EASTSIDE 2035

Project Overview:

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7 Vital Conditions:

The plan focuses on the 7 Vital Conditions for Health and Well-being (created by Healthy Communities Delaware), important things that help everyone stay healthy and happy. These are things everyone needs in their community to live good, healthy, and safe lives. The following poster boards speak about these vital conditions as they relate to the Eastside.

BELONGING & CIVIC MUSCLE

BASIC NEEDS FOR HEALTH & SAFETY

HUMANE HOUSING

THRIVING NATURAL WORLD

MEANINGFUL WORK + WEALTH

LIFELONG LEARNING

RELIABLE TRANSPORTATION

We invite you to look these over, provide your thoughts, and then help us prioritize these different categories.

BELONGING AND CIVIC MUSCLE

Belonging and Civic Muscle means having good friends and family to help us feel happy and fulfilled. When we have friends, family, and other people to support us, it helps us feel good and handle life's challenges. It's also about being part of a community and making it a better place. When people in a community trust and help each other, they work better together. This teamwork builds a strong foundation for everyone to create a better future together, building "civil muscle".

What would **Belonging and Civic Muscle** look like in the Eastside?

- The Eastside has strong social supports and networks
- The Eastside has vibrant arts and culture
- The Eastside has a strong connection to its history

What we've heard from talking with the community:

- Mixed reports of strong and weak support networks
- Poor communication about community meetings
- Desire for hotline, signage, outreach events, block events, newsletter
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What does **Belonging and Civic Muscle** look like in the Eastside?

- An important part of Belonging and Civil Muscle includes trust; trusting each other and trusting the city and federal government to consider your best interest. Unfortunately, the Eastside neighborhood has been through many challenging times where city and development forces disrupted families, businesses, and culturally significant institutions and events.

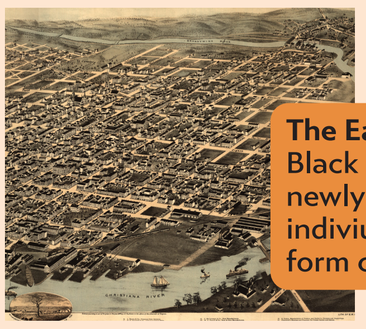
Eastside Demographics:

- About 5,900 people live here in 2,600 households.
- Eastside has a lot of young people, with 30% being children ages 0-19. About 20% of households are run by single parents.
- 45-50% of Eastside residents are employed. 5-10% are unemployed, and about 40-45% are not in the labor force.
- Forty percent of households don't own a car, so people walk or use public transportation.
- About 26% of people in the neighborhood live with a disability.
- Almost everyone on the Eastside speaks English, but about 5% speak Spanish. Six percent of the population were born in other countries.

Pivotal Moments That Shaped East Side History

The timeline below speaks to some of the pivotal events that shape the Eastside Wilmington community even to this day. This timeline does not show every important event that occurred on the Eastside, but attempts to highlight the moments that shaped the neighborhood.

1800 - 1900



Early settlement of Eastside.

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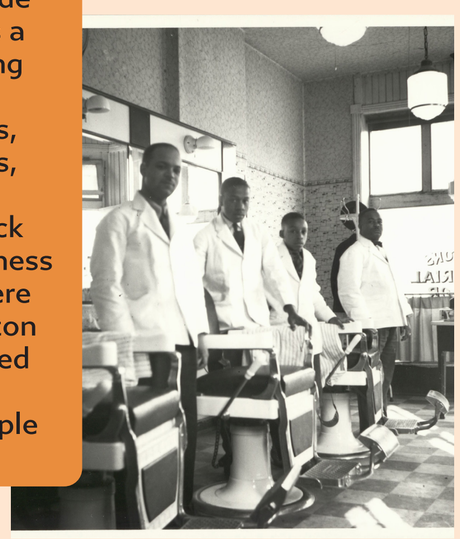
"Big" August Quarterly Festival: The festival, held on French Street, celebrated religious freedom and black life, and drew thousands to the Eastside every year. Mother African Church hosted the event which took place annually in August from 1814-1969, a total of 156 years!



The Eastside community including musicians, street performers, and food vendors, celebrate the Quarterly Festival.

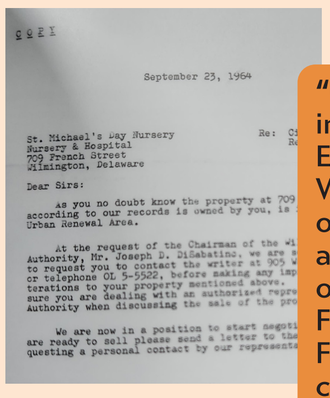
1900 - 1960

A Cultural, Economic, And Political Center Of Black Wilmington: The Eastside neighborhood becomes a cultural hub with thriving schools, churches, and Black owned businesses, like restaurants, barbers, pharmacies, jazz clubs, and theaters. Many Black doctors, teachers, business owners, and lawyers were elected to the Wilmington City Council. They helped make decisions for the well-being of Black people in Wilmington.



Four barbers pose by chairs at Burton's Tonsorial Parlor at 801 Walnut St.

1960 - 2000



September 23, 1964

St. Michael's Day Nursery
Nursery & Hospital
709 French Street
Wilmington, Delaware

Dear Sirs:

As you no doubt know the property at 709 according to our records is owned by you, is Urban Renewal Area.

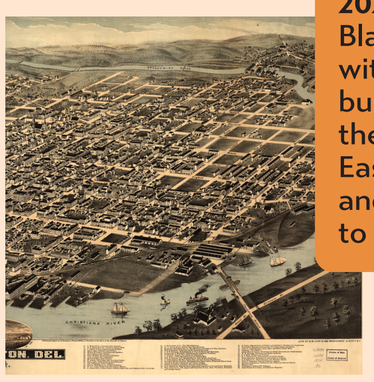
At the request of the Chairman of the Wi Authority, Mr. Joseph D. DiSabatino, we are a to request you to contact the writer at 905 W or telephone OL 5-5522, before making any imp terations to your property mentioned above. sure you are dealing with an authorized repre Authority when discussing the sale of the pro

We are now in a position to start negoti are ready to sell please send a letter to tha questing a personal contact by our representa

September 23, 1964 letter from the Wilmington Housing Authority informed officials at St. Michael's Day Nursery for Colored Children on their position to negotiate acquisition of property owned by the Nursery as part of the civic center urban renewal project.

"Urban Renewal": Beginning in 1967, despite protests from Eastside residents, the city of Wilmington, demolished 10 blocks of mostly well-cared for buildings around French Street, the heart of Black owned businesses. Funded and supported by Federal housing policies, the city promised re-development of the area with new federal office buildings. By 1972, parts of the Eastside lay in ruins, and above ground parking lots were built over the demolished footprints on the Eastside.

2000 - today



2025: Eastside is a resilient Black residential community with neighborhood-based small businesses scattered throughout the area. Over the years, the Eastside has seen many changes and faced challenges, but is united to this day.

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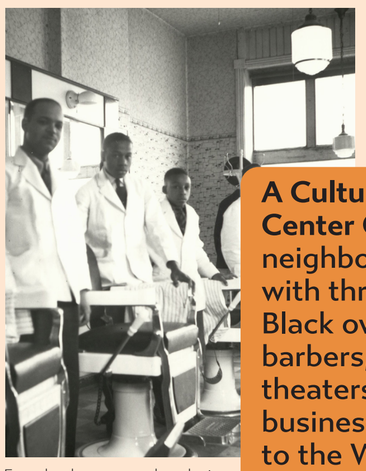


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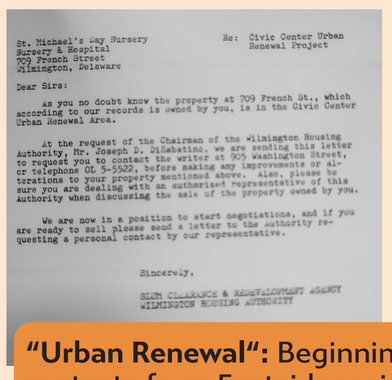
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St. Michael's Day Nursery
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709 French Street
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Re: Civic Center Urban Renewal Project

Dear Sirs:

As you no doubt know the property at 709 French St., which according to our records is owned by you, is in the Civic Center Urban Renewal Area.

At the request of the Chairman of the Wilmington Housing Authority, Mr. Joseph D. DiSabatino, we are sending this letter to request you to contact the writer at 905 Washington Street, or telephone OL 5-5522, before making any improvements or alterations to your property mentioned above. Also, please be sure you are dealing with an authorized representative of this Authority when discussing the sale of the property owned by you.

We are now in a position to start negotiations, and if you are ready to sell please send a letter to the authority requesting a personal contact by our representative.

Sincerely,

SLUM CLEARANCE & REDEVELOPMENT AGENCY
WILMINGTON HOUSING AUTHORITY

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BASIC NEEDS FOR HEALTH AND SAFETY

Basic Needs for Health and Safety means having clean air and water, good food, and a safe home. People also need good relationships and should feel free to be themselves living a life free from violence, injury, and stress. Regular doctor visits and getting care when needed help keep us and our families well, too.

What would **Basic Needs for Health and Safety** look like in the Eastside?:

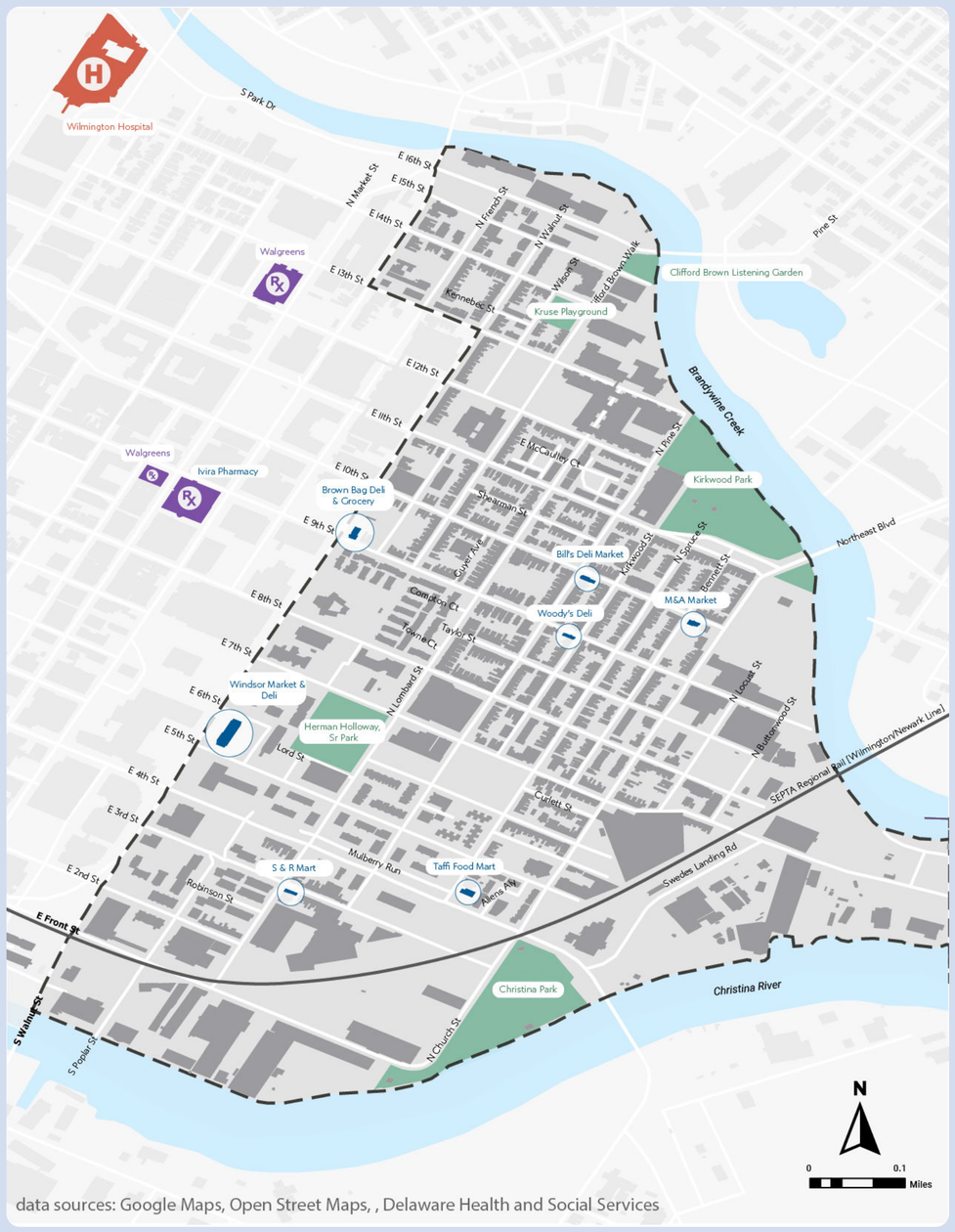
- The Eastside has low prevalence of physical and mental health issues
- The Eastside has access to healthcare facilities
- The Eastside has access to an affordable grocery store

What we've heard from talking with the community:

- Lack of mental health assistance
  - Desire for facilities in walking distance
- Lack of healthcare facilities
  - With capability to treat drug dependence
- Desire for calming greenspaces
- Desire for increase security/surveillance
- Desire for facilities in walking distance
- Desire for better health programming (Farmer's Market, Exercise Classes)

What do **Basic Needs for Health & Safety** look like in the Eastside?:

- We looked at data from Delaware Health and Social Services. This information showed:
  - Some health facilities are on the west edge of the Eastside, but not in the center.
  - There are a few food places on the edges of the Eastside.
- Some of the food service organization and community gardens in Eastside include Sunday Breakfast Mission, other neighborhood churches, Urban Acres Community Garden, and Duffy's Hope Community Garden.
- Some of the places to shop and get groceries in Eastside include S&R Market, Taffi Food Mart, M&A Market, Bill's Deli Market, Brown Bag Deli & Grocery, Woody's Deli, Windsor Market & Deli, Walnut Street Deli, and Young Food Market.



data sources: Google Maps, Open Street Maps, , Delaware Health and Social Services

Basic Needs for Health and Safety Resources

- Hospital
- Pharmacy
- Retail
- Park
- Eastside Boundary

Do you go to these places or use these services? What are we missing that supports health and safety in the Eastside?

HUMANE HOUSING

Humane Housing means having stable and safe places to live in diverse, welcoming communities. People do well when they have consistent, secure homes and neighborhoods safe from dangers. Good neighborhoods have food, basic needs, and resources that help everyone live healthy lives.

What would **Humane Housing** look like in the Eastside?:

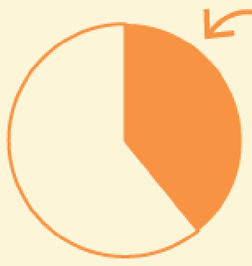
- The Eastside has access to affordable and high-quality housing
- The Eastside has paths to homeownership
- The Eastside has enough space per person in the household

What we've heard from talking with the community:

- Concerns about affordability of new housing
- Concerns about safety
- Particular desire to 'make homes safer'
- Lack of landlord accountability
- Desire for pathways out of homelessness

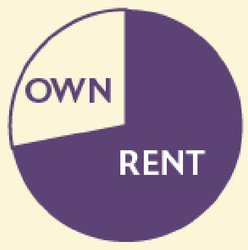
What does **Humane Housing** look like in the Eastside?:

- Most families on the Eastside make about $47k a year.
- Twenty-eight percent of families on the Eastside own their homes and 72% rent.
- About 40% of families have a hard time paying their rent or mortgage (where 30% of their income is spent on housing).



39% of Eastsiders pay more that **30% of their income** to afford housing

72% of Eastside households **rent**, compared to **28%** who **own** their homes











What is housing like on the Eastside? What are we missing that supports humane housing on the Eastside?

THRIVING NATURAL WORLD

A **Thriving Natural World** means having clean air, clean and abundant water, and clean land. It's about keeping nature healthy and working well. A good environment is safe from dangers, can handle future changes, and lets us enjoy and connect with nature.

What would a **Thriving Natural World** look like in the Eastside?:

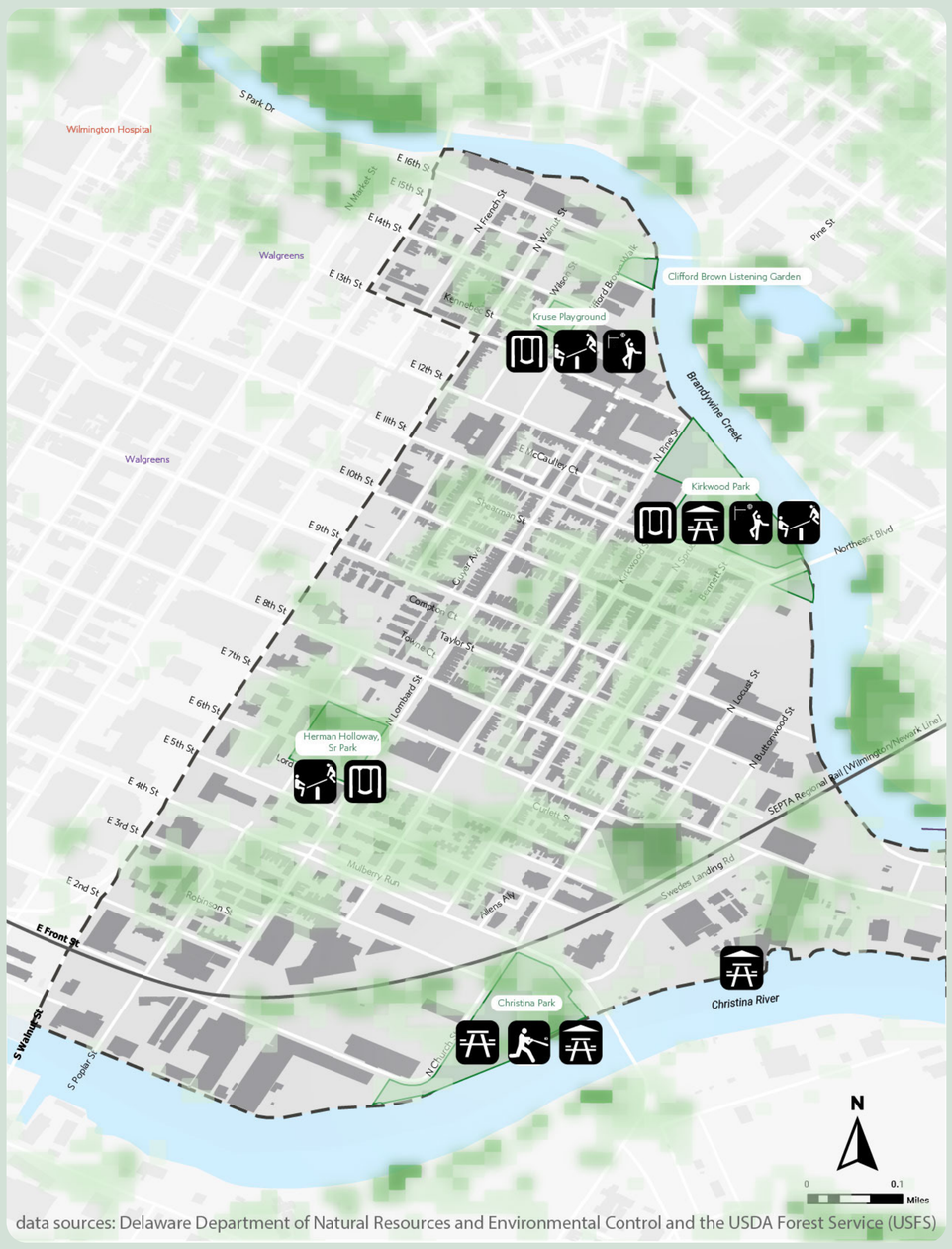
- The Eastside is cool and shady
- The Eastside has minimal levels of air pollution
- The Eastside has access to nearby parks and open space

What we've heard from talking with the community:

- Complaints about mosquitoes
- Cleaner parks/streets
- More trees
- Outdoor social activity

What does a **Thriving Natural World** look like in the Eastside?:

- There are six City parks in the Eastside area, which provide places where Eastside community members can connect with one another, the natural world, and the Brandywine Creek and the Christina River.



data sources: Delaware Department of Natural Resources and Environmental Control and the USDA Forest Service (USFS)

Park Facilities

- Playground
- Basketball Court
- Swings
- Picnic Pavilion
- Picnic Area
- Baseball Field

Tree Cover

- High
- Medium
- Low

Do you visit the Eastside's Parks? What would you change about the outdoor environment in the Eastside?

MEANINGFUL WORK AND WEALTH

Meaningful Work and Wealth means having good jobs that pay well and feeling financially secure throughout life. Personal, family, and community wealth helps people live healthy, safe, and rewarding lives. Having enough money affects how well families and communities live now and in the future.

What would **Meaningful Work and Wealth** look like in the Eastside?:

- The Eastside has family and community wealth
- The Eastside has many entrepreneurs
- The Eastside has community job training opportunities

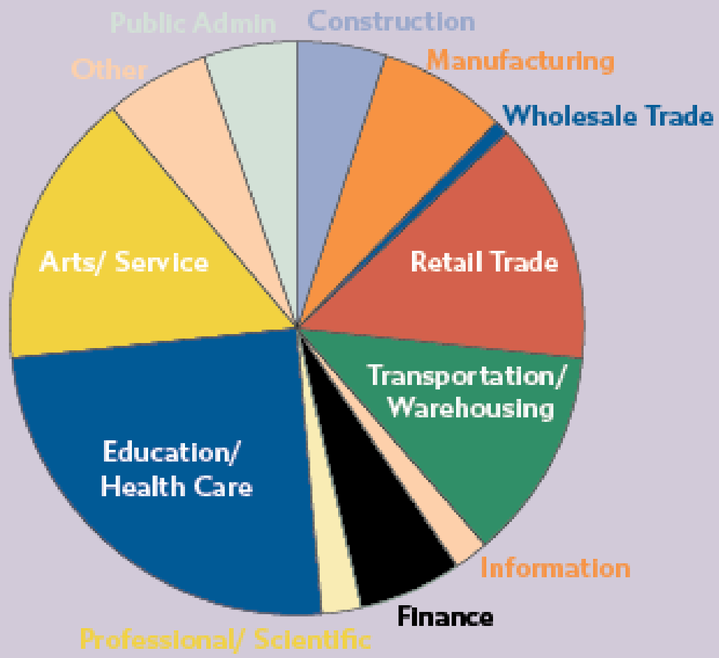
What we've heard from talking with the community:

- Desire for grocery store
  - As amenity and employment
- Job placement/training seen as low, emphasis on placement
- Desire for more jobs on the Eastside
- Desire for credit union accessible to community members

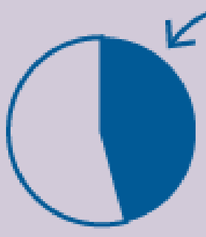
What does **Meaningful Work and Wealth** look like in the Eastside?:

- The top three work sectors in the Eastside are Education/Healthcare, Arts/Service, and Retail. 45-50% of Eastside residents are employed. 5-10% are unemployed, and about 40-45% are not in the labor force.

Where does the Eastside work?



2020 American Community Survey



46% of Eastside Residents are **employed or looking for work.** The other **54%** are not in the labor force.*

5.30% of all Eastsiders are in the workforce but **unemployed,** which is **11.4%** of the total labor force



* People who do not work and are not looking for work are considered 'not in the labor force.' This group includes full time parents, students, retired folks, children, and disabled folks, among many others.

What does meaningful work and wealth look like for you? Do you feel as if you have what you need to support yourself and your family?

LIFELONG LEARNING

Lifelong Learning means giving everyone a good education so they can be successful. No matter their age, background, or ability, everyone should have the chance to reach their full potential. It's about helping people start great careers and always have chances to keep learning and growing throughout life.

What would **Lifelong Learning** look like in the Eastside?:

- The Eastside has quality elementary and high school facilities
- The Eastside has access to higher education
- The Eastside has job and skills training that provides access to great jobs

What we've heard from talking with the community:

- Concern about safety/quality in schools
- Elders want tech learning programs
- Desire for increase in job training/placement
- Desire for financial literacy programs/life skills

What does **Lifelong Learning** look like in the Eastside?:

- There are several institutions for higher learning and workforce development near the Eastside. Delaware Technical Community College provides a range of options for young adults and beyond, including both associates degrees, certificate programs, and workforce training programs. Other higher learning institutions, such as Strayer University and University of Delaware-Wilmington (a 30 minute bus ride), provide higher education. Delaware Works and the Wilmington Job Center focus on job training and workforce development and do not offer degree programs.

Strayer University	Strayer University in Wilmington, Delaware, is a private, for-profit institution that offers a range of online and in-person undergraduate and graduate programs, and certificates and associate degrees. Popular programs include degrees in business administration, information technology, and accounting.
Delaware Technical Community College	Delaware Technical Community College (Delaware Tech) is the state's only community college, offering a range of associate degree, diploma, and certificate programs, and workforce training and continuing education programs. Delaware Tech provides programs in fields such as health sciences, business, and culinary arts.
Wilmington Job Corps Center	Delaware Works offers a variety of workforce development opportunities aimed at enhancing the employability and skills of Delaware's residents. Delaware Works provides access to training programs, such as the Focus on Alternative Skills Training to help residents acquire skills for trades like plumbing or electrical work without requiring a college degree.
Wilmington Job Corps Center	The Wilmington Job Corps Center offers comprehensive workforce development opportunities aimed at helping young individuals between the ages of 16 and 24 develop the skills needed for successful careers. The program is free of charge for eligible participants, and includes a variety of training and educational services in fields such as culinary arts, office administration, and healthcare.
The Challenge Program	The Challenge Program in Wilmington, Delaware, is a non-profit organization focused on providing educational and vocational training to at-risk youth and young adults. Established in 1995, the program aims to equip participants with the skills and opportunities needed to achieve economic independence and success. Participants receive practical training in construction, building trades, carpentry, electrical work, and plumbing, as well as life skills development, mentoring, and counseling.
University of Delaware - Wilmington Campus	The University of Delaware's Wilmington campus offers several programs primarily focused on professional and continuing studies. Key offerings include an Associates in ARTs degree, and Graduate and professional programs in business administration, strategic communication, and public administration, among others.
Delaware State University (HBCU) - Wilmington Campus	Delaware State University is a historically Black Institution founded in 1891. Their Wilmington campus offers online and in-person master's degrees in fields such as business administration, public administration, and social work. They actively provide opportunities for students to engage in the Wilmington community and its industry and government institutions.
Eastside Career Development Center	Eastside Career Development Center (Division of Central Baptist CDC) is on the verge of relaunching and will be offering classes in a temporary Eastside location while they are renovating a building at 701 E. 7th Street as a Trade School set to open in 2025 - COMING SOON!

What other types of job training, higher education, or workforce development would you like to see?

RELIABLE TRANSPORTATION

Reliable Transportation means being able to get from home to work, school, stores, and other places every day. How we get around affects our jobs, health, and ability to move up in life. Walking, biking, and using buses or trains help us stay active. Building communities where everything is close by and having good transportation choices allows everyone to get where they need to go, no matter how they travel or what they can afford.

What would **Reliable Transportation** look like in the Eastside?:

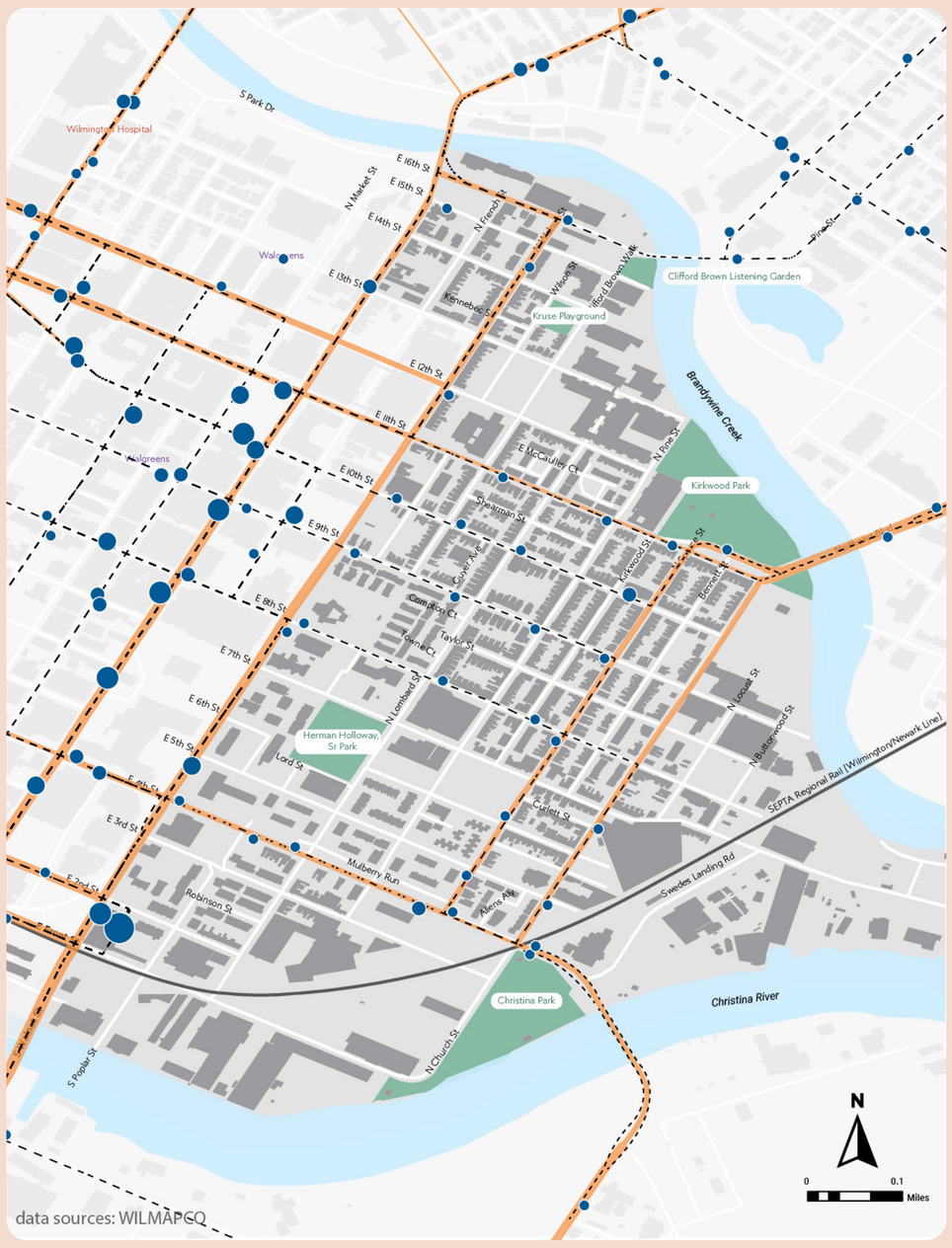
- The Eastside has plenty of safe transit and mobility options
- The Eastside has no pedestrian and cyclist accidents
- The Eastside has transit that gets residents to important community resources

What we've heard from talking with the community:

- Desire for free transit to basic needs (i.e. grocery, healthcare, ect.)
- Options for elderly transit
- More safety measures (traffic lights, stop signs, road repair)

What does **Reliable Transportation** look like in the Eastside?:

- The Eastside is serviced by three bus lines: the 4, 8,15, and 51 bus, which take residents through the downtown area to greater Wilmington. An Amtrak line runs from the southeast section of the neighborhood south to Newark, Delaware.



Reliable Transportation

		Bus Stops	Major Roads
------	Bus Routes	less busy	
	Park		
	Eastside Boundary	more busy	

Does the bus and the train station serve your transportation needs? What do you need to help you get to where you need to go?