

What is a Downtown Development Authority?

A Downtown Development Authority (DDA) is designed to be a catalyst in the development of a community's downtown district (s).

How many Downtown Districts does Ypsilanti have? 3. Downtown, Depot Town, and West Cross.

What is the mission of the DDA? The Mission of the Ypsilanti Downtown Development Authority (YDDA) is to undertake district-wide improvements that have the greatest impact in strengthening the downtown areas and attracting new business. The primary goal of the YDDA is to implement positive economic, physical, aesthetic, and community changes in each of our four districts.

Is my building or business in the DDA?

You can check out our district lines on our website at ypsilantidda.org

How is the DDA funded?

The DDA is funded through Tax Increment Financing (TIF) and an Operating Millage. This means that the DDA gets to capture property taxes on increased value on properties within district lines. The operating millage is a special tax (1.7 mills) a property owner pays when they are in the DDA District.

The building I own is in the DDA district. Does this mean I pay more in taxes than if I were not in the district?

Yes. The operating millage that property owners pay covers roughly 10% of the budget of the DDA. These funds are used for day to day operations and cannot be used for the typical things like façade grants and large scale projects. The bulk of the DDA's funding comes TIF funding. TIF funding is based on increases in value. The TIF funding "captures" an increase in value over many years. For example, if your base tax was \$500 last year and this year it is \$550 because your property value increased, \$50 dollars would go to the DDA through TIF.

What does the DDA spend this money on?

Central business district improvement, economic growth, job creation & unemployment reduction, redevelopment of unused buildings or blighted areas, Preservation of property values in a historic district, grants to help businesses with building rehabilitation and facade work, streetscape beautification, event support, and more.

Can the DDA spend money on areas outside the district?

No.

Who runs the DDA in Ypsi?

A board of businesses owners, stakeholders, residents, and the Mayor. Tasks are carried out by a DDA Staff.

What are some Projects that the Ypsilanti DDA has funded in the past 15 Years?

The Ypsilanti DDA has providing funding for multiple projects throughout the districts.

Downtown: 2005 parking lot improvements on S. Huron St, North Huron St and Pearl Street, Wayfinding Signage, Multiple Façade and Building Rehab Grants (Landline, Go Ice Cream, Ziggys, Terry Bakery, Bona Sera, Back Office Studio, Ypsi Ale House, and More) Riverside Arts Center, Riverside Park Trail and Bridge, FFY support, Library Support, Street furniture,

Depot Town: Maple Street Lot, Street Scape Improvements, Wayfinidng Signage, Façade and Building Improvement Grants (Sidetrack, Ollie, Ypsi Food Coop, Hyperion Coffee, 734 Brewery, and more) Street Furniture, Freight House Support,

West Cross: Major Street Scape Improvements, Wayfinding Signage, Building Façade and Rehab Grants (306 W. Cross, Tower Inn, Cross Roads, 511 W. Cross, Eagles Market)