

*January 17, 2018, 6-8pm*

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# STATE OF OUR BLACK CITY

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What role should Detroit play as  
a national model for Black culture,  
investment, development & thought?

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*Remarks by*

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*Building Community Value*

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URBAN CONSULATE

*4735 Cass Avenue, Detroit*





“We hope for better things; it will arise from the ashes.”



“Every city in our country has this kind of dualism, this schizophrenia, split at so many parts, and so every city ends up being two cities rather than one.”

Dr. Martin Luther King, Jr.

“The Other America”

March 14, 1968



# A Past of Tensions

- Race Riots of 1863
  - Mixed-race man was being unfairly tried for molestation
  - White citizens began attacking blacks outside of the courthouse
  - The attacks then extended to black homes and black businesses
  - More than 200 people, mostly black, were left homeless.
  - Although the Michigan Legislature encouraged compensation for the victims of the riot, the Detroit City Council, dominated by Democrats, refused to do so.
  - Shortly thereafter, the city established a full-time police force.
- Race Riot of 1943 (June 20-22, 1943)
  - 34 people killed (75% black)
  - 433 wounded (75% black)
  - Property destruction, mostly in black neighborhoods

# Housing and Dispossession

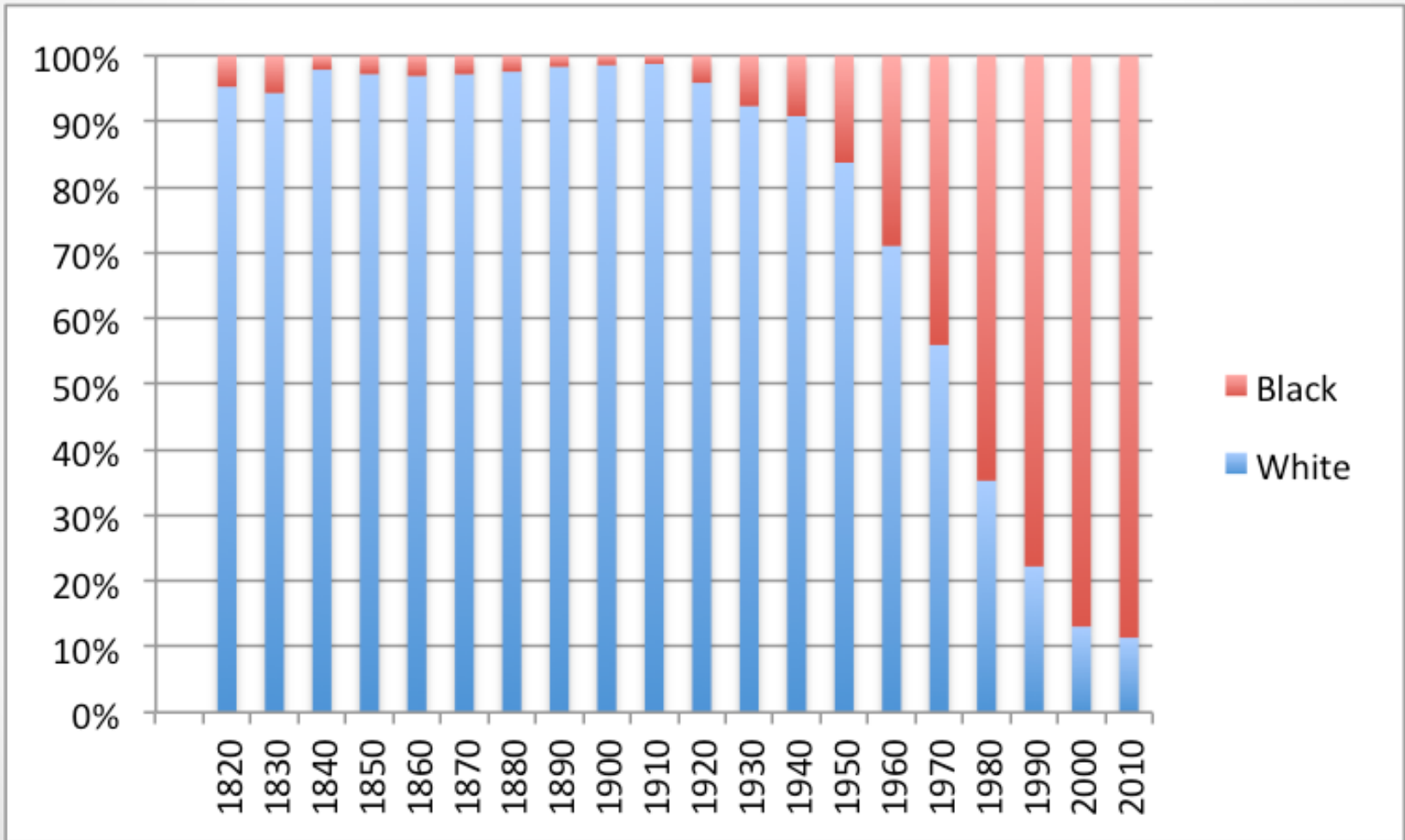
- Redlining & Deed Restrictions
- Blockbusting
- Eminent Domain

**Part II**  
**233-235**

## **UNDERWRITING MANUAL**

social groups are present, to the end that an intelligent prediction may be made regarding the possibility or probability of the location being invaded by such groups. If a neighborhood is to retain stability it is necessary that properties shall continue to be occupied by the same social and racial classes. A change in social or racial occupancy generally leads to instability and a reduction in values. The pro-

# Demographics

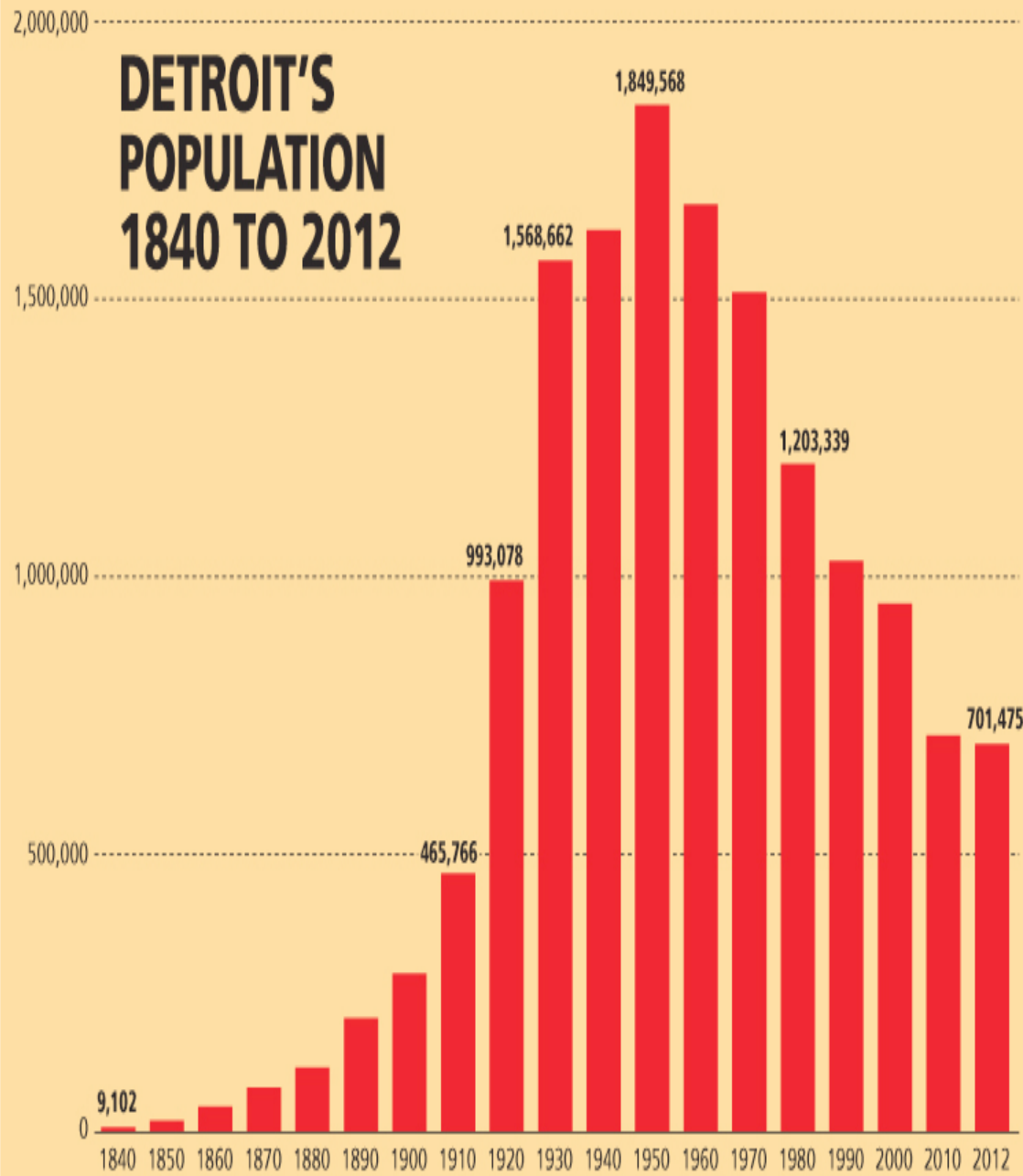


# Other Factors

- Shifts in the automotive industry
  - “Between 1945 and 1957, the *Big Three* auto companies built 25 new plants in metropolitan Detroit, all of them outside the city.” (Thomas Sugrue)
- Housing values peaked in Detroit in the 1950s
- 1967 Rebellion (July 23, 1967 – July 27, 1967)
  - Police force was 93% white; Detroit was 30% black.
  - Police brutality
  - 43 dead (33 black)
  - 1,189 injured and over 7,200 arrests
  - 2,509 stores were looted or burned, 388 families rendered homeless or displaced, and 412 buildings burned or damaged enough to be demolished.
- Increased taxation; increased municipal borrowing



# DETROIT'S POPULATION 1840 TO 2012



# Learn from the past; don't long for the past.

- Loss & Dispossession
  - Job loss
  - Physical displacement
  - Loss of life and property
- Trauma
  - Discrimination
  - Police brutality
  - Drugs and crime
  - Physical environment
- Healing?



# The Present: Duggan & Co.

- Murder Rate Drop
  - 39.7% per 100,000 residents. Lowest rate in 40 years
- Rape Kits Tested
  - 11,341 untested rape kits found (some dating back as far as 1984)
  - 817 serial rapists
- Financial Oversight
  - City is not running deficits. May no longer need state oversight.
- Education
  - New superintendent, Dr. Nicolai Vitti, pushing forward new protocols
- Unemployment rate
  - Hit a 16-year low last year



“Land is the basis of all independence. Land is the basis of freedom, justice, and equality.”

Malcolm X

“Message to the Grassroots”

November 10, 1963

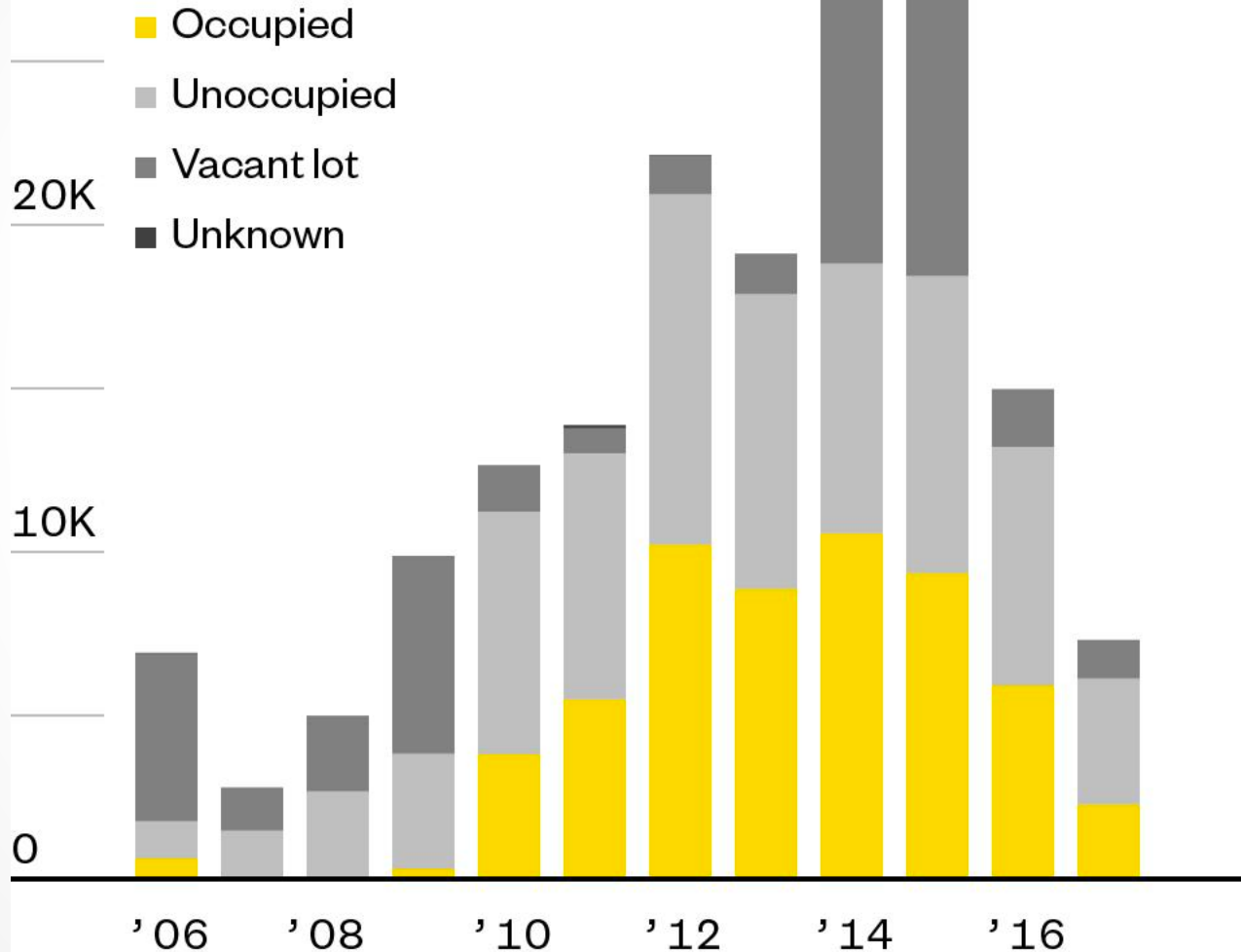
(Delivered in Detroit, MI)

# Land & Development

- “Between 2000 and 2015, Detroit lost 27 percent of its population, 24 percent of its households, and 32 percent of its owner-occupied homes.”  
(Source: *Detroit Future City*)
- Evictions
  - 35,000 landlord-tenant eviction cases a year since 2009 (*Detroit News*)
- Foreclosures
  - Property tax rate of around 3.8% (national average is 1.5%)
  - 1 in 3 Detroit homes has been foreclosed on since ~ 2002
  - At least 55 percent of homes in the city were assessed beyond the legal limit between 2009 and 2015. In the worst year, 2010, as many as 85 percent of homes may have been overassessed.


# Tax foreclosures peaked in 2015

Detroit properties up for auction



Note: All property types. Source: Wayne County Treasurer via Loveland Technologies

The Future

NEXT EXIT 

# Economics of Cooperation

- Encouraging and empowering Detroit residents to pool resources to establish and enhance business and development projects.
- Creating the structures to channel capital.
- Cooperative Capital
- Detroit People's Food Co-Op (Detroit Food Commons)
  - Cooperatively owned full-service grocery store with 7,500 square feet for retail and another 3,000 square feet of backroom storage space
  - Locally run, 50-seat café leased out to an experienced restaurant owner, yet to be determined (although three local operators have expressed interest)
  - Incubator kitchen with four workstations for aspiring entrepreneurs to prepare food in a licensed space; their products will likely show up on the shelves at the co-op



# Space Equity

Focusing not only on preservation of spaces that uplift the voices and culture of black and brown people but the intentional ownership and development of land as a method to build and reinvest wealth locally (thus equity in two senses of the word)



# System Collaboration

- System collaboration, ensuring that leaders across domains (e.g., governance, business, education, technology) are actively collaborating toward defined community goals
  - Building the Engine of Community Development in Detroit
  - New Detroit, Inc.
  - Informal groups

# Knowledge Transfer

- Building platforms that permit dialogue, training, and mentorship across domains and across generations
  - Urban Consulate
  - Capital Impact Partners – Equitable Development Program
  - Informal mentorship

# Action Items

- Learn all you can
- Raise your voice
- Reach out to others
- Activate collectively
- Don't wait for the government!

