

COMMUNITY DEVELOPMENT: CREATING SUSTAINABLE NEIGHBORHOODS IN DETROIT

SEEDS | ARMAN, MALLORY SHREVE,
LAUREN

SECTION 8

Section 8 faces unreasonable accessibility challenges, including long waitlists that can span years and difficulty finding landlords willing to accept vouchers due to bureaucratic hurdles. These barriers leave low-income residents with limited housing options and delay access to essential assistance.

UNREASONABLE EXPENSES

Costs can consume a large portion of a household's income. In Detroit, many residents spend over 30%, or even 50% of their income on rent, which is far over the threshold for normal affordability. Rising property values and stagnant wages have exacerbated the issue, forcing low-income families to live in substandard conditions or face homelessness. This also results in affordable housing options like Section 8 becoming overcrowded with long waitlists, further compounding the crisis.

EDUCATIONAL STANDARDS

Lower educational attainment limits job opportunities, making it harder to afford quality housing. In Detroit, areas with underfunded schools are frequently neighborhoods facing housing instability, creating a cyclical nature to the issue at hand. A lack of education about financial management and tenant rights leave individuals vulnerable to exploitation, poor living conditions, or eviction. Investing in education can help break this cycle.

WHY IS THIS HAPPENING?

Detroit's housing problem is mostly due to economic decline:

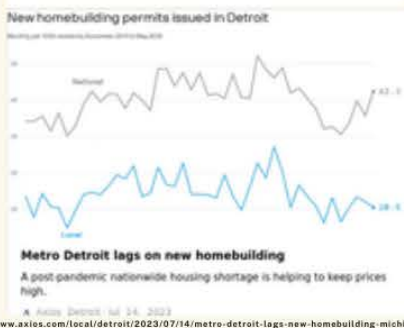
- Filing for bankruptcy in July 2018.
- Previous population loss
- Aging infrastructure
- High unemployment
- Insufficient affordable housing options

Ultimately these intertwined effects left many residents struggling to find stable, quality homes.

COMPLETE SUMMARY

The city of Detroit is rich with culture and history. Detroit has constantly aimed for greater heights throughout its existence, and although the city is growing, there's a stain on city's name -- Detroit's housing crisis. The issue with Detroit housing is deeply intertwined with the limitations of Section 8 and the circumstances surround that due to Section 8 being at the forefront of the battle against low-income housing issues. Unfortunately, in many aspects, Section 8 often fails to foster the essential community growth and rehabilitation that struggling Detroiters need. Without addressing these core issues, efforts to combat housing instability are just as effective as trimming lawn weeds, without completely uprooting them. By re-envisioning community development through a lens of educational rehabilitation and community strengthening, Detroit can reform how the housing process functions for a lot of Detroiters. Together, we can rebuild neighborhoods and foster the next big step in the improving of Detroit.

VARIOUS EFFECTS



HISTORY

Early Growth and Industrial Boom (Late 19th - Early 20th Century):
Detroit became the automotive capital, leading to rapid population and economic growth

Great Migration and Racial Segregation (1910s - 1960s):
African Americans to Detroit, but confined them to overcrowded neighborhoods.

Post-War Suburbanization (1940s - 1960s):
After WWII, many white residents moved to the suburbs known as "white flight"

Urban Renewal and Decline (1950s - 1970s):
Urban renewal projects displaced thousands, particularly Black residents, and accelerated Detroit's decline.

Housing Crisis and Abandonment (1970s - 2000s):
Population loss led to widespread home abandonment and blight.

Revitalization Efforts (2010s - Present):
Recent efforts focus on renovation and development, though challenges remain in ensuring equitable benefits particularly for low-income Detroiters.



OUR PROPOSED SOLUTION: TEMPO NEST

SUSTAINABLE SUBSTADIZED SHORT TERM NEIGHBORHOODS

SECTION 8

Instead of relying on what could be years of waiting with very little reward, low income Detroiters will have the the chance to start a new with a specialized program designed for those in need, that's more multifaceted and reliable due to a focus on utilizing resources already in place and expanding on underdeveloped programs.

UNREASONABLE EXPENSES

Giving Detroiters housing for a low price as well as connections to a shared community will allow for a snowballing effect to occur in which more connections will lead to more oppurtunities, which leads to more jobs, which ultimately leads to better housing.

EDUCATIONAL STANDARDS

The Tempo Nest Act will provide struggling Detroiters the accommodations to provide for themselves and their families in a cost and resource-efficient approach to providing educational opportunities, thus saving Detroiters money through financial literacy, potentially going back to school, and ultimately giving them local and stable jobs.

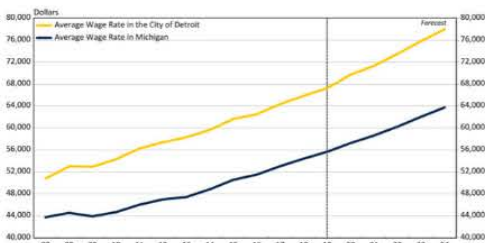
Potential Results

- **Increased Housing Stability:** Efficient processes help Detroiters access to affordable housing
- **Improved Neighborhoods:** More homes would be maintained and occupied
- **Economic Growth:** Stable housing could lead to increased job stability and local investment
- **Stronger Communities:** Enhanced access to quality housing would allow families to remain in their neighborhoods, fostering community ties and reducing displacement.
- **Better Health:** Residents have less health issues related to bad living conditions.

Executive Summary

The tempo nest program would allow stuggling Detroit residents to have relatively quick access not only to housing, but also overarching resources that'll put them on the path to stable housing, finances, and potentially even home ownership in the future. By using preexisting resources in the form of neglected and blighted neighborhoods, the city of Detroit can efficiently build local communities we call "Tempo Nests" that streamline the process to accessible housing. Not only will the construction on these neighborhoods open up jobs for Detroiters, further making the process more efficient, but it'll also provide social workers and educators the opportunity to particite through wellness centers established in these communities. The goal of Tempo Nests is to provide temporary housing for those in need, and to expand upon the foundations that Section 8 has laid, but implement a more sustainable approach that allows for a variety of resources to be put within reach of residents, which will ultimately feed into many Detroit communities, circling back into a healthy and thriving Detroit community.

Figure 5
Annual Wage and Salary Income per Worker, City of Detroit and Michigan, 2007-2024



EDUCATION

The Michigan educational system is not adequately preparing all students for the workforce.

- 17% of residents have a bachelor's degree or higher.
- Only 17% of Detroit's third-graders are proficient in English language arts, compared to 43% across the region.

HEALTH

Life expectancy in Detroit is lower than surrounding areas.

- Someone living in Detroit has a life expectancy of 5 years less than someone in the region.
- Only 72% of foreign-born residents who have not yet become citizens have health insurance, compared to 92% for the city as a whole.

NEIGHBORHOODS & HOUSING

Detroit's neighborhoods must be strengthened.

- Only 5% of Detroit's residents live in a middle-class neighborhood, compared to 59% in the region.
- 62% of renters are housing cost-burdened.
- Homeownership rates: African Americans 47%, White people 53%, Hispanics 55%

INCOME & WEALTH BUILDING

ACCESS TO QUALITY EMPLOYMENT

BUSINESS & ENTREPRENEURSHIP

Middle class remains out of reach for many and inequities persist.

- 1/2 Median income in Detroit is half that of the region.
- Median income increased 60% for white Detroiters compared to 8% for African-American Detroiters.
- Tax filers in the region claimed 3x interest, dividends, and capital gains per tax return compared with Detroiters.

Employment remains out of reach for many African-American Detroiters.

- The unemployment rate for African Americans is 1.5 times that of white people.
- Median wages without a bachelor's degree: \$17.58
- Median wages with a bachelor's degree: \$32.68

Small businesses need more access to capital.

- Among the top 100 cities, Detroit ranks 99th in entrepreneurship rate.
- In 2018, Detroit made up about 9% of the region's small businesses, but accounted for only 6% of the value of the region's small-business loans.



Tempo Nest

Community Development: Creating Sustainable Neighborhoods In The D

Created and presented by: Mallory Shreve, Arman
Thompson, and Lauren Robinson

Agenda

- Mission Statement
- Real Voices, Real Lives
- Arman's Insight: What Is Section 8?
- Detroit's Historical Timeline: Housing
- Addressing The Problem
- Our Proposed Solution



Mission Statement

Together, we will address Detroit's housing challenges by creating a sustainable community for low-income/homeless families.



Real Voices, Real Lives



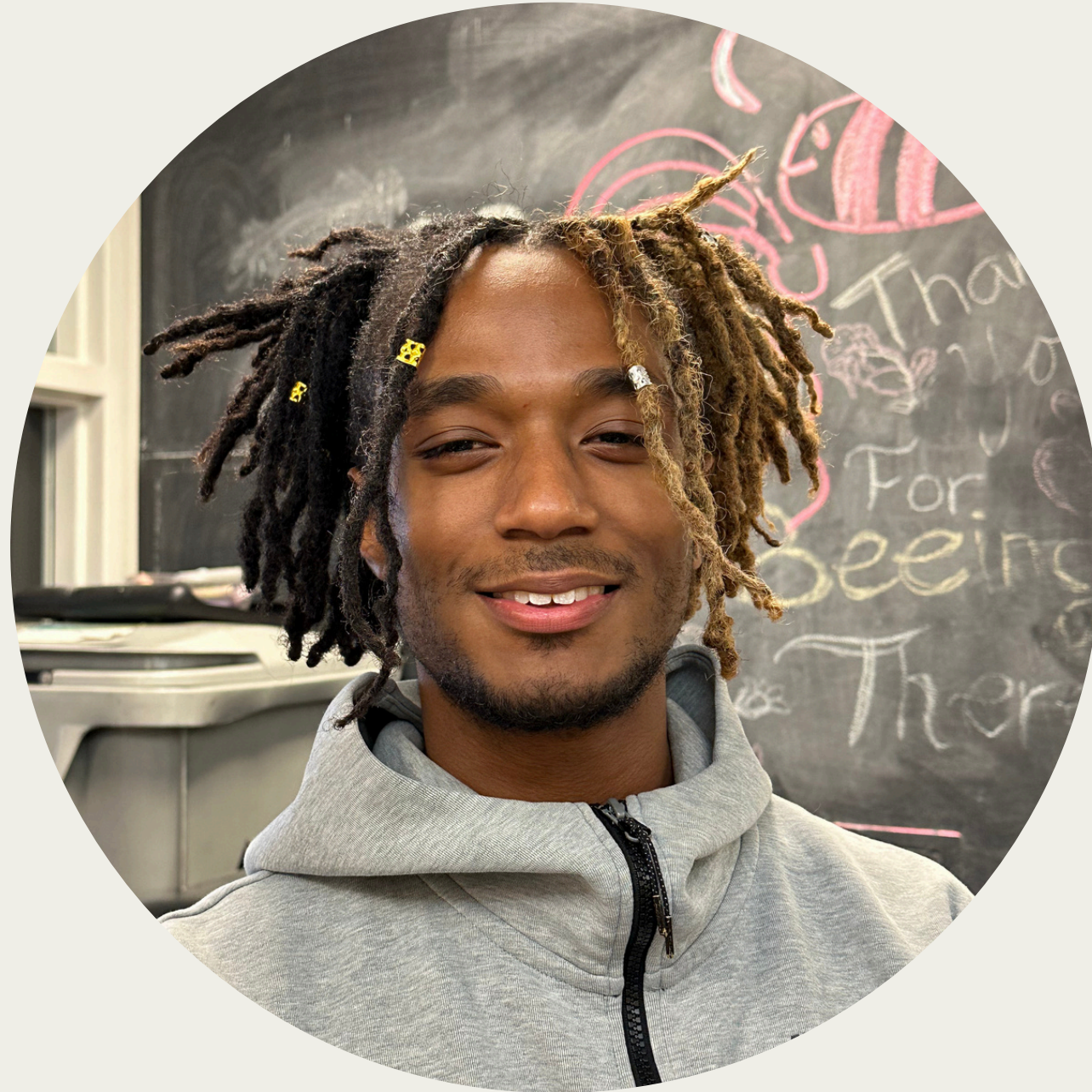
Tonya Hogan



https://youtube.com/clip/UgkxMtnk_NVrqeT4ANZnGJ4a4LLb_FLV_Zdj?si=NxCj9CBv7ETQgGyQ_



Arman's Insight:



What Is Section 8?

1701

Antoine de La Mothe Cadillac established a settlement at Detroit with 100 French soldiers and 100 enslaved Algonquins.

1805

The city of Detroit caught fire, and nearly everything was destroyed. The Woodward Plan was created by Augustus B. Woodward.

1817

Detroit residents fought against the Woodward Plan because they wanted the land the city was holding for the Woodward Plan.

1830

The railroad system was conceived in Michigan, allowing the population to increase by the 1840s.

1970 - 2000s

Urban renewal along with the White Flight and the automotive decline led to Detroit's population decline; widespread home abandonment and blight.

1950 - 1970

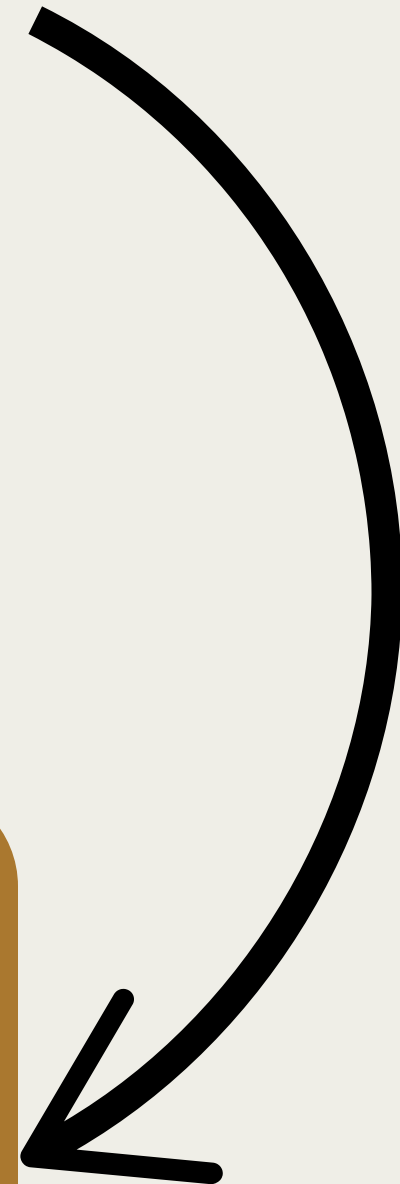
Urban Renewal: Detroit received the most money from the federal government. However, this plan displaced thousands of Detroiters.

1939

The Home Owners' Loan Corporation created a high-risk security map for insurance agents, mortgage brokers, and loan officers. The map viewed heavily minority-populated places as "risky."

1901

Henry Ford created Henry Ford Co. which was later named Cadillac Motor Co. The population at this time was 286,000 people.



The Problems

1 Section 8

Section 8 faces unreasonable accessibility challenges including:

- long waitlists that can span years
- difficulty finding landlords willing to accept vouchers due to bureaucratic hurdles. These barriers leave low-income residents with limited housing options and delay access to essential assistance.

2 Unreasonable Expenses

- Costs can consume a large portion of a household's income. In Detroit, many residents spend over 30%, or even 50% of their income on rent, which is far over the threshold for normal affordability.
- Rising property values and stagnant wages have exacerbated the issue, forcing low-income families to live in substandard conditions or face homelessness.
- This also results in affordable housing options like Section 8 becoming overcrowded with long waitlists, further compounding the crisis.

3 Educational Standards

- Lower educational attainment limits job opportunities.
- In Detroit, areas with underfunded schools are frequently neighborhoods facing housing instability.
- A lack of education about financial management and tenant rights



How Can We Solve These Problems?

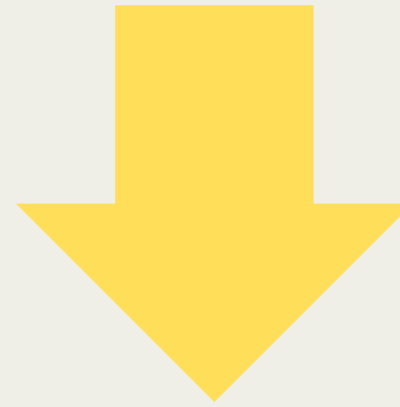
Tempo Nest: Sustainable Short-Term Neighborhoods

Section 8



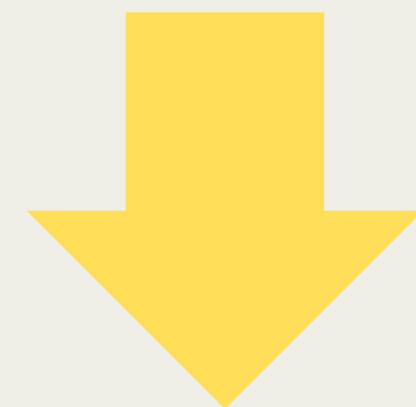
- **Insted of waiting for years for section 8 to provide housing, we provide for low income famlies in a large community.**
- **Living around like minded people**
- **We will provide living for those in need to be able to get back on their feet**

Unreasonable Expenses



- **Giving Detroiters housing for a low price**
- **Connections to a shared community will allow for a snowballing effect to occur in which more connections will lead to more opportunities.**

Educational Standards



- **The Tempo Nest Act will provide struggling Detroiters the accommodations to provide for themselves and their families in a cost and resource-efficient approach to providing educational opportunities,**
- **thus saving Detroiters money through financial literacy, potentially going back to school, and ultimately giving them local and stable jobs.**

Thank you for listening!

Any questions?

