

Name:



# CITIZEN ASSEMBLY 2018

## AGENDA

January 27, 2018

- Registration and Breakfast
- Welcome
- Opening Clickers
- Historical Presentation
- Assembly Discussion
- Table Activity 1
- Public Accountability Principles Presentation
- Table Activity 2
- Lunch
- Report Out and Wrap Up
- Top 10 Principles for Scorecard
- Closing Clickers

**INFORM. ENGAGE. ACT.**

# Detroit Guiding Principles



## 1. Everyone is welcome in our city.

*Measure:* "Preservation of existing affordable/senior housing units."

## 2. We won't support a development if Detroiters are moved out so others can move into their homes.

*Measure:* "Number and dollar amount of city tax breaks for developments that displaces residents or reduces the number of affordable units."

## 3. We will fight economic segregation: Every area of Detroit will have a place for people of all incomes.

*Measure:* "Number of affordable units created or preserved overall by brand new Affordable Housing Trust Fund."

## 4. Blight removal is critical but we must save every house we can.

*Measure:* "Track Mayor's 25k home goal of 5.k rehabbed, 9k demolished and 11k boarded up. Account for homes that have become vacated since 2014 blight report."

## 5. We will work to create neighborhoods of density where your daily needs can be met within walking distance of your home.

*Measure:* "Dollar amount of City support for neighborhood commercial/retail (compare to downtown/industrial development) (DEGC retail studies)."

## 6. Those who stayed will have an active voice in shaping their neighborhood redevelopment.

*Measure:* "Number of neighborhoods going through City-led planning process."

## 7. Jobs and opportunities will be brought close to the neighborhoods whenever possible — and made available first to Detroiters.

*Measure:* "Resident/youth employment (GDYT) rate."

## 8. Detroit Riverfront belongs to everyone.

*Measure:* "Completion of new Riverfront plan by Conservancy."

## 9. All Detroiters will have access to a quality education.

*Measure:* "Percentage of 3rd graders reading at grade level."

## 10. All neighborhoods will be safe.

*Measure:* "Number of Neighborhood Police Officers in each precinct."

## 11. Government actions will be transparent/accountable to residents.

*Measure:* "City Council proceedings/resolutions/ordinances; voting results are available online and in-person in a timely and accurate manner."

## 12. Our transit system will get Detroiters to jobs and appointments.

*Measure:* "Extent of local/metro bus route and percentages of buses on time."

## 13. The City will promote/protect residents' health, well-being and safety through various city departments (e.g. Health, BSEED and DWSD).

*Measure:* "Percentage of births with adequate prenatal care, mortality rates compared to Michigan."

## 14. Other

# HISTORICAL CONTEXT

“The way Detroit looks today is directly rooted in planning decisions that the leaders of this community made in the 1940s and the 1950s. That was the last period of growth in Detroit and those decisions reverberate today and many of those decisions were rooted in racial discrimination.”

— Mayor Mike Duggan,  
Keynote Address Mackinac Policy Conference 2017



Federal laws in the New Deal, such as the **Federal Housing Act of 1934**, supported housing discrimination by primarily giving Federal guarantees of mortgages to white residents. Neighborhoods were classified according to their stability, meaning the uniformity of white residents. Further laws like the **Federal Highway Act of 1956** helped to remove entire neighborhoods of African Americans.



Federal housing policies created after the Depression ensured that African Americans and other people of color were left out of the new suburban communities — and pushed instead into urban housing projects, such as Detroit’s Brewster-Douglass towers. *Paul Sancya/AP*

## ***POPULATION GROWTH***

Detroit became the manufacturing hub for the auto industry and American war effort in WW2.

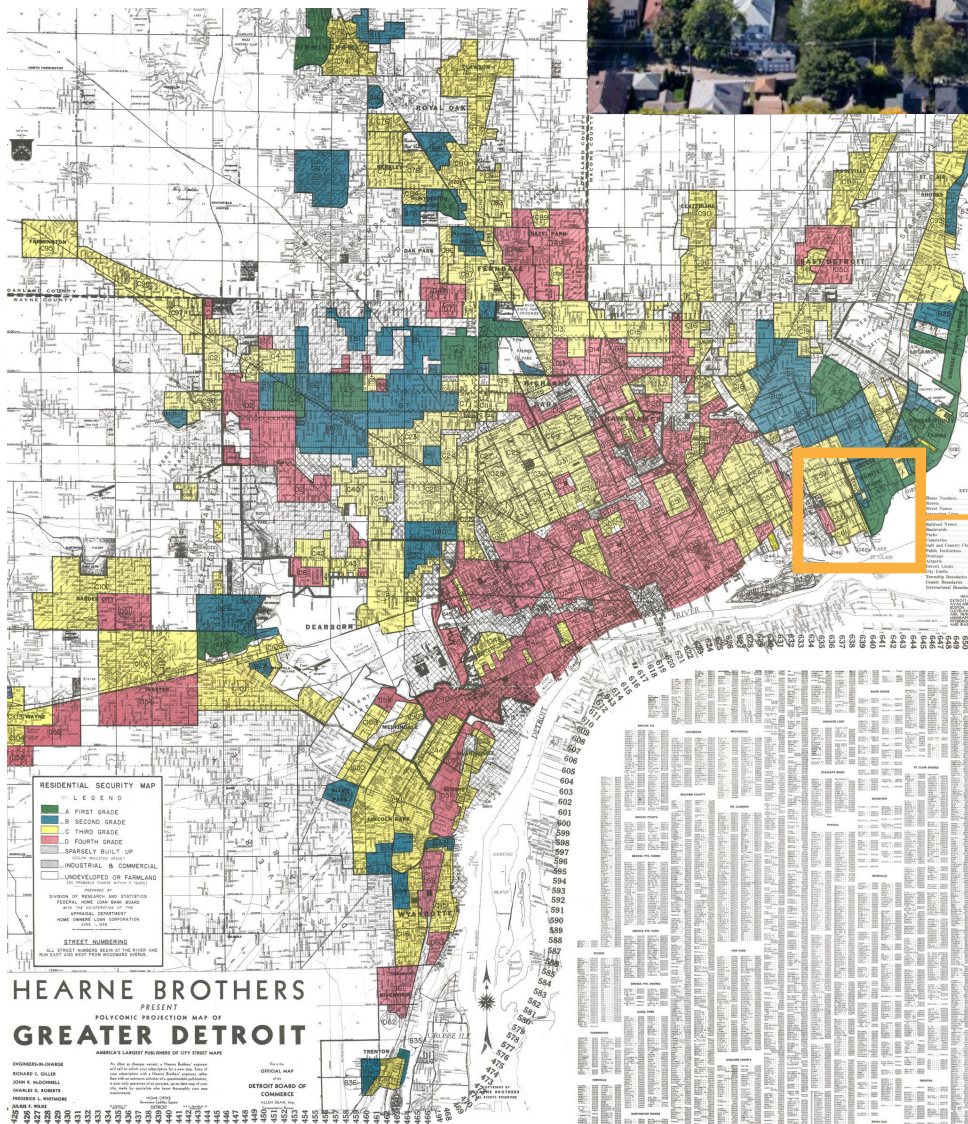
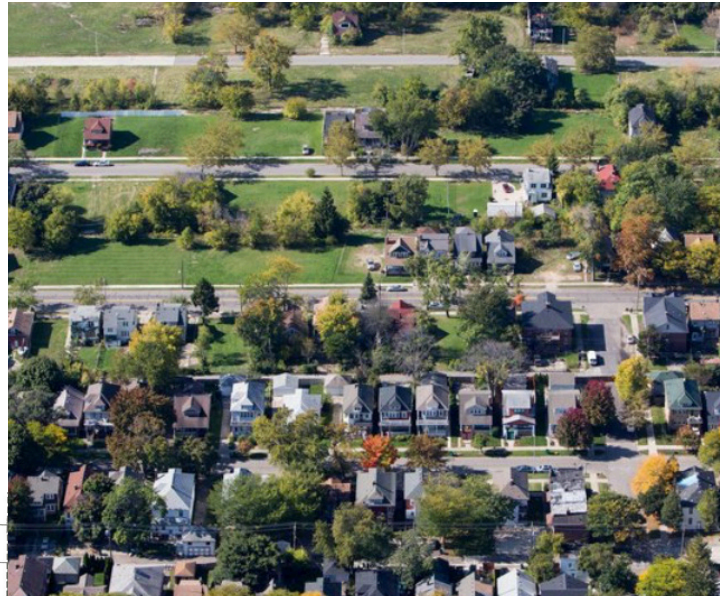
**200,000 SOUTHERNERS** moved to the City for jobs during the Great Migration.





# FEDERAL HOUSING ADMINISTRATION

Black, poorer neighborhoods were categorized as less desirable and rarely received mortgages backed by the Federal Government in a process known as “redlining.”

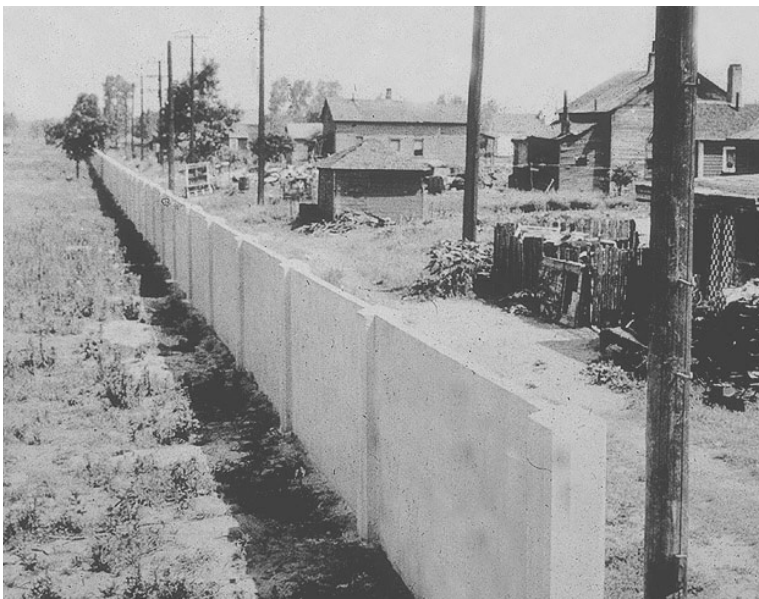




## ***BIRWOOD WALL IN DETROIT***

To satisfy Federal Housing officials in the backing of his loan, a developer built the Birwood Wall separating a black neighborhood from his new subdivision for white residents. Erected in 1941, the wall sits near Birwood Street and 8 Mile Road in Northeast Detroit.

It's important to note that the developer's initial request to build was denied by the FHA because the development was deemed too accessible to African Americans.



## TRANSPORTATION POLICIES

Mayor Jeffries' "Detroit Plan" in 1946 called for "slum clearance"\* in downtown Detroit. Cities across the United States adopted this idea of urban renewal. In 1956, President Eisenhower signed into law the Federal Highway Act providing money for the nation's highways. Soon after, the African-American neighborhoods of Paradise Valley and Black Bottom were razed for the construction of I-375, which began in 1959.



\*Slum clearance, slum eviction/removal, was an urban renewal strategy used to transform low income settlements with poor reputation into another type of development or housing. (Wikipedia)



## ***RACIAL COVENANTS BLOCKED BLACK HOMEOWNERSHIP***

In the case of *McGhee vs. Sipes*, Minnie and Orsel McGhee moved into an all white Detroit community and were challenged by the neighborhood's Northwest Civic Association, which claimed a covenant prevented homes being sold or occupied by anyone "other than one of the Caucasian race." Wayne County Circuit Court and the Michigan Supreme Court agreed with the suit, delivering a temporary loss to Thurgood Marshall and the NAACP, which had taken on the case.

The case was later merged into *Shelley vs. Kraemer* and brought to the U.S. Supreme Court, which struck down racially restrictive housing covenants under the Equal Protection Clause.\*



\*The Equal Protection Clause is part of the Fourteenth Amendment to the United States Constitution. The clause, which took effect in 1868, provides that no state shall deny to any person within its jurisdiction "the equal protection of the laws." (Wikipedia)



# ONE CITY. FOR ALL OF US.

On May 31st, 2017 Mayor Duggan laid forth his Administration's eight principles for moving the city forward from the challenges of the past. It is from this framework that policy decisions in Detroit will be created.



## 1. EVERYONE IS WELCOME IN OUR CITY

- ✓ Monitor the effect of immigration & refugee policies enacted for the city. Measure the size of Detroit's foreign-born population
- ✓ Monitor the # of ADA complaints and hate crimes (race/ religion/sexual orientation) in Detroit



## 2. WE WON'T SUPPORT A DEVELOPMENT IF DETROITERS ARE MOVED OUT SO OTHERS CAN MOVE INTO THEIR HOMES

- ✓ Measure the # and cost of city tax breaks for developments that displace residents or reduce affordable units
- ✓ Measure the # of senior & affordable units in growing neighborhoods & downtown (Sect. 8, LIHTC, 20% affordable)



## 3. WE WILL FIGHT ECONOMIC SEGREGATION: EVERY AREA OF DETROIT WILL HAVE A PLACE FOR PEOPLE OF ALL INCOMES

- ✓ Measure the # of affordable units created/preserved by new Affordable Housing Trust fund (is it working?)
- ✓ Monitor the # of developers segregating their 20% affordable units into one area of their portfolio



## 4. BLIGHT REMOVAL IS CRITICAL BUT WE MUST SAVE EVERY HOUSE WE CAN

- ✓ Monitor the Mayor's goal of 5k rehabbed, 9k demolished and 11k secured. Include vacant homes since 2014 Detroit report
- ✓ Measure the # of vacant homes & abandoned buildings remaining and owned by Detroit Land Bank Authority



## **5. WE WILL WORK TO CREATE NEIGHBORHOODS OF DENSITY WHERE YOUR DAILY NEEDS CAN BE MET WITHIN WALKING DISTANCE OF YOUR HOME**

- ✓ Measure the progress of planning in the next seven neighborhoods and the Strategic Neighborhood Fund
- ✓ Monitor the education campaign for drivers and bikers to share roads



## **6. THOSE WHO STAYED WILL HAVE AN ACTIVE VOICE IN SHAPING THEIR NEIGHBORHOOD REDEVELOPMENT**

- ✓ Monitor the # of neighborhoods in City-led planning processes and track county planning meetings
- ✓ Measure the # of items gained for residents in Community Benefits Agreement processes



## **7. JOBS AND OPPORTUNITIES WILL BE BROUGHT CLOSE TO THE NEIGHBORHOODS WHENEVER POSSIBLE – AND MADE AVAILABLE FIRST TO DETROITERS**

- ✓ Measure the # of placed workers from Randolph Tech (youth & adults) and Detroit at Work and GED/Literacy progress
- ✓ Monitor the # & hiring results of city-supported projects with 51% local hire EO. Monitor # of fines paid by developers for not reaching requirements



## **8. DETROIT RIVERFRONT BELONGS TO EVERYONE**

- ✓ Monitor the completion of new Riverfront plan by Conservancy
- ✓ Measure the development of the East Riverfront

**BASED ON PARTICIPANT FEEDBACK, CITIZENDETROIT PROPOSES THE FOLLOWING ADDITIONAL PRINCIPLES:**



**9. ALL DETROITERS WILL HAVE ACCESS TO QUALITY EDUCATION**

- ✓ Monitor the third grade reading/held back rate of different Detroit Public Schools
- ✓ Monitor the college readiness rate



**10. ALL NEIGHBORHOODS WILL BE SAFE**

- ✓ Measure the difference between FBI Detroit crime statistics and those of DPD
- ✓ Measure the # of Neighborhood police officers per capita



**11. GOVERNMENT ACTIONS WILL BE TRANSPARENT AND ACCOUNTABLE TO RESIDENTS**

- ✓ Monitor the transparency of the Revenue Estimating Conference and state's Financial Review Commission
- ✓ Measure the transparency of boards and commissions (e.g. Detroit Brownfield Redevelopment Authority)



**12. OUR TRANSIT SYSTEM WILL TRANSPORT DETROITERS TO THEIR JOBS AND APPOINTMENTS**

- ✓ Measure the # of high employment areas in Metro Detroit that aren't served by transit system
- ✓ Monitor the punctuality of Detroit's buses and trains



**13. THE CITY WILL PROMOTE AND PROTECT RESIDENTS' HEALTH, WELL-BEING AND SAFETY THROUGH VARIOUS CITY DEPARTMENTS (EG: HEALTH, BSEED AND DWSD)**

- ✓ Monitor the rates of asthma and lead in Detroit's children
- ✓ Measure the # of mothers impacted by SisterFriends Detroit





## GROUND RULES FOR DISCUSSION

1. Treat other members of the discussion with respect.
2. Participate. Be open, honest, and forthcoming. Explain the reasons for your choices and recommendations.
3. Don't try to dominate the discussion. Invite and welcome other points of view.
4. Listen carefully and try to understand other viewpoints.
5. Stay on topic and limit side conversations.
6. Turn cellphones off or to vibrate so as not to interrupt the discussion.
7. Be mindful of how much time is left to complete the exercise.

### HOW TO BE MORE INVOLVED:

CitizenDetroit is on the move! Join us!

- ✓ Mark your calendar for a special event on February 22, 2018
- ✓ Fill out your feedback forms
- ✓ Sign up with engaged
- ✓ Follow us on social media

### CITIZENDETROIT INFORM. ENGAGE. ACT.

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CitizenDetroit is committed to a democratic process where residents' priorities are the public agenda.

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