

Ethical (Re)development in a Post-Bankruptcy Detroit




Building
Community
Value **Detroit**

Visit us at: <http://www.bcvdetroit.org>

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“People do live here,” said Wayne Ramocan, a participant in the Detroit Stories project. “People talk about the city like people don’t actually live here... They just talk about the city as maybe an investment, or ‘it’s only land here,’ or, ‘it’s only blight and vacant houses,’ but it’s more to it than that... Detroit is not barren.

Quote from the Detroit Future City *Strategic Framework Plan*

How to achieve 'one Detroit' for all

Chase L. Cantrell

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(Photo: Romain Blanquart, Detroit Free Press)



How do you measure the progress of a city?

Civic actors in government, media, philanthropy and academia measure Detroit's progress through data and reports. Percentages, indicators and evolving rates serve as the lens through which we mark our march through time. As the numbers rise and fall, especially in this period of transition, we increasingly

ask ourselves will we ever see "one Detroit for all of us?"

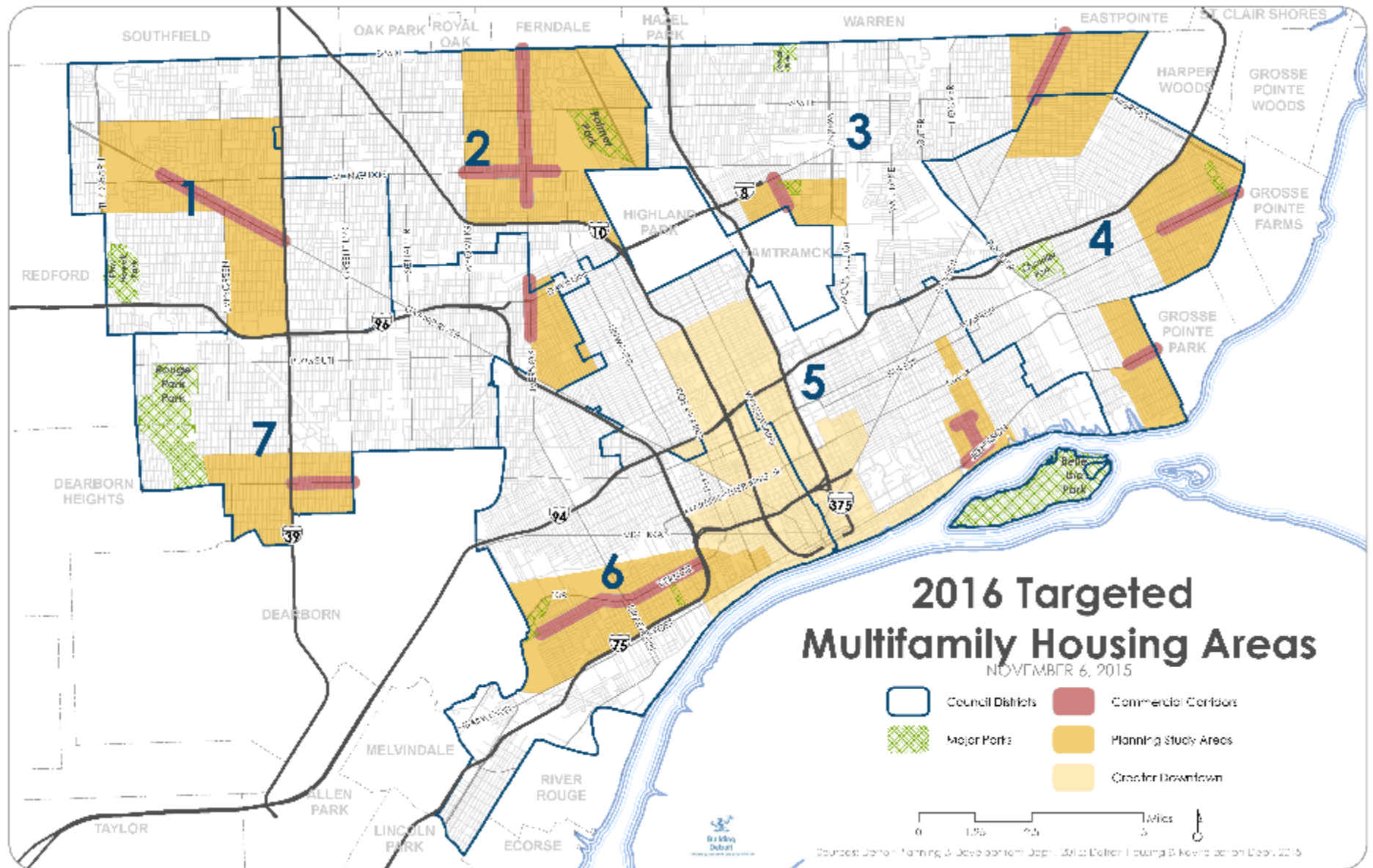


Unless we acknowledge the deep trauma that many Detroit residents have experienced, and continue to experience, the answer is no.

Behind the numbers representing [violent crime](#), [poverty](#), [foreclosure](#), [eviction](#), [infant mortality](#) and [addiction](#) are real people who suffer — often in silence. Undiagnosed and untreated, our collective

The Landscape:

- 35.7% of Detroiters live below the poverty line (+240,000 individuals)
 - 1.5x the rate in the rest of Wayne County (22.7%)
 - More than double the rate in Michigan overall (15%)
 - 50.8% of Detroit children live below the poverty line (87,763 children)
 - 1.5x the rate in the rest of Wayne County (33.9%)
 - More than double the rate in Michigan overall (20.7%)
 - 16.5% - current unemployment rate
 - 1.5x the rate in the rest of Wayne County (9.7%)
 - More than double the rate in Michigan overall (6.2%)
 - Four times the national unemployment rate (4.0%)
 - \$26,249 – median household income
 - \$16,784 – per capita income
 - 54% of housing units are renter-occupied
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Development Obstacles:

- Site control; master planning process; Detroit Land Bank Authority
 - Access to capital
 - 994 mortgages (2017); 736 mortgage (2016)
 - Valuations (risk assessment)
 - Availability of subsidy / layers of the capital stack
 - Trained developer pool
 - Trained labor pool
 - Rising material and labor costs / Developer margins
 - Community benefits agreements
 - Projects with an investment of at least \$75 million seeking city subsidies worth at least \$1 million
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Strategies:

- Developer trainings
 - *Better Buildings, Better Blocks* (Building Community Value)
 - *Detroit Equitable Development Initiative* (Capital Impact Partners)
 - Building the Engine of Community Development in Detroit
 - Career and Technical Centers (Randolph + Breithaupt)
 - Strategic Neighborhood Fund (\$42 million + \$130 million)
 - Affordable Housing Strategy (\$250 million)
 - 10,000 existing units; 2,000 new units
 - Detroit Home Mortgage
 - Flagstar, Liberty, Huntington, Independent, Chemical
 - Detroit Neighborhood Housing Compact (DFC + Urban Institute)
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What to avoid:

“Systemic, cultural, emotional, and physical displacement of marginalized and underrepresented communities of color.”

- Rebecca “Bucky” Willis
(Detroit-based architect)
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9 Principles of Ethical Redevelopment

- repurpose + re-propose
- engaged participation
- pedagogical moments
- the indeterminate
- design
- place over time
- stack, leverage + access
- constellations
- platforms

Courtesy of Place Lab Chicago – <https://placelab.uchicago.edu/>



QUESTIONS ?

