	2/6/2026 3:33 PM
38	We purchased our home over 30 years ago. We have one thing in mind that was aging in place because of the fact that it was all on one level ranch style.	2/6/2026 3:02 PM
39	Location	2/6/2026 10:11 AM
40	To live in area that feels like a true community. Not just a place to live.	2/5/2026 8:56 PM
41	To live in a well built home of historic natural	2/5/2026 11:14 AM
42	The unique homes and community. It’s not about value or anything other than character	2/5/2026 2:09 AM
43	To have small town experiences.	2/4/2026 11:29 PM
44	To live in a safe nontoxic environment that is quiet and peaceful yey near Detroit Royal Oak Ferndale, their cities are busy and fun but not quiet	2/4/2026 9:59 PM
45	Distance to other major cities	2/3/2026 9:59 AM
46	I think people - including us - moved here for the larger lots. We moved from Huntington Woods and enjoy the larger yard.	2/3/2026 7:00 AM

2026 Lathrup Village Housing Survey

47	To live in a quiet and peaceful neighborhood	2/2/2026 9:46 PM
48	The unique houses, low purchased price compared to Beverly Hills, Birmingham	2/2/2026 8:44 PM
49	To live in an attractive environment	2/2/2026 8:33 PM
50	Our taxes are so high for the minimal services we receive	2/2/2026 6:26 PM
51	For access to the Southfield Library, what a gem!	2/2/2026 5:46 PM
52	More house for the money compared to surrounding communities	2/2/2026 4:38 PM
53	To live in a culturally diverse neighborhood	2/2/2026 4:21 PM
54	It listed but the village has a charm for biennial quiet. It busy. Well kept.	2/2/2026 3:42 PM
55	Taxes are lower	2/2/2026 2:33 PM
56	To live in an established neighborhood with character (houses) and diversity (people)	2/2/2026 2:25 PM
57	Better schools	2/2/2026 1:36 PM
58	To live in a place that feels like a small town, yet with a big town accessibility to shopping, medical, etc.	2/2/2026 1:24 PM
59	Larger lot, not on top of neighbors	2/2/2026 1:17 PM
60	To live in a welcoming community with interesting architecture and lovely yards.	2/2/2026 12:54 PM

Q10 202 responses

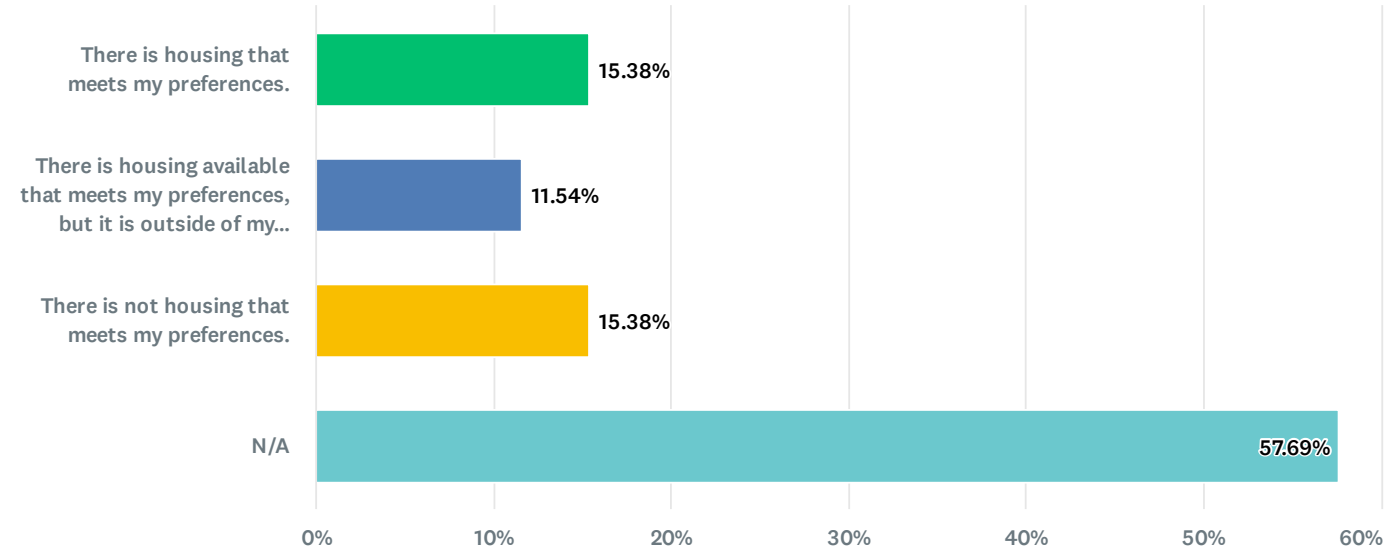
Do you anticipate moving in the next five years?



Answer Choices	Percentage	Responses
Yes	23.76%	48
No	76.24%	154
Total		202

Q11 182 responses

If you are thinking of moving in the next five years, do you think you could find housing that meets your preferences in your price range in Lathrup Village?



Answer Choices	Percentage	Responses
There is housing that meets my preferences.	15.38%	28
There is housing available that meets my preferences, but it is outside of my price range.	11.54%	21
There is not housing that meets my preferences.	15.38%	28
N/A	57.69%	105
Total		182

Q12 If there is not housing that meets your preferences, what kind of housing do you feel is missing?

Answered: 63 Skipped: 180

#	RESPONSES	DATE
1	Homes that are similar in price and quality to those in LV....BUT WITHOUT THE HIGHER TAXES THAT SOUTHFIELD SCHOOLS REQUIRE, THOUGH THEY DO NOT EQUAL NEIGHBORING COMMUNITIES. MANY RESIDENTS ARE CHOOSING PRIVATE, CHARTER, PAROCHIAL or outside community public school schools that offer superior education opportunities.	5/29/2026 8:21 PM
2	None	5/20/2026 8:08 AM
3	We don't need apartments or low income housing. The architecture, Lots, and homes should be our main focus to build a higher end affluent community. Lower the millage to increase values and the rest will fall into place. You can take this idea and look like a hero to everyone.	5/5/2026 10:36 AM
4	Until we support a school system that is not sub par, it is tough for young families to commit to a long tenure.	5/4/2026 7:03 PM
5	Housing is fine overall lack of community and services no senior programs	4/23/2026 3:50 PM
6	Single level condo type environment	4/23/2026 1:17 PM
7	I haven't done the research yet so I don't have an explicit answer for this question. I love my home itself, although one thing I'm tired of is the water that sits on my property way too long after rain. The drainage around here is VERY poor!	4/17/2026 11:07 AM
8	If the city infrastructure is not fixed or improved, the housing is irrelevant. The streets are not maintained. potholes everywhere. why do we pay property taxes if you do nothing about it	4/16/2026 3:54 PM
9	Our extremely high taxes cause possible buyers to search in lower tax communities for greater resale value.	4/12/2026 6:12 PM
10	New builds	4/9/2026 11:39 AM
11	Price and taxes are the biggest concerns. Property values have skyrocketed and because of how taxes are calculated, the tax rates are squeezing us out of options in LV. Don't forget the higher mortgage rates...it's a difficult time to try to buy a home in LV.	4/2/2026 8:48 AM
12	N/A	3/29/2026 7:45 PM
13	Housing with more open land around them	3/28/2026 2:51 PM
14	Housing is affordable, taxes are ridiculously high.	3/28/2026 9:22 AM
15	55 + community housing/apartment/condo	3/27/2026 2:32 PM
16	N/A	3/20/2026 3:05 PM
17	Again, the issue in Lathrup are the high taxes for new residents that make purchasing a home cost prohibitive.	3/17/2026 8:38 AM
18	apartment to transition from home ownership	3/16/2026 9:29 PM
19	The current housing in LV is great as it is.	3/13/2026 9:40 AM
20	There is no senior specific housing.	3/11/2026 10:21 AM
21	Affordable	3/8/2026 9:29 AM
22	I would only move for more land.	3/7/2026 2:45 PM
23	Multi family single level.	3/6/2026 10:04 AM

2026 Lathrup Village Housing Survey

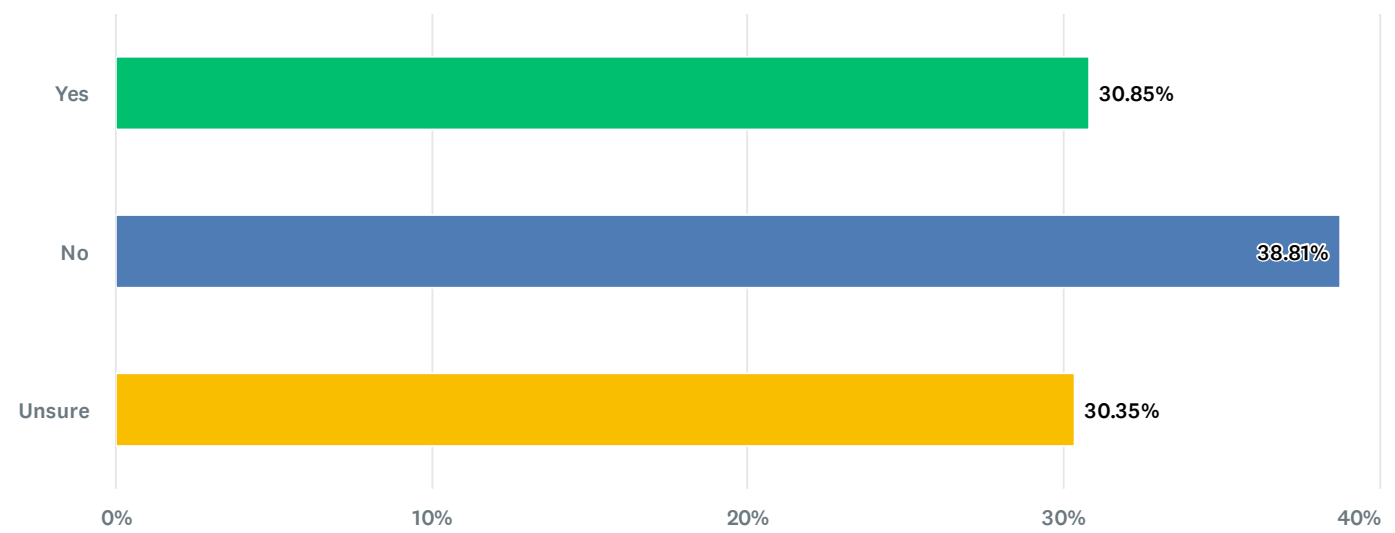
24	Housing with updated amenities. Eco designed homes that account for the changing climate.	3/6/2026 9:31 AM
25	Seniors	3/5/2026 6:29 PM
26	Ranch with my property taxes I have now would keep me in LV.	3/5/2026 6:24 PM
27	A housing with lower taxes.	2/28/2026 8:00 AM
28	Lower tax rate	2/20/2026 4:43 PM
29	Senior housing. We can't downsize as taxes would be much more than our large home now.	2/19/2026 9:56 AM
30	Senior housing	2/13/2026 11:48 PM
31	Smaller, less maintainence	2/13/2026 8:18 PM
32	newer, low maintenance, quality housing	2/13/2026 7:18 PM
33	Smaller homes, townhomes, accessory dwelling units, cottage courts, duplexes	2/13/2026 10:59 AM
34	Acreage	2/13/2026 8:56 AM
35	Senior living. Like fox run community. Allow for existing homes to open up for next generation. However I do not consider LV to be first time buyer homes they should be considered an upgrade from entry level home. Huntington Woods, Pleasant Ridge.	2/11/2026 9:11 AM
36	A home that allows family members to live with senior family members. This home would have separate living, albeit smaller but with a kitchen, bath, living and bedroom.	2/10/2026 9:43 AM
37	The property tax rate would prevent me from owning a different home as well as the ability to sell my home given how high the taxes are on it.	2/9/2026 9:18 AM
38	Large condominiums, over 1500 sqft	2/8/2026 11:56 AM
39	Other preferences outside of housing are school districts which does not meet my preference.	2/8/2026 11:06 AM
40	Single family homes and condos promote pride in keeping up the property. But apartments lack the ambition.	2/8/2026 9:06 AM
41	It is not about the housing, it is more about the taxes. My total taxes in 2020 were roughly \$5500.00 and in 2025 they were just over \$7400.00, In another 5 years I may be paying 10K/year and will then be on a fixed income.	2/8/2026 5:07 AM
42	Smaller homes with little yard to care for.	2/7/2026 9:16 PM
43	It's really mostly location. This was a perfect location for previous job, but that has changed. We are nearing retirement and most family live in Macomb county, so we may want to downsize and move in that direction. Property taxes are also a factor.	2/7/2026 8:57 AM
44	There's nothing that meet my preference I have what I want	2/6/2026 3:02 PM
45	Condo where we cannot hear the highway	2/6/2026 9:31 AM
46	n/a	2/5/2026 8:56 PM
47	Looking for smaller homes with less taxes and offers downtown atmosphere ie Berkley, Plymouth	2/5/2026 11:14 AM
48	Because if we stop Bruce Kantor, we can actually focus on a community and people who focus on that	2/5/2026 2:09 AM
49	The housing stock of single residential homes is why I chose LV	2/4/2026 9:59 PM
50	Senior condos	2/4/2026 6:40 PM
51	Senior apartmets/living	2/2/2026 7:10 PM
52	The housing in Lathrup is perfect as it is. We don't need apartments!!	2/2/2026 6:26 PM
53	Na	2/2/2026 5:46 PM
54	Condos?	2/2/2026 3:52 PM
55	Lesser taxes.	2/2/2026 3:42 PM

2026 Lathrup Village Housing Survey

56	N/A	2/2/2026 3:12 PM
57	These older homes are often quite expensive to fix and have a lot of upkeep.	2/2/2026 3:07 PM
58	Lower Taxes	2/2/2026 2:45 PM
59	Condos or apartments for seniors.	2/2/2026 2:33 PM
60	Senior housing.	2/2/2026 1:47 PM
61	Senior options	2/2/2026 1:36 PM
62	NA	2/2/2026 1:24 PM
63	Move-in-ready/modern housing. Duplex/triplex Apartment Complex	2/2/2026 12:48 PM

Q13 201 responses

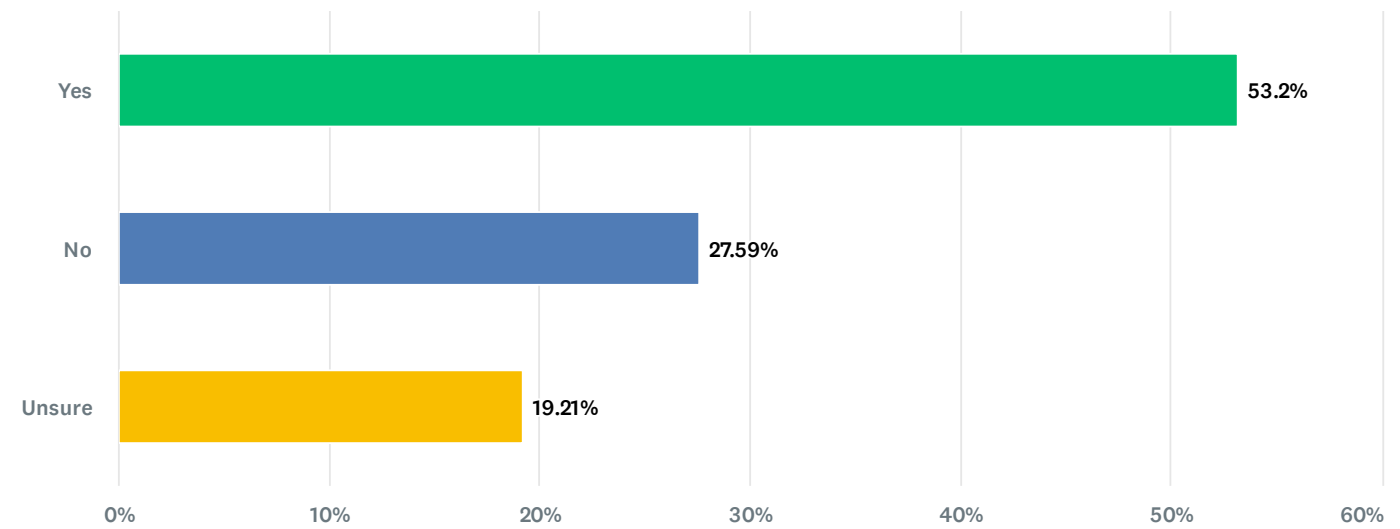
Almost 26% of Lathrup Village residents are over 65 years of age, compared to 17% of the residents of Oakland County. Do you think the City of Lathrup Village has enough housing options to allow seniors to age in the community and stay in the city as long as they want to? Consider the livability of existing homes as well as the availability of alternative housing.



Answer Choices	Percentage	Responses
Yes	30.85%	62
No	38.81%	78
Unsure	30.35%	61
Total		201

Q14 203 responses

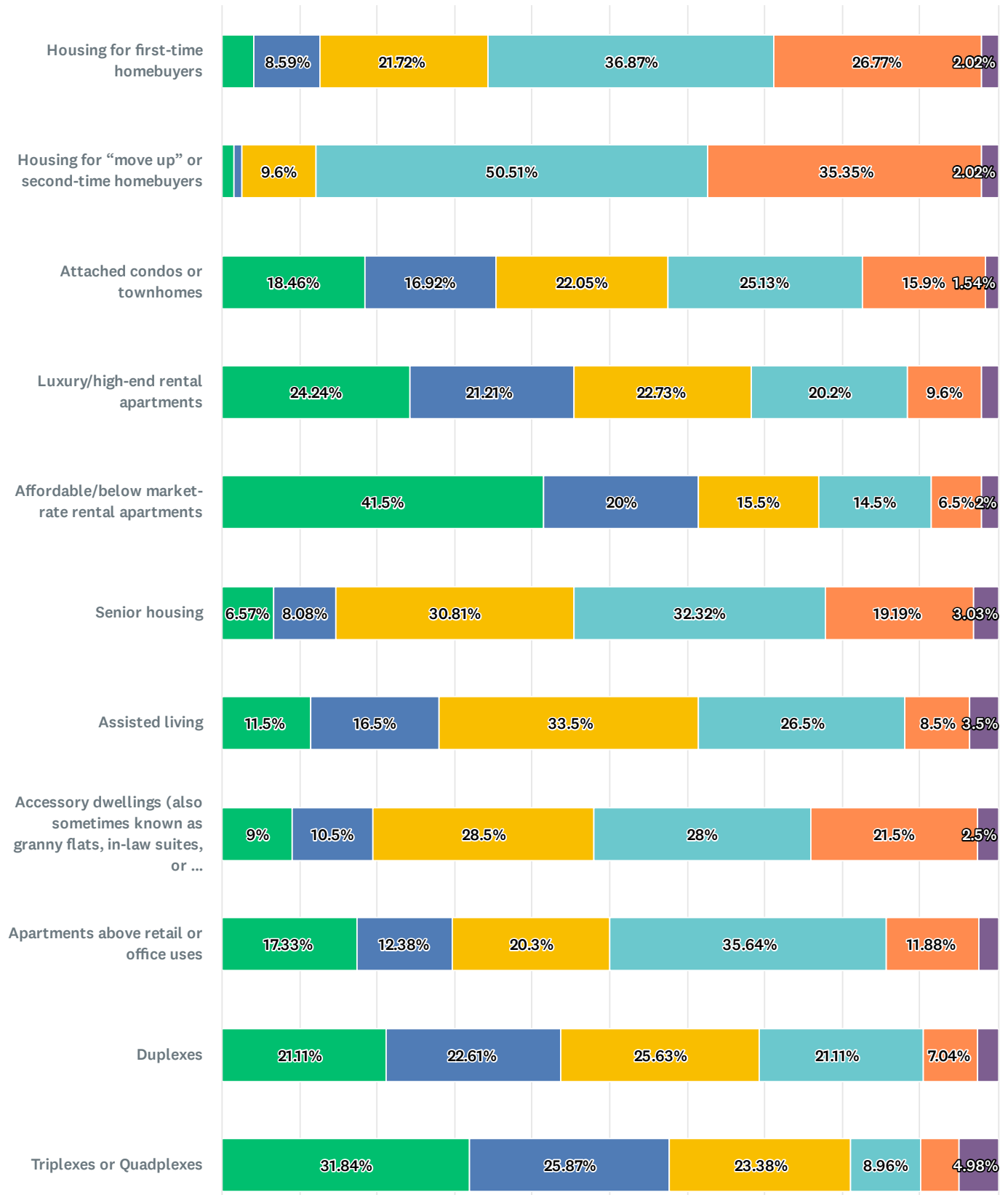
About 20% of the households in Lathrup Village have at least one child compared to 27% in Oakland County. Do you think the City of Lathrup Village has enough housing options to allow first-time home buyers or young families to enter the community?



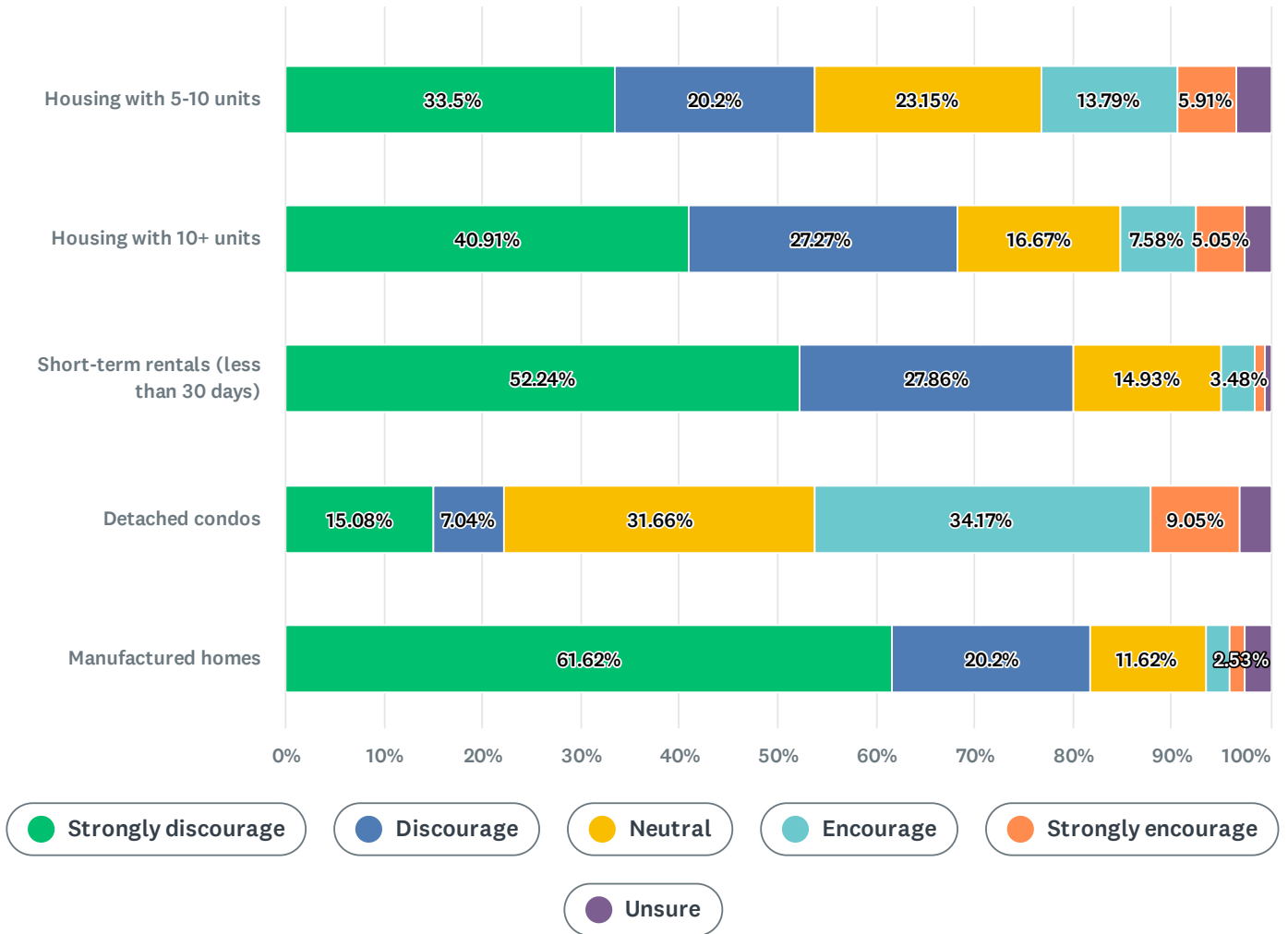
Answer Choices	Percentage	Responses
Yes	53.20%	108
No	27.59%	56
Unsure	19.21%	39
Total		203

Q15 204 responses

Would you encourage or discourage the following types of residential development in Lathrup Village in the future?



2026 Lathrup Village Housing Survey



	Strongly discourage	Discourage	Neutral	Encourage	Strongly encourage	Unsure	Total
Housing for first-time homebuyers	4.04% 8	8.59% 17	21.72% 43	36.87% 73	26.77% 53	2.02% 4	198
Housing for “move up” or second-time homebuyers	1.52% 3	1.01% 2	9.60% 19	50.51% 100	35.35% 70	2.02% 4	198
Attached condos or townhomes	18.46% 36	16.92% 33	22.05% 43	25.13% 49	15.90% 31	1.54% 3	195
Luxury/high-end rental apartments	24.24% 48	21.21% 42	22.73% 45	20.20% 40	9.60% 19	2.02% 4	198
Affordable/below market-rate rental apartments	41.50% 83	20.00% 40	15.50% 31	14.50% 29	6.50% 13	2.00% 4	200

3188

2026 Lathrup Village Housing Survey

	 Strongly discourage	 Discourage	 Neutral	 Encourage	 Strongly encourage	 Unsure	Total
Senior housing	6.57% 13	8.08% 16	30.81% 61	32.32% 64	19.19% 38	3.03% 6	198
Assisted living	11.50% 23	16.50% 33	33.50% 67	26.50% 53	8.50% 17	3.50% 7	200
Accessory dwellings (also sometimes known as granny flats, in-law suites, or backyard cottages)	9.00% 18	10.50% 21	28.50% 57	28.00% 56	21.50% 43	2.50% 5	200
Apartments above retail or office uses	17.33% 35	12.38% 25	20.30% 41	35.64% 72	11.88% 24	2.48% 5	202
Duplexes	21.11% 42	22.61% 45	25.63% 51	21.11% 42	7.04% 14	2.51% 5	199
Triplexes or Quadplexes	31.84% 64	25.87% 52	23.38% 47	8.96% 18	4.98% 10	4.98% 10	201
Housing with 5-10 units	33.50% 68	20.20% 41	23.15% 47	13.79% 28	5.91% 12	3.45% 7	203
Housing with 10+ units	40.91% 81	27.27% 54	16.67% 33	7.58% 15	5.05% 10	2.53% 5	198
Short-term rentals (less than 30 days)	52.24% 105	27.86% 56	14.93% 30	3.48% 7	1.00% 2	0.50% 1	201
Detached condos	15.08% 30	7.04% 14	31.66% 63	34.17% 68	9.05% 18	3.02% 6	199
Manufactured homes	61.62% 122	20.20% 40	11.62% 23	2.53% 5	1.52% 3	2.53% 5	198
							3188

Q16 Please feel free to share any other thoughts or ideas you have about housing in Lathrup Village.

Answered: 64 Skipped: 179

#	RESPONSES	DATE
1	Keep the city accessible for senior citizens, maintain the school district.	5/30/2026 6:23 PM
2	Lathrup Village shouldn't encourage rental options by private owners that are not inspected twice per year and rental or don't follow existing enforcement of current codes.	5/29/2026 8:21 PM
3	I encourage having housing options for families and seniors but given that a Lathrup Village is a small community I discourage buildings that could take away the charm.	5/29/2026 5:51 PM
4	No apartments or low-income housing.	5/29/2026 4:15 PM
5	While contemplating all of the above choices, one thought kept rearing up: where? Especially when thinking about condos or multi unit apartments, I am struggling to imagine where they could be situated.	5/29/2026 9:44 AM
6	Add no more	5/20/2026 8:08 AM
7	People with younger families would likely not consider Lathrup because of the school quality, no library services and high taxes	5/16/2026 6:19 PM
8	Most people who I know live in the city for the unique historic and artistic feel of the community. We moved here because we also value those things and wouldn't want to see it change.	5/10/2026 7:24 PM
9	Incentivize younger and newer residence. Elder communities serve no one except the elderly. The city will not thrive catering to the elderly.	5/5/2026 10:36 AM
10	Keep historical housing stock well maintained. Historic tax incentives for renovations	4/23/2026 3:50 PM
11	Housing is irrelevant if the infrastructure is poor	4/16/2026 3:54 PM
12	Rentals need to be inspected and monitored for code violations. Homes in obvious external disrepair must be cited by City Council, City Manager, Code Enforcer	4/12/2026 6:12 PM
13	Location really factors into my opinions about what types of housing is made available. Along business corridor I would be in favor of condos, apartments or multi-family units but would want to see neighborhoods remain single family dwellings.	4/2/2026 8:48 AM
14	Every city should have some type of senior housing, so people can remain in their community	3/29/2026 7:45 PM
15	The quality, character and attractiveness of any housing development will influence my opinions to the favorable. Lathrup is known for its quality older homes and I tend to be skeptical that market forces will encourage construction quality that even matches the original quality.	3/28/2026 2:51 PM
16	Unique homes and properties distinguish the community. All the add-ons cheapen the attributes and appeal.	3/28/2026 9:22 AM
17	Improve the common areas within the neighborhood like parks and easement where trees and signage exist. Put equivalent effort into these areas as people put into their homes. Show that there is care on the existing structures and land beyond the Southfield corridor and potential new housing that this survey is tracking	3/27/2026 11:24 AM
18	I love the fact that is an older living community and very few children.	3/27/2026 11:14 AM
19	The actual cost for housing in LV is very approachable for first time and second time buyers. Many home in the past year have sold below \$350k	3/24/2026 4:38 PM
20	We don't need a large, conglomerate-owned apartment building with over-priced rent like Royal Oak has seen.	3/24/2026 4:17 PM

2026 Lathrup Village Housing Survey

21	Lathrup Village is not a starter home community, so that should be highly discouraged. The community should focus on residents who are looking to raise families or remain part of the community for a long time, to preserve it's appeal and property value.	3/20/2026 3:05 PM
22	The issue is the cost of living in Lathrup--a review of the taxes will determine what is feasible. We do not want rentals--we need residents and businesses that pay taxes to bolster the city revenues.	3/17/2026 8:38 AM
23	We should encourage people with wealth to live upscale in Lathrup. Do not create low cost housing to encourage poor people. Wealthy neighborhood raise property values and raise the quality of life for residents and helps maintain existing homes. No one wants to live next to unkempt homes and property. Do not cater to Surnow who wants to lower our city's value with ugly low cost living. We also need to purge the council of money wasters.	3/16/2026 12:32 PM
24	Please keep the green spaces they add such environmental and psychological value.	3/13/2026 2:20 PM
25	Lathrup Village is a city of charming homes with fireplaces and screened porches. The prices are affordable compared to other Oakland County cities. We do not want to see new, cheap housing hastily built and crammed into wooded areas or places that could be parks - places that improve living for residents in the city. The city should be looking at the old Annie Lathrup School to create additional housing. Berkley did that perfectly by developing an old church off Coolidge. Residents here do not want low income or multi resident housing crammed in next to our lovely homes. Look to redeveloping the Southfield Road corridor to create multilevel building that could be developed as housing keeping new construction out of our neighborhoods. New construction duplexes etc would cause us to consider moving out of LV. It is fine for LV to have a tiny bit of exclusivity. Plant more trees!	3/13/2026 9:40 AM
26	I personally wouldn't tell anyone to move to Lathrup with our poor finances. The city can't even take care of our parks. We have no money.	3/11/2026 10:21 AM
27	Part of the charm and reason to live here is knowing your neighbors and the longer term aspect of residency. I would encourage and support some housing that allows younger/newer folks to move in, but would hesitate to recommend mass apartments that would lead to more "drifting" residents.	3/11/2026 6:53 AM
28	Walk and/or ride your bike to see the city. Look at how the former Chief allowed people to use the ordinance as a tool for Harrasment. People don't want to live in a community with a lot of neighbor issues or where businesses are allowed to disrespect home owners. Home owners were you have to handle the situation on your own. This appears to be changing because Steve is here. The tour also will let you see how walkable or accessible the city for all ages and other abilities.	3/8/2026 9:29 AM
29	Housing should remain true to the style of housing in current stock that is larger than a normal starter home with requirement for masonry in the appearance and fireplaces.	3/8/2026 9:27 AM
30	Owning a home is the American dream. That dream isn't fulfilled through multi-family housing or apartment complexes. Focus on helping people buy a home.	3/7/2026 3:15 PM
31	Multi family single floor or easily accessible	3/6/2026 10:04 AM
32	Affordable doesn't mean low end but I doubt high end luxury homes/apts would be fully occupied.	3/5/2026 6:13 PM
33	Town Houses on the Southfield Corridor, replacing underutilized office buildings	2/25/2026 12:23 PM
34	Senior housing is needed. People love Lathrup and have deep roots here.	2/19/2026 9:56 AM
35	Lathrup is a small City pretty much fully developed with small single family vernacular-architecture homes. Going outside that model adds complexity and therefore costs. New investment and zoning should prioritize people working and schooling at home or in local cafes. New zoning should allow development like decks, patios, above ground pools, jacuzzi, home automation, energy efficiency.	2/18/2026 2:57 AM
36	I think that our city with its aging infrastructure and small size is not the place for larger housing developments. I think that the evidence used to prove the need for middle income housing here in LV was ridiculous. I think that the ordinance changes that have been approved, bowing to the developer's needs, are not in line with what the community wants. The lack of communication to the community about the school property development was a slap in the	2/13/2026 11:48 PM

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face to the residents. Promises of the mayor to have a town hall meeting about the development were totally disregarded.

37	Parking minimums should be removed. This is one of the most important ways to be a Redevelopment Ready Community	2/13/2026 10:59 AM
38	Lathrup is not a city of apartments or manufactured homes. We are a mile wide bedroom community of beautiful historic homes and should stay that way. There's plenty of options in nearby cities for people with different needs. It's impossible to meet everyone's needs	2/13/2026 9:27 AM
39	I do not want to see housing as rentals. I would be ok with detached condos or townhouses where the residents are the owners. I do not want to be a city of renters. That is not why I chose Lathrup from Clawson	2/11/2026 9:11 AM
40	Study ways to improve or repair existing homes at group rates particularly for those 65 years and older. Tree services and roofs are examples.	2/10/2026 9:43 AM
41	The issue is affordability due to the high property tax rate for new owners and the high mileage rate do a failing school system.	2/9/2026 9:18 AM
42	We moved here because of the uniqueness of the homes, the ability to walk, the community activities (including Santa and the Children's Garden), and friendly and helpful neighbors. People in apartments are closed off from others.	2/8/2026 9:06 AM
43	continue as we are	2/7/2026 10:24 PM
44	Improve or put focus on common areas in the neighborhood such as parks, streets and street signage	2/7/2026 8:20 PM
45	We love living here. Any decisions made should also preserve what is unique about this community.	2/7/2026 8:57 AM
46	Except for people not maintaining their homes, the housing is fine, consisting of a mixture of styles and value.	2/7/2026 3:48 AM
47	The low end of the housing market seems entirely absent. Cities that thrive have a wide range of housing costs and types.	2/6/2026 7:12 PM
48	Every home bought or sold likely results in additional tax revenue for the city. I feel finding ways to encourage transactions would be a good use of time and resources.	2/6/2026 1:08 PM
49	There needs to be viable plan that addresses this and allows for expansion	2/5/2026 8:56 PM
50	This is so targeted. The fact is that LV's ONLY value is that it is so small and one city. One bad city council that continues to elect themselves so Garret can try and get higher up and Kantor can show he is incompetent as he is?!? God. A monkey can see it.	2/5/2026 2:09 AM
51	Honestly, I think the biggest "problem" is the school system. We are first time home buyers, but only considered LV because our children were already doing school of choice so we didn't have to worry about SPS.	2/4/2026 11:29 PM
52	These questions are misleading and biased. I moved here for the housing stock. I am not against anyone moving in LV age, first-time buyers etc. Keep LV as single homes Protect the residents and their home values from predatory builders and political agendas	2/4/2026 9:59 PM
53	People want to own their own homes. Apartments do not fulfill the "American Dream." Do things to help people finance buying an existing home.	2/3/2026 5:16 PM
54	I enjoy the variety and the lack of cookie cutter homes. I also enjoy the trees so would not want to see developments that cut down trees. I feel the split level offices on Southfield are eye sores. It would be great to make those spaces into lower level businesses and second floor housing. Also would love to see a renovation of the school like The Ivy in Berkley into housing.	2/3/2026 7:00 AM
55	This is not a low income city/township. And it should not be.	2/2/2026 9:46 PM
56	I don't know what company it is, but some group has done a wonderful job flipping houses to make sure they are not vacant properties.	2/2/2026 6:36 PM
57	Na	2/2/2026 5:46 PM

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58	It would be great to have a list of vetted home repair companies/individuals that we could use. Also, group discounts for something like an annual service to clean dryer vents, wash windows and clean gutters.	2/2/2026 4:21 PM
59	Assure the code is communicated and enforced	2/2/2026 3:53 PM
60	This is not a start home city. Keep it higher ended. Thats the charm.	2/2/2026 3:42 PM
61	In regards to housing units with 10+ units. I would say this is only appropriate along Southfield 11 mile or 12 mile, within the city it doesn't fit.	2/2/2026 2:21 PM
62	We're not going to get many new residents if we don't have a public library, so I think that's the survey that should go out before this one. I'd def. think about moving if I lose library access.	2/2/2026 1:56 PM
63	We absolutely need to consider "accessory dwellings". The ability to allow our parents to age in place with us is critical in this current crisis of medical expenses and care costs. Other communities allow this. The lots in LV are significantly larger than others, there should be a way to accommodate these types of dwellings in our community.	2/2/2026 1:24 PM
64	Lathrup Village is blessed with large lots. The City should embrace flexible zoning to allow some of the outdated properties to be repurposed to duplex/condo housing.	2/2/2026 12:48 PM