

DEARBORN

Civic Dialogues Results

Civic Dialogues and Mayor Hammoud teamed up to start a conversation that crossed boundaries:

“What would **positive change look like in Dearborn?”**

Get hundreds of people to share their ideas, and vote on the ideas of others.

Identify their **common interests**, despite differences on other issues.

Bring 100 people together for a conversation about those resonant issues.

Address the staggering amount of litter that panhandlers leave behind, particularly the easements up and down Michigan/Telegraph ramps where they perch

Bring driver training classes back to Dearborn Public Schools

Not sure if it's been mentioned, but adding a left turn signal at Michigan & Military would help. A lane was removed for businesses, making it unsafe.& there's a school there.

In Phase 1, we received **47,000 votes** on
557 IDEAS
from over **990 residents.**

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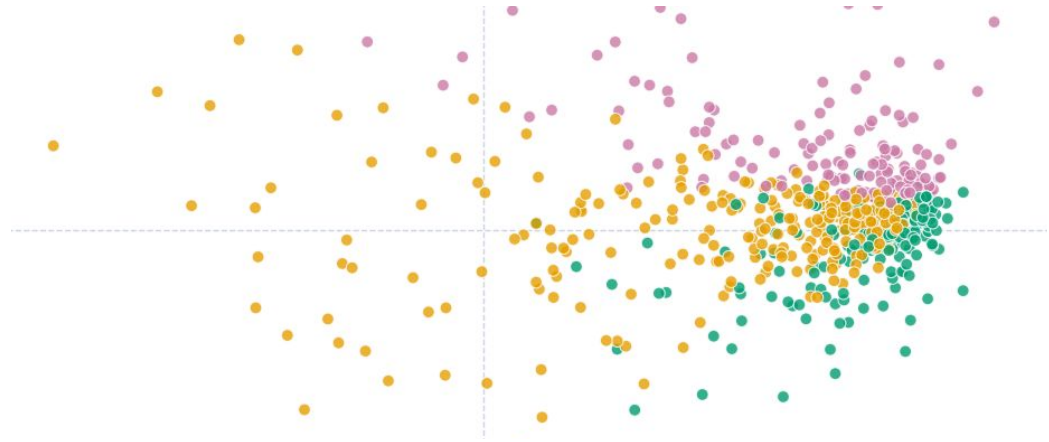
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The city assessor and the Board of Review can be more transparent. The city website can describe the process. The Board of Review can give homeowners reasons for its decision

Include financial literacy in high schools. Students need to learn about: taxes, loans/debt, credit, investing, inflation, etc

Clean up private properties. Pick up the trash on your own front lawn

Our analysis identified priorities with broad support across 3 opinion groups



Public Investment Champions

Support proactive city intervention — police patrols, speed humps, mental health programs, and public investment in safety and services.

Green Libertarians

Champion parks, biodiversity, and community investment while fiercely opposing surveillance cameras and punitive enforcement.

Enforcement Traditionalists

Prioritize strict enforcement of existing rules and oppose housing flexibility, new taxes, and expanded spending programs.

PUBLIC INVESTMENT CHAMPIONS

The largest group, they support proactive city intervention — police patrols, speed humps, translation body cameras, mental health programs in schools, and culturally sensitive public health campaigns. They want government to actively invest in safety and services, and are willing to back higher spending for teacher pay and community infrastructure.

MAKE OR BREAK

Make Dearborn a premiere place for teachers/educators! Raise pay, offer sign-on bonuses, perks & \$ support.

This group: 100% approve

vs Others: 48% approve

52% gap

Active policing and traffic safety (speed humps, patrols, drag racing enforcement)

Public health and education investment (mental health in schools, teacher pay)

Culturally inclusive services (translation cameras, bilingual health campaigns)

Pro-spending stance — willing to invest in community infrastructure

Opposition to housing deregulation (Airbnb, ADUs, short-term rentals)

SUPPORTS

Seniors still like and need to walk and have serene nature trails to walk on. Bikers are given priority over seniors and they should be treated the same.

100% approve

The loud drag-racing on Telegraph at all hours of the night has gotten completely out of control. Ordinances designed to ensure safe and quiet streets at night

100% approve

Please do something about the Loud Speeding Cars and Trash Issues!

100% approve

OPPOSES

Allow people to rent their homes on Airbnb.

90% oppose

Allow garages to be Accessory Dwelling Units or “in-law suites”

83% oppose

Why are we sweeping streets twice a month? That is so strange and a waste of tax payer dollars. It's a street. Residents should be responsible for it.

79% oppose

GREEN LIBERTARIANS

They champion parks, trails, biodiversity, and community beautification while fiercely opposing surveillance technology — license plate readers, Flock cameras, and automated enforcement. They support multigenerational housing and two-family homes but resist punitive code enforcement, preferring neighborhood investment over policing.

MAKE OR BREAK

Add cameras & patrols to catch, deter, ticket, & enforce laws re: litter, noise, fireworks, parking, handicap & church parking, trespassing, drag racing

This group: 24% approve

vs Others: 83% approve

59% gap

Parks, trails, and urban greening (biodiversity, tree planting, beautification)

Strong anti-surveillance stance (oppose LPRs, Flock cameras, automated ticketing)

Multigenerational housing and family-friendly density (two-family homes)

Community infrastructure investment (cable removal, walkability, utilities)

Preference for neighborhood investment over punitive enforcement

SUPPORTS

Have the cable companies take down all the unused lines across our yards. At their expense. 100% approve

Parks investments are great. Keep at it. Our families love the parks. More beautification of our parks. 98% approve

Seniors still like and need to walk and have serene nature trails to walk on. Bikers are given priority over seniors and they should be treated the same. 98% approve

OPPOSES

Install Cameras at all traffic light controlled intersections and Keep doubling the fines! Change Driving licenses to 18 years old. 83% oppose

1. Do something about loud vehicles. 2. Enforce law against using garages as living spaces and not as a garage. 3 82% oppose

Add cameras & patrols to catch, deter, ticket, & enforce laws re: litter, noise, fireworks, parking, handicap & church parking, trespassing, drag racing 76% oppose

ENFORCEMENT TRADITIONALISTS

They prioritize strict enforcement of existing rules — traffic laws, building codes, litter control, property maintenance — and oppose expanding housing flexibility through ADUs, Airbnb, or a city income tax. They resist new spending programs like homebuyer grants, childcare subsidies, and expanded recreation, preferring the city stick to core enforcement duties.

MAKE OR BREAK

Launch an enhanced group prenatal care program for low-income mothers to combat the city's high rates of Medicaid-funded births and infant mortality.

This group: 13% approve

vs Others: 79% approve

66% gap

- Strict enforcement of traffic laws, building codes, and property standards
- Opposition to housing deregulation (ADUs, Airbnb, two-family homes, short-term rentals)
- Fiscal conservatism (oppose income tax, homebuyer grants, childcare subsidies)
- Litter control and property maintenance as top priorities
- Resistance to expanded recreation and community investment programs

SUPPORTS

- | | |
|---|--------------|
| The loud drag-racing on Telegraph at all hours of the night has gotten completely out of control. Ordinances designed to ensure safe and quiet streets at night | 100% approve |
| I think building codes should be uniform and enforced. Codes should require green space and not allow homes to take up entire properties. | 100% approve |
| Address the staggering amount of litter that panhandlers leave behind, particularly the easements up and down Michigan/Telegraph ramps where they perch. | 100% approve |

OPPOSES

- | | |
|---|------------|
| Allow people to rent their homes on Airbnb. | 98% oppose |
| Pass an ordinance allowing Accessory Dwelling Units (ADUs) in residential backyards to organically increase affordable housing options. | 97% oppose |
| Launch a 1% city income tax to help pay for universal childcare for all families and make Dearborn a destination for families. | 96% oppose |

Unifying Ideas

These are the ideas that were popular across all groups, regardless of other differences.*

Bring driver training classes back to Dearborn Public Schools.
(96% SUPPORT)

#1

*Scores reflect the minimum support across the groups; rankings account for pass/rates.

**Duplicates not included in this list.

2. The city assessor and the Board of Review can be more transparent. The city website can describe the process. The Board of Review can give homeowners reasons for its decision **(96%)**
3. Please make sure that all trees the City of Dearborn plants are native to Michigan. There are so many options suitable for any situation **(95%)**
4. Have the cable companies take down all the unused lines across our yards. At their expense **(95%)**
5. Clean up private properties. Pick up the trash on your own front lawn **(95%)**
6. Adding a left turn signal at Michigan & Military would help. A lane was removed for businesses, making it unsafe — and there's a school there **(94%)**
7. Update sewer infrastructure, specifically combined sewer overflows and removing lead pipes **(94%)**
8. How about basic service improvements like tree trimming and road repairs **(94%)**
9. Steep fines for littering. There is copious amounts of trash along Gully in the wooded area of the bridge over Rouge River. Make business owners keep their properties CLEAN **(94%)**
10. More speeding enforcement. Too many cars speeding down side streets and endangering our neighborhoods **(94%)**

Resonant Issues: 1-3

The issues that were most important to all groups

01

41
BRIDGING IDEAS

Neighborhood Standards

Property maintenance, inspection capacity, and accountability for problem rentals.

"Clean up private properties. Pick up the trash on your own front lawn."

✓ 95% bridge

"Three years ago I put in a complaint about a crumbling garage that borders my property. Two years ago I added a picture. Last year I gave up. Please enforce property ordinances."

✓ 93% bridge

"Educate the community on property maintenance — piles of wood don't belong on the ground. That's a good way to attract rats and other pests."

✓ 88% bridge

02

26
BRIDGING IDEAS

Streets & Transportation Safety

Increase city road repairs and add traffic-calming and signals on residential and school streets.

"Adding a left turn signal at Michigan & Military would help. A lane was removed for businesses, making it unsafe — and there's a school there."

✓ 94% bridge

"Fix all the bad roads without raising our taxes."

✓ 88% bridge

"We are in desperate need of a speed bump on the corner of Marshall and Silvery Lane. Cars ignore the stop sign and drive at high speeds. We have many children on this street."

✓ 75% bridge

03

22
BRIDGING IDEAS

Environment & Public Works

Limit light pollution, restore the tree canopy, and hold cable and utility companies accountable for unused overhead lines.

"Have the cable companies take down all the unused lines across our yards. At their expense."

✓ 97% bridge

"Plant trees on Telegraph Ave, Ford Rd, and everywhere else they're needed — especially the neighborhoods. Trees are essential for our future."

✓ 83% bridge

"Please stop the excessively bright lights in residential neighborhoods. After a certain hour they should turn off. Use more motion sensors for security lighting."

✓ 82% bridge

✓ % shows cross-group bridging score

Resonant Issues: 4-6

The issues that were most important to all groups

04

19
BRIDGING IDEAS

Sanitation

Improve cleanup, drains, and sewer infrastructure across the city.

"Like many inner-ring suburbs, Dearborn has a lot of litter laying everywhere — businesses included. Visitors judge us on this. Enforce standards."

✓ 95% bridge

"Clean the street and alley drains more regularly to remove trash, debris, and leaves before they cause clogging and water buildup."

✓ 95% bridge

"Provide updated trash cans free of charge when they break, instead of charging \$60 for replacement. It's not the resident's fault if a can is over 5 years old."

✓ 93% bridge

05

18
BRIDGING IDEAS

Main Street

Activate vacant properties and diversify storefronts on commercial corridors.

"Figure out a way to knock down the eyesore at the corner of Michigan Avenue and Outer Drive and build something sustainable."

✓ 94% bridge

"Bring in boutiques, clothing stores, and gift shops. I'd rather go to a local area instead of big malls."

✓ 92% bridge

"Get a Trader Joe's in one of the many empty stores."

✓ 79% bridge

06

18
BRIDGING IDEAS

Traffic

Speeding enforcement, reckless driving, and driver training on neighborhood streets.

"More speeding enforcement. Too many cars speeding down the side streets are endangering our neighborhoods."

✓ 96% bridge

"Monitor Guley Road traffic speed. Trim trees hanging in the street."

✓ 93% bridge

"Generate revenue through traffic violations from reckless, speeding drivers in loud cars and motorcycles. Telegraph between Ford and Cherry Hill is ridiculous on nights and weekends."

✓ 93% bridge

✓ % shows cross-group bridging score

Of everything we heard,

Neighborhood Standards

emerged as the topic to talk about next.

RELEVANT

All three groups consistently engaged with this topic and was an issue that resonated strongly across all three opinion groups – making it a clear point of shared interest.

ACTIONABLE

Property maintenance, rental inspections, ordinance enforcement, and zoning are core municipal activities the city can take action on.

COMPLEX

Real tradeoffs exist between enforcement and support. Residents broadly agree that standards should be enforced – but disagree about how aggressively, who should bear the costs, and what role the city should play versus residents themselves.

Running the Civic Dialogue

On May 28, 2026, 93 Dearborn residents came together on Zoom to discuss policies the city should consider to improve Neighborhood Standards & Enforcement. The group was recruited to reflect the city's population in terms of age, sex, race, and political leaning.

The set of policy options they discussed was determined through community input and expert conversations. Participants were provided briefing material to ensure a more informed discussion.

Discussions were held primarily within small groups of 5-7 residents, over the course of three focused breakout sessions. Each session was focused on a different aspect of the problem.

What the participants wanted to talk about...

When these Dearborn residents came together to discuss this issue, they tended to agree that these topics were important concerns regarding the city's approach to neighborhood standards and code enforcement.

Note that this is a non-exhaustive list, but represents some of the major themes – [many of which were addressed by the policies they supported.](#)

Compliance, Not Punishment

Across every group, participants framed the goal of code enforcement as helping residents come into compliance — not collecting fines. They favored warnings, education, and a reasonable grace period before penalties, noting that many violations come from people who didn't know the rule or couldn't afford the fix.

Protecting Vulnerable Homeowners

A constant thread was concern for elderly, disabled, and low-income residents — especially seniors on fixed incomes — who want to maintain their homes but genuinely cannot afford major repairs. Residents repeatedly distinguished “those who can't from those who won't,” urging the city to connect struggling owners to grants and assistance before issuing fines or liens.

Holding Landlords Accountable

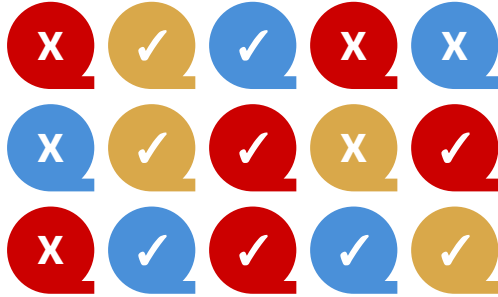
Renters and homeowners alike pointed to absentee and out-of-state landlords as a core problem — properties left in disrepair, tenants living in poor conditions, and owners who are impossible to reach when something goes wrong. Participants wanted real accountability: a local point of contact, tougher inspections for properties with bad histories, and visible consequences for repeat offenders.

Fair Enforcement and Community Trust

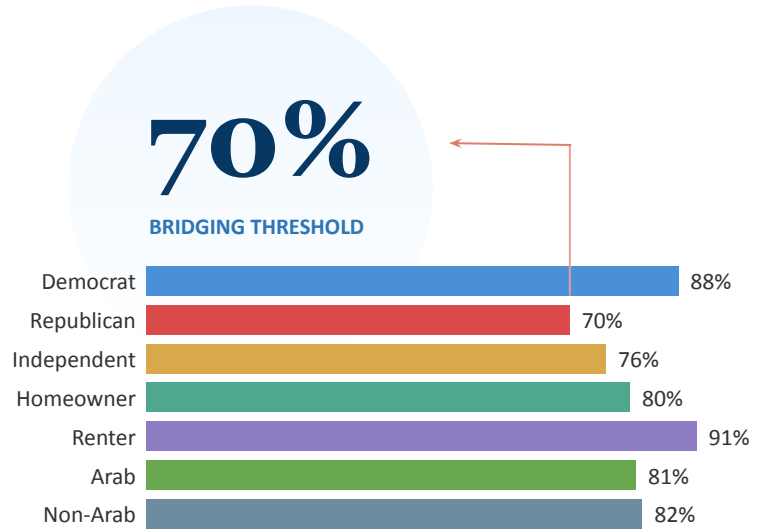
Many participants questioned whether the rules are applied evenly, citing a sense that some parts of the city — particularly the east and south sides — aren't treated the same as others. Residents were also wary of enforcement that singles out immigrant or lower-income neighborhoods, and many stressed the need for Arabic-language notices and materials so every resident can understand and comply.

UNDERSTANDING THE Bridging Score

HELP LOW-INCOME RESIDENTS WITH REPAIRS.



After the Dialogue, we polled all participants on **21 unique policy positions** related to neighborhood standards and code enforcement, derived from our research on the issue.



We found the percentage of Democrats, Independents, Republicans, homeowners, renters, and Arab and non-Arab residents who supported these statements, and then used the lowest of those as the “bridging score”. **This way, we identify policies that all groups had significant support for**

Policy Recommendations for Neighborhood Standards

All Policy Recommendations shown alongside their bridge score: the minimum support across all groups

Principles

Warnings & Education Before Fines	92%
Stricter Penalties for Repeat Violators	88%
Fair, Transparent Rules Enforced Uniformly	84%
Public Funds for Low-Income Repairs	70%
Support for Volunteer & Neighborhood Groups	68%
City Does the Work & Bills the Owner	60%

Enforcement

Local Contact for All Out-of-City Landlords	84%
Increased Enforcement on Commercial Frontages	84%
Graded Inspection Checklist for Rentals	72%
Sweeps Targeted by Compliance History	64%
Expand Proactive Sweeps to Four Times a Year	64%

Service & Abatement

Real-Time Status Tracking for Complaints	74%
City Remediation as Last Resort	64%
48-Hour Response for Tree & Storm Hazards	68%
Quarterly Bulk Trash Collection Events	55%

Resident Assistance

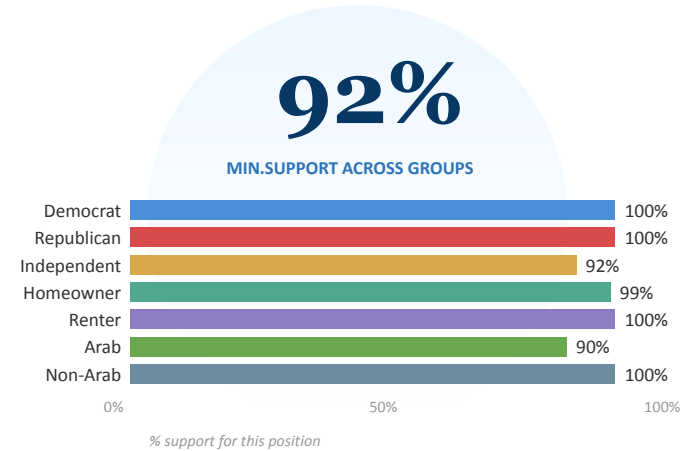
Scale Up Home Repair Grants	88%
Repair Referrals at Point of Citation	80%
Community Donation Fund for Repair Loans	80%

Education & Community Engagement

Paid Cleanup Jobs in High-Unemployment Areas	68%
Year-Round Block Adoption Stipends	64%
Arabic-Language Code Communications	60%

#1 Warnings & Education Before Fines

For property maintenance violations, the city should lead with warnings and education before issuing fines, giving residents a reasonable grace period to fix problems.



Why Dearborn residents support this:

"Warnings and education should precede fines. Otherwise, people may not be aware of the rules until they are fined for breaking them. There are many people who cannot abide by the rules... [an] elderly/disabled person, [or someone whose] work takes them out of state."

— Male, 40–65

"It's fair and reasonable to educate and warn before fines. Some people are moving in from rural areas where this kind of code enforcement doesn't exist, and they need to learn to adjust to city life. People deserve a chance to learn."

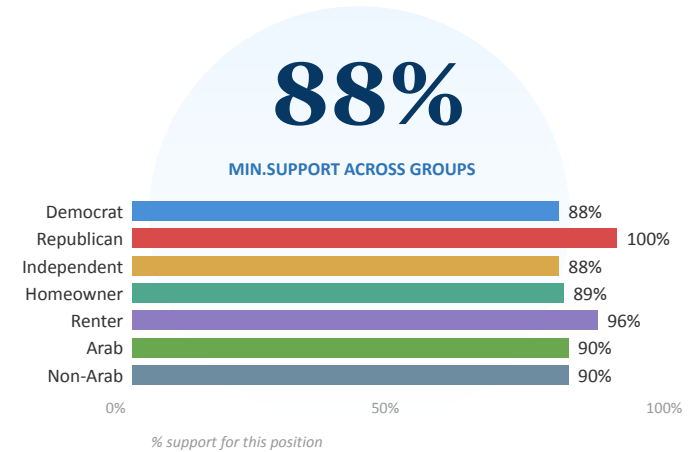
— Female, 25–39

"Warnings and education are the right way to be democratic. A person might not be aware of the violation or understand it."

— Female, 65+

#2 Stricter Penalties for Repeat Violators

The city should impose stricter penalties on property owners with a documented history of repeated code violations than on first-time violators.



Why Dearborn residents support this:

"If people are repeatedly violating standards, the fines should increase. This matters the most for serial repeaters, not someone who may have slipped 2–3 times."

— Male, 65+

"Repeat violators aren't being deterred from violating unless the penalty is strict enough to change their behavior."

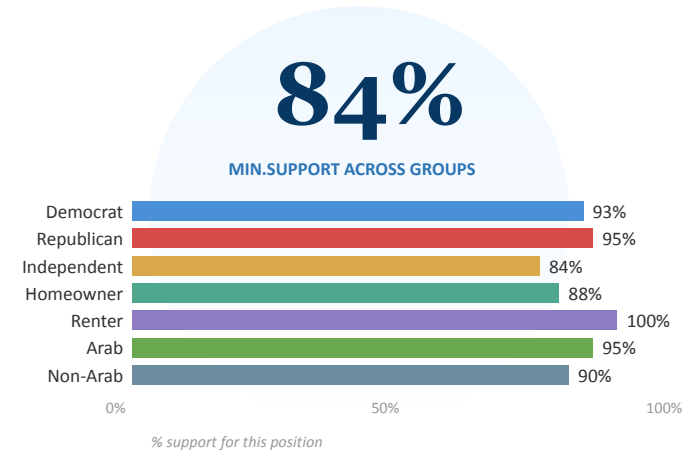
— Male, 25–39

"There's a big difference between someone struggling and someone repeatedly ignoring the rules... when someone repeatedly refuses to maintain their property, it affects the entire neighborhood."

— Female, 40–65

#3 Fair, Transparent Rules Enforced Uniformly

The city should set fair, transparent rules about how people maintain their homes and yards, and enforce those rules uniformly across every neighborhood when residents do not comply.



Why Dearborn residents support this:

"If the city could increase communication about enforcement, and [provide] data about where it is being enforced, it would allow for a transparent view of what services are being done in what neighborhoods."

— Female, 40–65

"If you live in this city, your property should be maintained — so that other residents, and people wanting to move here, can see how the residents keep their homes up to the standards that are set forth."

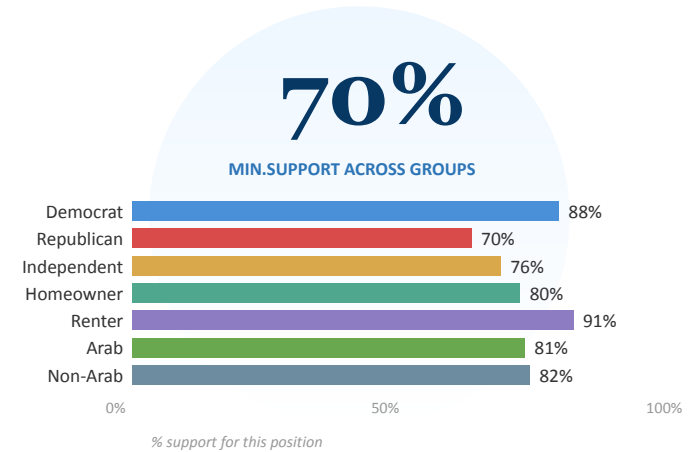
— Male, 40–65

"The rules should be enforced because it makes a cleaner and better looking City! Nothing worse than walking down the street and seeing one house looking terrible amongst the others!"

— Female, 65+

#4 Public Funds for Low-Income Repairs, Grants First

The city should use public funds to help low-income residents repair their properties, rather than fining them for violations they cannot afford to fix, but only after first leveraging federal, state, and private grant money, and with a commitment that funds are not distributed to landlords / non-owner-occupants.



Why Dearborn residents support this:

"If you fine them, they're not going to be able to pay the fine, and the work doesn't get done. If we offer them assistance with low-income repairs, the repairs get done."

— Female, 40–65

"A well maintained property benefits the entire community. Some people need a little help, and that's what public funds are for."

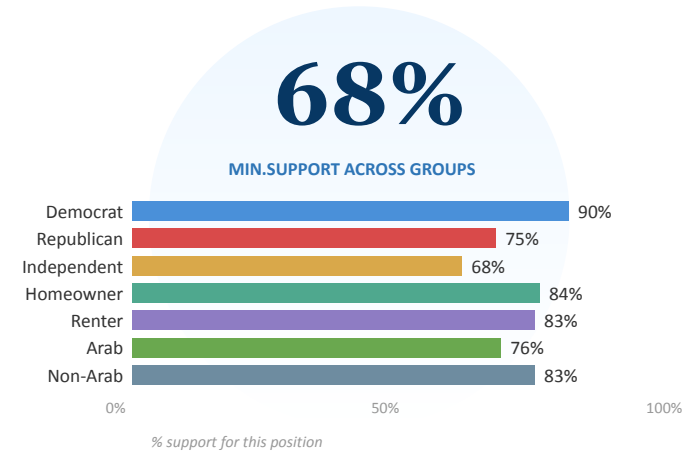
— Male, 65+

"If the city has fund[ing] for helping low income residents fix their property, [that] would be nice."

— Male, 40–65

#5 Support for Volunteer and Neighborhood Groups

Volunteers and neighborhood groups maintaining public spaces and commercial frontages is an opportunity the city should support, because it keeps costs down.



Why Dearborn residents support this:

"We do it for snow shoveling, so why not other simple property maintenance jobs? Organizing volunteer groups... could give the folks who really care the chance to lend a hand, and those who need help a chance to ask for it while reducing the stigma of asking."

— Female, 25–39

"It takes a community to stabilize the community. I would rather see my tax money used to maintain and enhance my city and neighborhood."

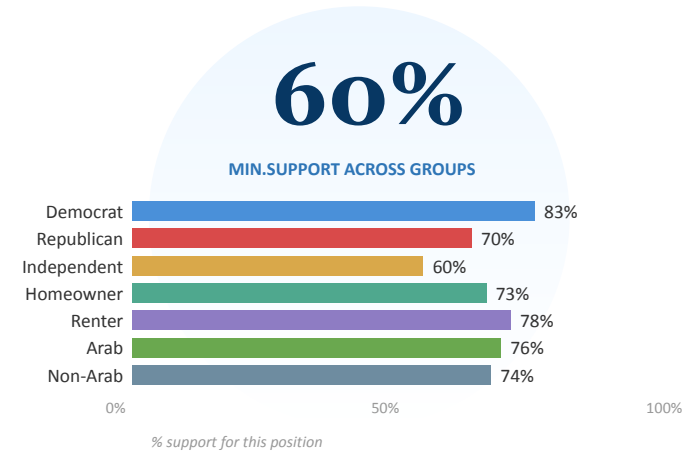
— Male, 65+

"Volunteers and neighborhood groups would help keep costs down and encourage community building... the City would have to use some of their resources to support these groups."

— Female, 40–65

#6 City Does the Work and Bills the Owner

When a property owner does not fix a documented safety or structural violation within the time allowed — and after warnings, repair-assistance referrals, and grace periods have been exhausted — the city should do the work itself and bill the owner. For owners below an income threshold, the bill converts to a lien with deferred, income-indexed repayment recovered when the property is sold.



Why Dearborn residents support this:

"I support this idea as it ensures the right thing is done. Some owners will ignore fines... If the city does the work and bills the property owner, then even the violators will benefit."

— Male, 25–39

"Saves time and admin for the city to just do the work and add it to their tax bill."

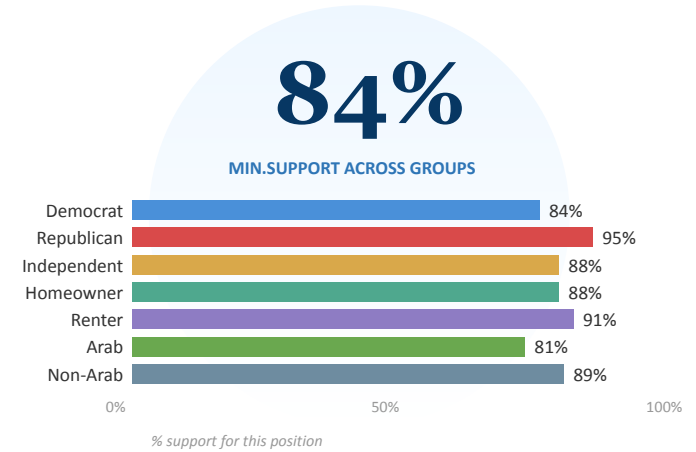
— Female, 40–65

"If the property owner ignores the violation, and is given ample time and warnings... then the City has every right to do the work and bill the homeowner."

— Female, 65+

#1 Local Contact for All Out-of-City Landlords

Add a required field to the rental registration system for a 24/7 local property manager contact within 20 miles of Dearborn.



Why Dearborn residents support this:

"3 years is far too long between rental inspections — as a former renter that had an absentee, out-of-state landlord, of my discussion group literally half of us had bad experiences in Snow Woods with crappy landlords!"

— Female, 25–39

"If I had known the violations of my rental home, I would not have signed a lease. This landlord is horrible and has faced zero consequences. Name and shame them!"

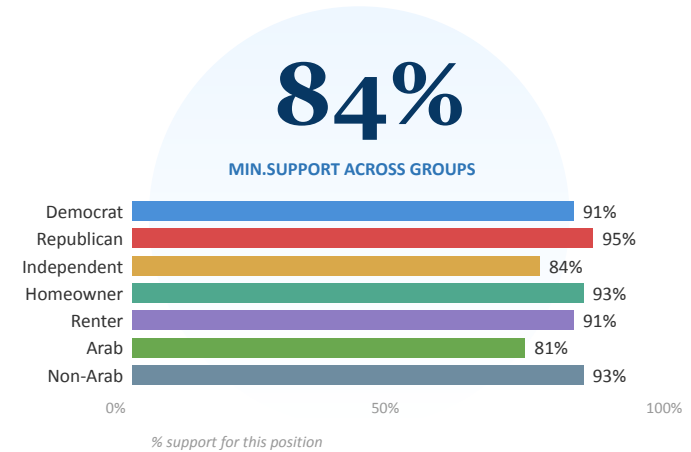
— Female, 25–39

"Landlords want the rent, but the people who live in the rental property are living in terrible conditions."

— Female, 65+

#2 Increased Enforcement of the Litter Ordinance on Commercial Frontages

Require all commercial property owners and businesses to maintain clean frontages and comply with existing city rules on litter, debris, and dumpster screening, backed by additional staffing or outside contractors authorized to perform abatements along commercial corridors. Fund through a Special Assessment District that shares corridor maintenance costs between the city and the businesses on each corridor.



Why Dearborn residents support this:

"Shouldn't business owners be responsible for commercial corridors and their own property?"

— Female, 40–65

"I oppose [volunteers] maintaining commercial frontages — those owners should be responsible."

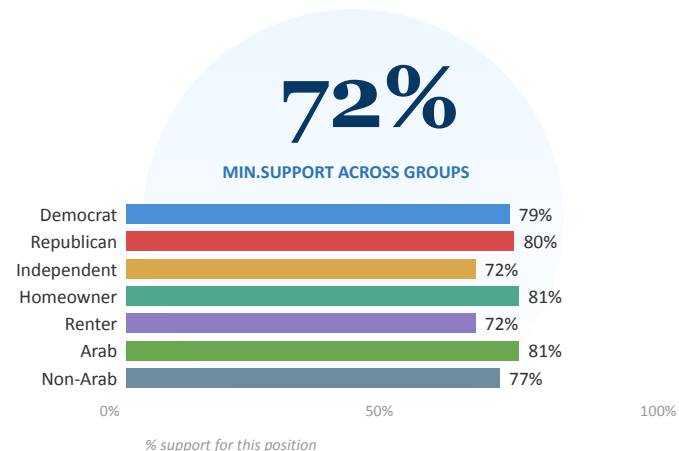
— Male, 25–39

"We had a lot of concern about how to keep businesses accountable for their property... Some thought that larger businesses didn't care if they got fined, and still didn't resolve the issue."

— Female, 40–65

#3 Graded Inspection Checklist for Rentals

Shift from inspecting every rental every 3 years to a compliance-history-based tiered system. Properties with no violation history would be inspected every 5 years at a reduced fee; properties with 3 or more violations would be inspected annually at a higher fee.



Why Dearborn residents support this:

"3 years is far too long between rental inspections... but incentivize good behavior with reduced rental inspection fees."

— Female, 25–39

"The landlords should pay for the increased inspections... there should be a way to have the cost absorbed by the landlord and not the renter. Or incentivize them for good scores on their inspections?"

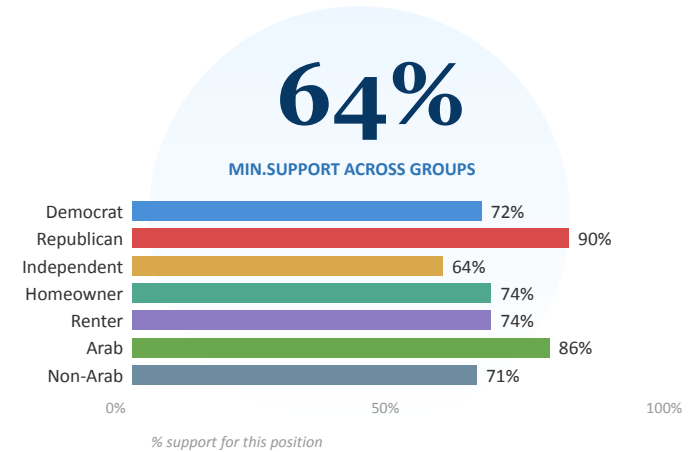
— Female, 40–65

"[Paid] by landlords through fees tied to compliance history — clean records pay reduced fees, properties with violations pay higher fees."

— Female, 65+

#4 Sweeps Targeted by Compliance History

Focus the city's proactive code enforcement sweeps on properties with a documented history of prior violations — inspecting them more frequently — while reducing inspection frequency for properties with clean records. Targeting decisions would be based on each property's documented compliance history, not on neighborhood boundaries or demographic characteristics. Inspectors would continue to use an education-first approach for first-time offenders while immediately ticketing repeat offenders.



Why Dearborn residents support this:

"Properties with a history of violations need more attention to ensure safety and fairness for everyone, regardless of the neighborhood."

— Female, 25–39

"Focus inspections on properties with past violations, even if this concentrates enforcement in certain neighborhoods."

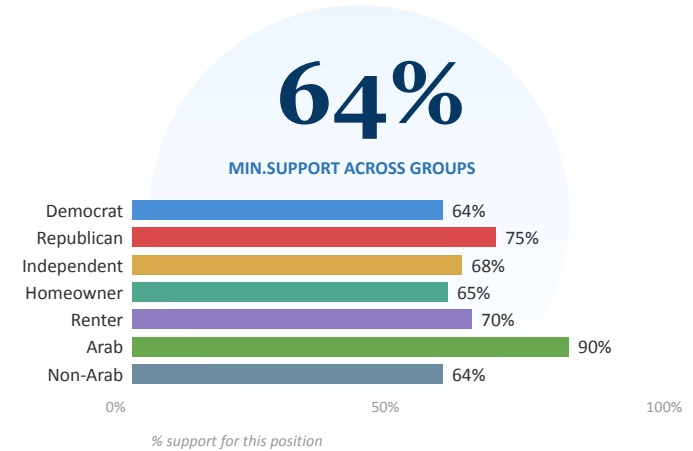
— Female, 65+

"It's also important to protect vulnerable homeowners while still holding repeat violators accountable. Transparency in enforcement and clear communication with residents are key to maintaining trust."

— Male, 40–65

#5 Expand Proactive Neighborhood Sweeps from Two to Four Times Per Year

Add two mid-year sweeps to the existing Spring Sweep Week and Fall Sweep Week, either through additional code officer capacity or reallocation of existing staff. Inspectors would continue using an education-first approach for first-time offenders while immediately ticketing repeat offenders for tall grass, trash, and abandoned vehicles.



Why Dearborn residents support this:

"The neighborhood services is a constant failure in my neighborhood. No matter how many complaints made, they never come check the property."

— Female, 65+

"Trash is left at schools — water bottles, snack wrappers blowing around. A student 'patrol' could help with that. Businesses need to maintain their dumpsters and have them picked up as frequently as necessary."

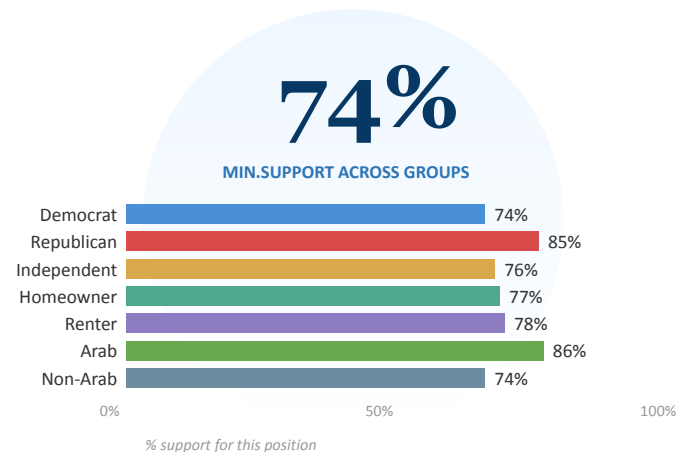
— Female, 65+

"I like the idea of a quarterly bulk pick-up... [though] a summer and winter sweep is better than a spring/fall sweep."

— Female, 65+

#1 Real-Time Status Tracking for Code Enforcement Complaints

Generate automatic text or email updates to residents who file code enforcement complaints at each stage: received, inspector assigned, violation issued, case closed.



Why Dearborn residents support this:

"The idea of a webpage or an app that shows reported areas of concern — similar to what DTE does when people report power outages. Residents could see that something had been 'called in,' and follow the steps being done to address it."

— Female, 40–65

"It would be helpful to see a summary of results and how the city plans to use this feedback... More transparency on how tradeoffs are balanced in final decisions would also be appreciated."

— Male, 40–65

"If we do not hear back from the City and have to consistently wait and see, that is frustrating. Even DTE keeps their customers updated with text messages."

— Female, 65+

#2 City Remediation as a Last Resort, with Hardship Deferral for Low-Income Homeowners

When a property owner does not fix a violation within the time allowed — and after warnings, repair-assistance referrals, and grace periods have been exhausted — the city should do the work itself and bill the owner. Unpaid bills and fines are added to the property tax bill. For owner-occupants below an appropriate income threshold, the unpaid amount converts to a lien with deferred, income-indexed repayment recovered when the property is sold. This protection does not apply to rental properties, investment properties, or properties owned by business entities.

Why Dearborn residents support this:

"We need to distinguish between those who can't (low-income, elderly, disabled) and those who won't."

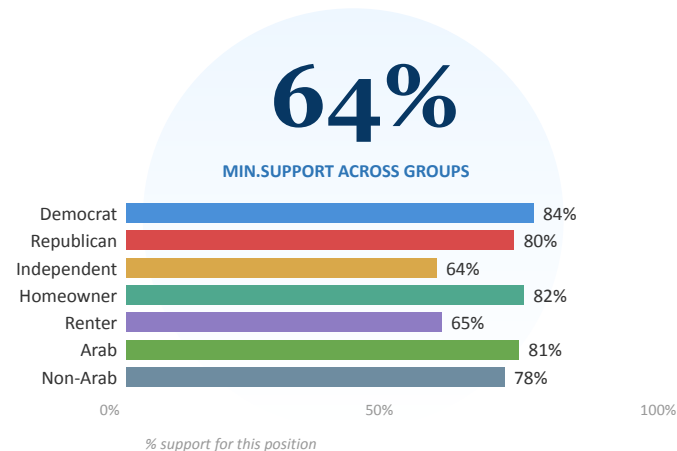
— Male, 65+

"Waive the requirement in cases of genuine hardship. The city shouldn't force repairs people can't afford."

— Male, 40–65

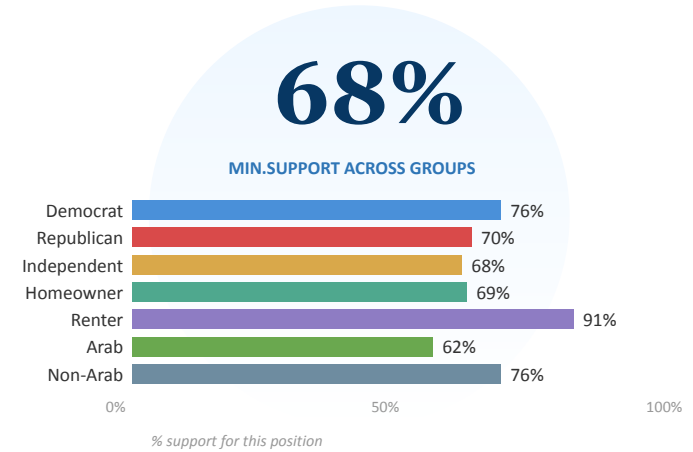
"We need to show empathy to elderly residents on a fixed income. Forcing people to pay for repairs they genuinely cannot afford creates an unfair financial burden."

— Female, 25–39



#3 48-Hour Response Time for Tree and Storm Hazard Reports

Commit to a 48-hour response standard for tree and storm hazard reports submitted through the 24/7 311 service center, supported by additional contractor capacity as needed. Costs would be recovered through tax liens on non-compliant property owners where work is performed on private property.



Why Dearborn residents support this:

"It should not take months to pick up fallen large branches and trees. This should be considered a safety hazard."

— Female, 65+

"Tree and storm hazards need to be addressed in a timely manner."

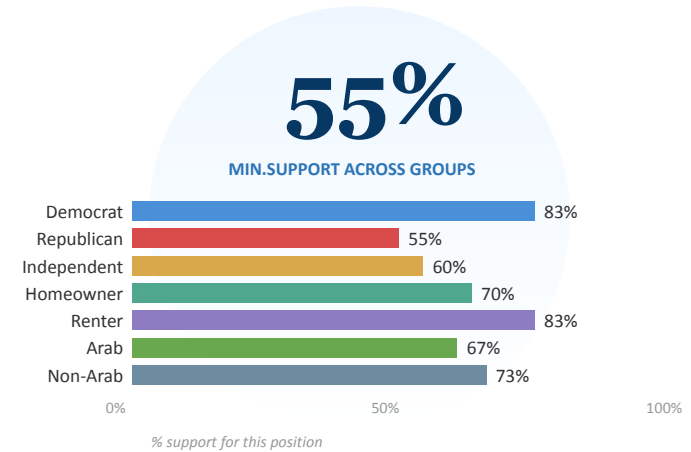
— Male, 40–65

"Anything that involves something hazardous should float right to the top and be of primary concern."

— Male, 65+

#4 Quarterly Bulk Trash and Hazardous Waste Collection Events

Hold quarterly no-charge collection days for large household items, paint, chemicals, electronics, and tires.



Why Dearborn residents support this:

"Bulk trash pickup helps ensure that large items such as mattresses, furniture, tires, and other hard-to-dispose-of items don't end up in alleyways and wooded areas."

— Male, 40–65

"If [the] City picks up bulk trash, people [are] less likely to dump it in Detroit."

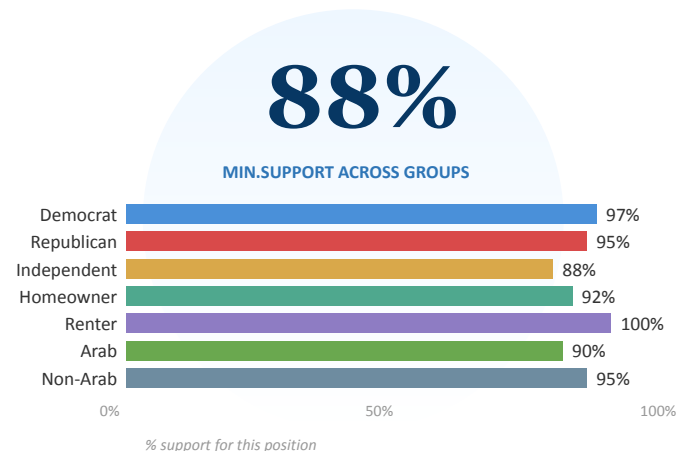
— Female, 65+

"There are a lot of elderly still in Dearborn, and as they pass there is a lot of collected stuff that is no longer useful — having a quarterly bulk clean up would be handy."

— Male, 40–65

#1 Scale Up Home Repair Grants Through Federal and State Funding

Aggressively pursue additional CDBG, HOME, and state funding to scale home repair assistance from the current 10 to 20 low-income homeowners per year to 150 to 250 homeowners per year for roof, porch, plumbing, and exterior repairs.



Why Dearborn residents support this:

"More funds needed, and grants, for first-time home owners and for low-income owners repairing."

— Male, 25–39

"Detroit/Wayne County has programs that help low income or elderly to fix their roofs... Programs like this should be made available to Dearborn residents."

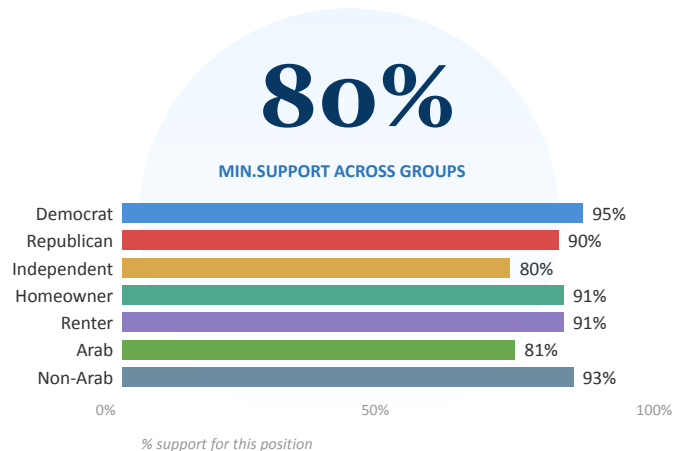
— Female, 40–65

"We should seek public funds to assist our low income residents with repairs... It's another way to invest in our community's safety, beautification, and community."

— Female, 40–65

#2 Repair Referrals at the Point of Citation

When inspectors issue a violation notice to a low-income, elderly, or disabled homeowner, require them to connect that resident to available repair grant programs and assistance on the spot — before or alongside any fine.



Why Dearborn residents support this:

"If the city can connect the resident with resources, they would be more helpful than just giving fines with no help."

— Female, 40–65

"The city should prioritize helping residents comply through education, assistance programs, and reasonable timelines before escalating to fines or liens."

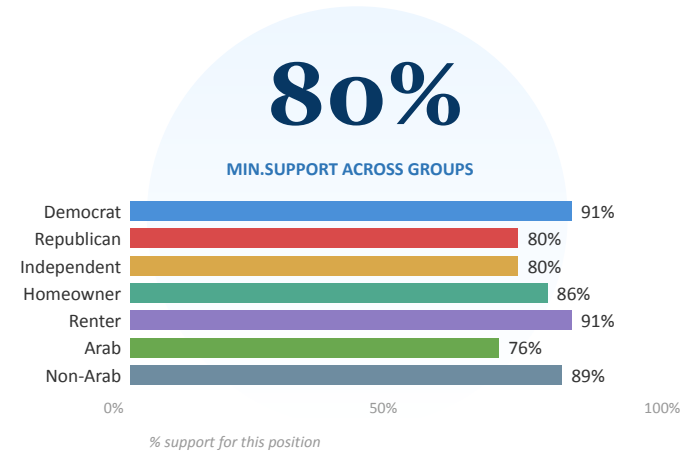
— Male, 40–65

"Pause penalties and help them find assistance — the city connects the owner to grants, nonprofits, and volunteer repair programs."

— Female, 65+

#3 Community Donation Fund for Zero-Interest Home Repair Loans

Direct the Department of Philanthropy and Grants to raise \$500,000 per year in private donations to fund zero-interest repair loans for at least 100 low-income seniors and residents with accessibility needs annually.



Why Dearborn residents support this:

"I think a revolving fund should be set up with donations... When the house is sold, a portion of the profits goes back to the revolving fund."

— Female, 65+

"To offset repairs that residents can't afford, we could try... a donation fund for a trial period. Businesses could 'sponsor a senior.'"

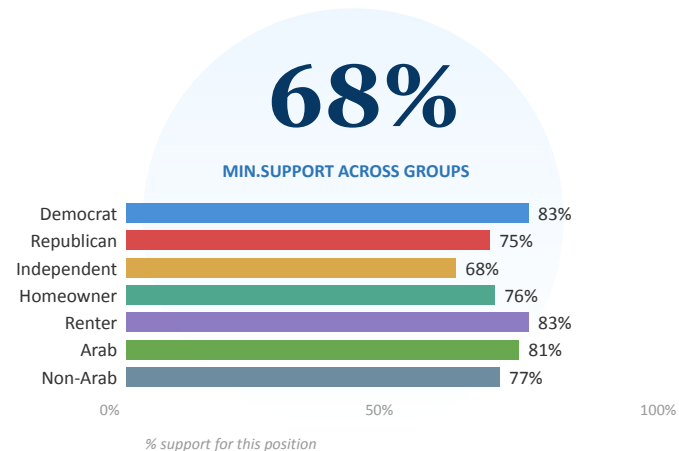
— Female, 40–65

"We need a program for people who are alone and have very low income. These people get lost and often are invisible to the rest of us."

— Female, 40–65

#1 Paid Cleanup Jobs in High-Unemployment Neighborhoods

Hire residents from high-unemployment neighborhoods as paid workers for ongoing litter and dumping cleanup on residential streets and alleys, either by expanding the existing Clean Streets crew with explicit geographic hiring priorities or by standing up a parallel program.



Why Dearborn residents support this:

"Use of individuals with court-ordered community service to assist with clean up efforts and beautification projects."

— Male, 40–65

"Incentivize and mobilize youth/student involvement in neighborhood care. Some might need service hours that could go toward directly helping a resident in need."

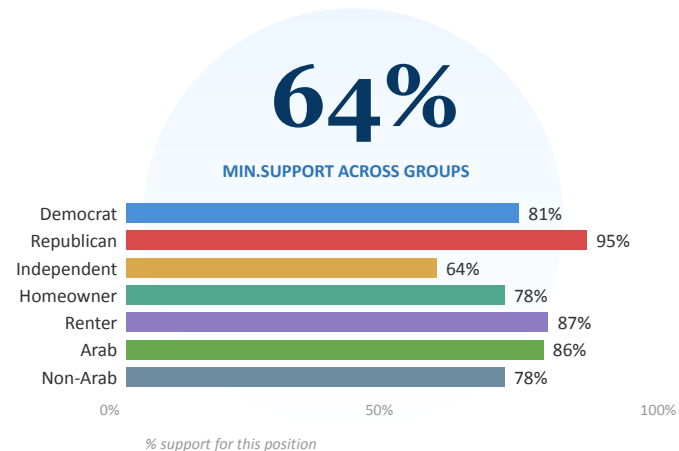
— Female, 40–65

"Bring back a true CleanUp, PaintUp, FixUp month and get kids engaged at an early age... [older kids] could continue to help mow lawns for elderly or disabled neighbors, shovel the snow, bag leaves."

— Female, 40–65

#2 Year-Round Block Adoption Stipends

Pay small annual materials-and-supplies stipends to volunteer groups maintaining residential blocks and public spaces year-round — with explicit acknowledgment that commercial corridor frontages remain the responsibility of business owners under existing commercial litter enforcement.



Why Dearborn residents support this:

"As a neighborhood association leader, I am curious about how the city would go about setting up, organizing, and supporting community volunteer programs in a way that will be successful, robust, and have longevity."

— Female, 25–39

"By volunteering, residents become more invested in how their neighborhood looks. It fosters community and helps beautify Dearborn. Win-win."

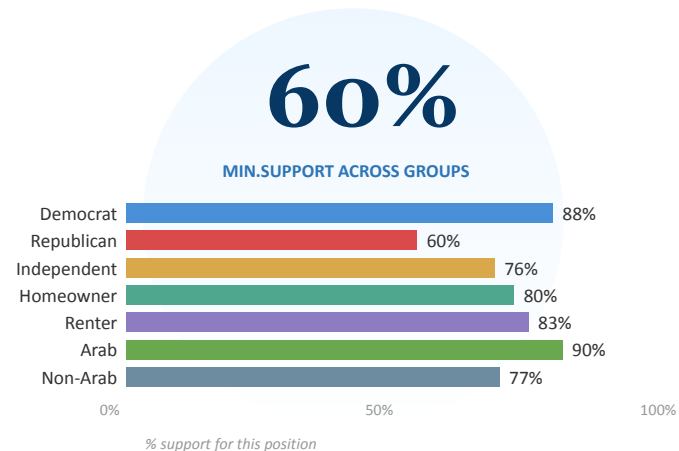
— Female, 40–65

"My house can look beautiful, but when other homes are not kept up it makes my house look bad as well — because it affects the whole block."

— Female, 40–65

#3 Arabic-Language Code Enforcement Communications

To support code compliance and reduce enforcement disputes, translate violation notices, complaint submission tools, and educational materials into Arabic alongside the existing English versions.



Why Dearborn residents support this:

"A lot of people in Dearborn don't know English, so having an Arabic translation will help them understand and not use the language barrier as an excuse to not follow the rules."

— Female, 25–39

"Help people in a language they understand... Some residents have literacy issues. Both in English and in Arabic."

— Female, 40–65

"Especially with a large immigrant population who may not fully understand how to navigate the governmental system and regulations."

— Female, 18–24

Now that we're done, **What's Next?**

- We've already shared these results with Mayor Hammoud, who will be using this information to inform his priorities for neighborhood standards throughout the city.
- The data from both phases – all of the ideas, votes from Phase 1 plus recommendations from the Civic Dialogue – will be available at www.civicdialogues.org/dearborn.

Thank you!

To Mayor Hammoud, his office, all our community partners, and every person who shared their ideas and enthusiasm throughout this process.

If you have any questions, reach out at info@civicdialogues.org.