



ROADMAP TO RECOVERY



**THE STORY OF DETROIT'S JOURNEY
BACK FROM BANKRUPTCY**



Over a decade ago, Detroit stood at a crossroads. The city had endured the largest municipal bankruptcy in American history. Neighborhoods were scarred by blight. Families had lost homes, jobs and hope. The challenges Detroit faced were not just daunting, they were decades in the making.

But Detroit is a city of dreamers and builders. Most importantly, it is a city of stayers—residents who refused to give up on the place they call home. Through the toughest years, Detroiters kept their neighborhoods alive. They watched out for their neighbors’ children. They cut the grass of empty lots. They showed up for block club meetings, for community cleanups, for each other. Without their resilience and belief, none of the progress in these pages would have been possible.

Detroit knew this comeback would not be written by chance; it would be built by design. All Detroiters—its government and business leaders, its pastors, its block clubs and all its residents—set out to prove that with innovation, sound policy, fiscal discipline and a unified City Council focused on the needs of the city, even the most difficult recovery was possible. This book is the playbook of that comeback. It’s a roadmap any city can use to shorten its runway to recovery while staying financially responsible. Over the past decade, Detroit created nonpartisan solutions to the challenges every great American city faces. Like building and preserving affordable housing, creating career opportunities, a job-ready workforce, fostering safe neighborhoods and strengthening its infrastructure to withstand extreme weather and environmental challenges. Detroiters forged public-private partnerships that worked at scale, piloted programs that became national models and more than doubled the value of Detroit’s homes while keeping longtime residents in the city they love.

Today, Detroit is thriving. It has restored dignity to neighborhoods, opportunity to families and pride to a city that refused to quit. This playbook is Detroit paying it forward. Offering every city the strategies, tools and lessons learned so they too can write their own comeback story.

Detroit’s journey proves one thing above all: no matter how deep the challenge, when a community stands together and refuses to leave, the road to recovery becomes the path to greatness.

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CHAPTER **01** | ROADMAP TO RECOVERY

HOW DETROIT CREATED \$3.9 BILLION IN GENERATIONAL WEALTH

The housing crisis, from 2006 to 2008, devastated the country and Detroit was not immune. Between 2005 and 2015, nearly half of Detroit's homeowners sank underwater on their mortgages, resulting in 120,000 foreclosures and, more importantly, the depletion of generational wealth for Black residents, in particular.

Housing values plummeted 82% during the housing crisis, significantly reducing Black generational wealth. The City of Detroit's goal has always been to place homes back into the hands of Detroiters while raising housing values.

Mayor Mike Duggan understood that the essence of generational wealth rested in the value of the family home. In partnership with Detroit's City Council and with funds from the American Rescue Plan Act (ARPA), the City of Detroit created multiple programs for Detroiters to increase home values and stabilize Detroit's neighborhoods.

What is generational wealth? It's wealth that passes from one generation to the next, usually from parents to children, be it real estate—a family business, a family home, other properties—or cash, stocks or other investments. The children can then build this into more generational wealth which they can in turn pass on to their children.

Since 2012, renters in Detroit have usually outnumbered owners. The percentage of Black homeowners dropped even lower, affecting Black generational wealth. But, in 2023, the percentage of owner-occupied homes rose to 54% turning Detroit back into a majority homeownership city.

This is the story of how Detroit nearly doubled property wealth from \$4.2 billion in 2014 to \$8.1 billion in 2022.

After living in subsidized housing with her six children, Satin Adams realized her dream of home ownership thanks to Detroit's Down Payment Assistance Program. "Now the kids have a yard to run and play." Photo: Ryan Garza, Detroit Free Press



TEN YEARS OF BUILDING GENERATIONAL WEALTH IN DETROIT

2013

Housing values plummet—82% during the housing crisis with less than 375 mortgages a year granted.

After historic write-in win, Mike Duggan is elected Mayor of Detroit.

Detroit files for bankruptcy.

Nuisance Abatement Program allows DLBA to take ownership of vacant, blighted or dangerous properties not in compliance.

2014



Replacement begins on 65,000 LED streetlights.

Detroit Land Bank Authority (DLBA) expands to include consolidated properties owned by various public entities.

Alley Clean Up Program reduces blight and cleans up illegal dumping.

2019

Detroit Home Mortgage Program bridges the appraisal gap and helps to fund renovations with both a home and a secondary loan.

6,000+ dilapidated homes are demolished since 2014.

2020



50% discount on DLBA homes for city workers and educators.

2015

Detroit's 0% Interest Home Repair Program offers residents 10-year loans of \$5,000 to \$25,000.

Rehabbed & Ready Program rehabs vacant properties into homes ready for purchase.

DLBA sells first side lot for \$100.

DLBA Own It Now (OIN) Program sells vacant homes as-is to blind bidders, starting at \$1,000.

2016

DLBA Buy Back Program launches, providing a pathway to homeownership for those who stayed.





\$8.1 billion in property value for Detroit's owner-occupied homes.

2023

Detroit Duplex Repair Program allows qualified landlords to apply for grants up to \$15,000 per unit for renovations and a rental Certificate of Compliance.

The percentage of owner-occupied homes rises to 54%, with 2,765 mortgages.

Neighborhood Beautification Program gives grants of \$500 to \$15,000 to 34 Detroit-based block clubs, neighborhood associations, nonprofits and faith-based organizations for public space improvements in their communities.

Down Payment Assistance Program grants qualified first-time homebuyers up to \$25,000 for a down payment or other home purchase-related expenses.



2024

Renew Detroit Essential Home Repair Fund begins replacing roofs for eligible low-income, senior and disabled homeowners.

2022

\$4M Delray Home Improvement Program helps eligible Delray neighborhood residents make home repairs.

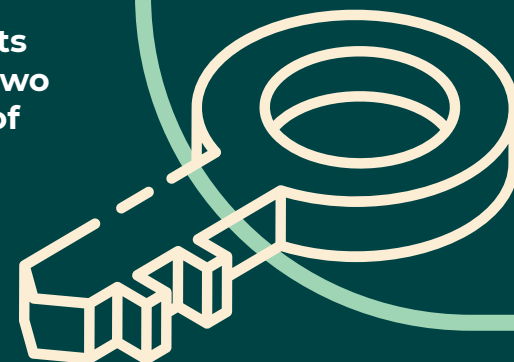
Second round of Down Payment Assistance launches, with another \$5 million from the American Rescue Plan Act (ARPA) and \$2 million from other partners.

Detroit named the fastest home-value appreciating city in the United States.

2021

DLBA Neighborhood Lot Sales program lets residents buy up to two lots within 500 feet of their home.

6,765 homes are demolished and 2,416 stabilized for resale by the DLBA.



Voters approve Proposal N to reduce blight by funding home demolition and stabilization efforts.

DLBA sells 19,583 homes to Detroiters since its inception and is on track to sell the last home in its inventory by the end of 2025.

2025



Mayor Mike Duggan and Detroit Land Bank Authority CEO Tammy Daniels present Kendric Watts with the deed to her family home. It was saved from foreclosure through Detroit's Buy Back Program, which has put 1,300 homes back into the hands of Detroiters.

The 2014 Property Value Starting Line

Mortgages and the Median Detroit Home Value

In 2014, Detroit's landscape was populated with over 40,000 vacant houses and over 100,000 neighborhood vacant lots, nearly the combined size of 8,000 football fields. Detroit's median home value was \$14,000, while the national median home value was \$275,000.

This is how Detroit grew from less than 375 mortgages a year in 2009 to 2,765, contributing to Black wealth growth from \$3.4 billion in 2014 to \$6.2 billion in 2022, showing a \$2.8 billion appreciation—an 80% increase.

Listen to Tammy Daniels on The Cabinet Podcast



Detroit's Home Mortgage Incentive Leads to Homeownership Pop!

Many Detroiters wanted to purchase homes in 2014 and had good credit scores and stable incomes, but there were challenges. Most banks were reluctant to issue mortgage loans because of low home appraisals and a lack of comparable nearby homes for comparison. Home improvement loans large enough to renovate these homes were also scarce. The result was that 80% of home sales in Detroit in 2014 were cash.

Mayor Duggan solved this problem by partnering with a diverse group of organizations including the Obama Administration's Detroit Federal Working Group, the Clinton Global Initiative, local banks and credit unions, foundations and nonprofits. Funded by Community Reinvestment Fund, USA (CRF), the partnership created Detroit Home Mortgage.

Anthony Ford, a man with an ample income and a respectable credit score, was turned down five times for a traditional bank loan. Through the Detroit Home Mortgage program, he was able to purchase his home, saying, "I'm excited about [what] this does for me and the city."

The goal of Detroit Home Mortgage was to increase the number of mortgages by bridging the appraisal gap and helping fund renovations until traditional mortgages became more obtainable. It worked by combining a second mortgage with a conventional first mortgage. This resulted in at least 232 mortgages.

First-Time Homebuyers Get Down Payment Assistance

Detroit committed itself to turning renters into homeowners and to increasing the value of each home purchased. In 2023, Detroit inaugurated its Down Payment Assistance Program (DPA) to help qualified first-time homebuyers. Grants up to \$25,000 were available per Detroit resident.

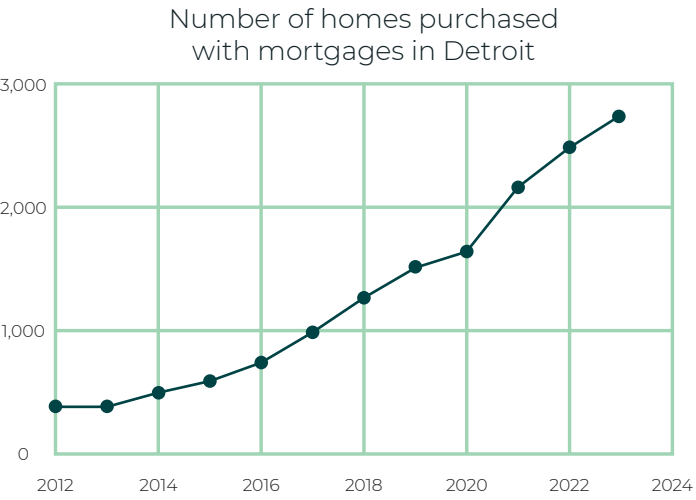
To qualify, they could not currently own a home and must earn less than \$41,000 annually for a single person.

Detroit's Down Payment Assistance Program is so successful that it became the national model.

The program is intended for Detroit residents like Satin Adams. She lived in subsidized housing with her six children, but dreamed of a house with a yard for the kids to run and play. The DPA allowed her to purchase a single-family home in Morningside. "My mom never bought a home. My siblings never bought a home, so this is great for me," Adams, 32, said.

The first round of the program was funded with \$12 million from ARPA funds and created 434 homeowners. The second round launched in 2024 with another \$5 million from ARPA funding and \$2 million from other partners.

With the number of mortgages starting to increase, the City of Detroit turned toward managing the large housing and vacant lot inventory with the oversight of the Detroit Land Bank Authority (DLBA).



Detroit Land Bank Innovates a Pathway to Homeownership

The abandoned housing and vacant lot oversight was split between three entities: the City of Detroit, the Wayne County Treasurer and the Michigan Land Bank Fast Track Authority. Three bureaucratic organizations created confusion and complications to purchasing city-held properties. In 2014, Mayor Duggan consolidated the entities into the Detroit Land Bank Authority (DLBA).

“We had a state land bank, we had a city land bank, and we had a county land bank,” Mayor Duggan said in 2014. “Every one of them has good ideas and every one of them is going in a different direction.”

Although the DLBA is a public agency with a budget approved by the City Council, its five-member board is appointed—four by the Mayor of Detroit, one by the Michigan State Housing Development Authority—not elected, and it has a large degree of independence. The Detroit Land Bank was tasked with creating a solution for every property. Here is how the DLBA found success.

To tame the nation’s largest land bank inventory, the DLBA created an online catalog of every property and vacant lot in the city. Each of the 40,000 vacant homes and nearly 100,000 vacant lots were listed on the DLBA website complete with property details and pictures, allowing buyers an efficient way to view and purchase homes.

Housing Auction & Own It Now Program

Currently, three homes are auctioned every weekday, during an 8-hour window (9 a.m.-5 p.m.). The DLBA has closed on 16,777 through its Auction and Own It Now initiatives and 1,268 in its Buy Back Program as of October 2024. That’s an average 188 houses sold every month for eight years.

The Own It Now (OIN) Program offers vacant homes for sale with a minimum offer price of \$1,000. Homes are sold on an as-is basis and have not been cleaned

out or secured. Buyers are required to rehab houses after purchase and ensure that they are occupied. OIN has sold over 10,000 homes since 2016.

These sales increased the median home sale values of Detroit’s neighborhoods—such as Chadsey Condon, Jefferson and Mack—by 500%. These increases added \$3.9 billion to the city’s overall housing wealth, a 94% increase.

Buy Back Program

Deed ownership is a complex game. Through no fault of their own, many families were in danger of foreclosures due to tangled titles and other issues that mar clear titles through informal transfers. Mayor Duggan knew this generational wealth must be returned to the family and so, with the DLBA, created the Buy Back Program to get home titles back into the hands of the families.

“Working with the Land Bank was a great experience,” said Emoni Davey at a deed ceremony. “I’ve always dreamed of being a homeowner and Buy Back made it possible. This process inspired me to enroll in trade school to learn how to do home repairs and now I’m building the future I see for my family.”

The process takes a full year with achievable benchmarks along the way, including financial literacy resources through program partners Citizens Bank and 5/3 Bank, as well as local nonprofits who provide homeownership workshops and counseling designed to support buyer success. **As of August 2024, nearly 1,300 participants have successfully earned their deeds back, allowing them to build generational wealth through homeownership.**



Detroiters Kyle Dubay and Bo Shepherd bought this New Center home from the Detroit Land Bank Authority for \$6,500. After extensive, artistic renovations, they were able to sell it for over \$400,000. Photos: Kyle Dubay

Rehabbed & Ready

The Rehabbed & Ready program provides a unique solution to houses that require renovation in order to be livable. The renovations are done by city contractors before the sale of the house, and it bridges the appraisal gap between the home’s market value and the cost of repairs through a partnership between the City of Detroit (\$2.5 million), the Rocket Community Fund (\$7.5 million) and Quicken Loans (\$5 million).

At least 200 homes have been targeted for renovation with at least 99 already completed and sold as of November 2024. The Home Depot and local contractors make the renovations.

The Rehabbed & Ready houses were meant to stabilize neighborhoods, which directly affects housing wealth, by investing in quality improvements—energy efficient HVAC systems, new windows, sewer and water lines—and completing full environmental abatement before the properties are listed on traditional selling platforms.

Each move-in ready home is guaranteed a one-year supplemental home warranty, a \$1,500 Home Depot gift card and three months of paid alarm service.

50% Discount for
City Workers & Educators

To facilitate Detroit city workers’ ability to own a home, in 2015, the DLBA began its City Employee Discount Program, allowing them—including full-time educators and support staff within the City of Detroit—access to the DLBA inventory at half off of the listed price or auction price. City employees, teachers and skilled trade workers accounted for 973 mortgages acquired under this discount program.

This 50% discount comes with the caveat that they must own the property for three years. If the owners sell before the three-year mark, they must pay the DLBA a portion of their profits: 75% in the first year, 50% in the second and 25% in the third.

Buyers must also be in good standing with the City and Wayne County (no delinquent taxes, no blight or code violations) and have the home rehabilitated and occupied within six months.

A similar program was added for members in good standing of trade union locals through the City of Detroit’s Skilled Trade Employment Program (STEP).

By February 2024, the DLBA sold 18,000 homes to Detroiters. It is on track to sell the last home in its inventory by the end of 2025. The DLBA adds value by increasing homeownership, eliminating blight and making neighborhoods safer and more attractive.

Jason Philpot-Dixon attends Central Michigan University tuition-free thanks to the Detroit Promise scholarship. The scholarship has served over 6,000 Detroit high school graduates, allowing them to earn their degrees debt-free.

Compliance Requirements

Just under 11,000 of the DLBA’s structures between 2014 and 2022 went to Detroiters, many of whom were first-time homebuyers. The DLBA set up a compliance program to assist those homebuyers in bringing or keeping their properties up to code.

The program successfully saw 9,735 owners in full compliance with the DLBA as of October 2024. The team works with the new homeowners, tracking their progress and keeping them on schedule.

Step 1 – The Compliance Team requires each owner to sign a Nuisance Abatement Program Rehab Agreement which dictates that the property owner must upload improvement pictures every 45 days directly to their designated Compliance Representative.

Step 2 – Own It Now (the most popular program) owners must get a Preliminary Inspection Report (PIR) from Detroit’s Buildings, Safety Engineering and Environmental Department, as well as upload photos of the subsequent inspection report. Photos of the property are also required to be uploaded.

Step 3 – Owners must keep the exterior of their homes in good condition with a debris-free yard. They are required to maintain an installed and functional furnace and hot water heater. The property’s bathrooms and kitchen must be functional.

Step 4 – All utilities must be maintained and copies of the paid bills sent to the team on the 45-day check-ins.

Step 5 – The Compliance Representative conducts a Compliance Achieved walk-through before the owners receive a Release of Interest (ROI) from the DLBA, which completely frees the deed. If homes are not in compliance, the would-be buyers must yield their interest on the deed back to the DLBA.

Building and maintaining wealth has been historically and systemically difficult for people of color in our nation, including Detroit. Mayor Duggan and the City of Detroit have committed to rebuilding wealth for Detroit’s Black neighbors by focusing on three key drivers: homeownership, education and entrepreneurship.

The \$12 million, ARPA-funded **Down Payment Assistance Program** offers up to \$25,000 in grants for eligible first-time homebuyers. In 2023, more than 400 Detroiters and their families became first-time homeowners after Round 1.

The **Detroit Promise Scholarship** provides last-dollar funding for Detroit trade schools, community colleges and four-year universities. As of November 2023, more than \$10 million has been invested so that more than 6,000 college students could graduate debt free.

Detroit At Work, a \$100 million scholarship program, supports Detroit residents 18 and older who are seeking a job, a career change or advancement with 40+ programs including entrepreneurial ventures.

Motor City Match invests in new business owners, from conception through ribbon cutting, with grants that are expected to generate more than \$102 million in business investments.

Detroit remains peerless as a solution generator. As it focuses on rebuilding Black generational wealth, Detroit invites you to join our efforts to participate in programs and grants that help build a wealth legacy for Detroiters.

REBUILDING
BLACK WEALTH

DETROIT’S SOLUTIONS TO
A CENTURY OLD PROBLEM



See how Detroit is
rebuilding Black wealth

Detroit Cleared Blight
Bringing in Opportunity

In 2014, over 40,000 structures required immediate demolition. Holding to his mantra that “every neighborhood has a future,” Mayor Duggan resolved to tear down the blighted homes to stabilize Detroit’s neighborhoods. By the end of his first year in office, the city demolished over 4,000 homes.

Five years later, over 6,000 blighted structures were removed, allowing Detroit neighborhoods to grow and repopulate. Additionally, 15,000 homes were saved from the wrecking ball for future first-time homebuyers.

For years, an auto shop sat vacant on Fenkell Avenue. The city’s Blight Removal team remediated the property by cleaning out the trash and painting the building. These efforts caught Rob Sims’ attention. He purchased the building with the intent of transforming it into a youth center for his nonprofit, The Movement Stop the Violence Detroit. Sims’ vision is precisely what the City of Detroit hoped for through its blight removal programs.

The City of Detroit’s Construction & Demolition Department, under Director LaJuan Counts, completed its 8,000th demolition of dangerous vacant houses held by the Detroit Land Bank Authority under Proposal N in July 2025.



Listen to LaJuan Counts
on The Cabinet Podcast

For the individual homeowner, each of the over 29,000 demolitions increased the value of neighboring properties (those within 500 feet) by 4.2%. The city has seen a nearly \$209 million increase in home values as a direct result of blight removal.

But still more structures required removal. Mayor Duggan turned to Detroit residents in 2020 to help fund the demolition efforts, leading to the voter-supported bond initiative called Proposal N.

Proposal N

In 2020, voters agreed to fund 16,000 further blight-reducing demolitions and vacant home stabilizations (not covered or allowed by previous programs) by approving Proposal N, a \$250 million bond initiative.

By July 2025, more than 8,000 homes had been demolished. By April 2025, 4,700 homes were stabilized for resale.

Safety in the City

Ten years ago, about 40% of the city’s streetlights were broken. The city was dark and felt dangerous. **Detroit solved this problem by installing 65,000 LED streetlights.**

“We have a very conservative strategy, but we’re putting up 1,000 streetlights a week,” Mayor Duggan said in 2015, adding, “We’ve put up 35,000 in the last year and people are no longer living in the dark.”

The city should see tangible benefits from the \$185 million investment, as have other cities. In 2022, nighttime accidents decreased to their lowest levels since 2019.

The City of Detroit continued to focus on safety through several initiatives including Project Greenlight and increasing police officers’ salaries. As a result, homicides are down. By 2023, the homicide rate was 39.4 per 100,000 and the total number (252) hasn’t been lower since 1966. Overall violent crime in 2023 was down 1% from the previous year.

“
PEOPLE
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DARK.”

DETROIT MAYOR
MIKE DUGGAN

Photo: Public Lighting Authority



3300 Farnsworth St., a side-lot transformation converting vacant land to a community green space for neighbors to plant and grow trees together. Photo: Detroit Future City

How Detroit Used Side Lots to Increase Home-Value Wealth

Maintaining vacant lots is an expensive enterprise. The City of Detroit pays, on average, \$13.44 to mow each vacant lot. The average vacant lot is 3,200 square feet.

In 2015, Detroit had a staggering 54,099 vacant lots, most of which were not mowed and full of debris. These lots made up about 68% of the DLBA’s inventory. It was costing the city \$6,720,000 to mow these lots each year. The DLBA needed creative solutions to match owners to the lots.

Additionally, if the DLBA owns the lot, the community is robbed of inventive opportunities to beautify and serve their own neighborhoods. This sparked the Side Lots Program.

To put the land to good use and reduce the financial burden, the city started selling these lots to Detroiters.

There were rules, of course. The empty lot had to be adjacent to the buyer’s occupied property on the left side, right side, rear or diagonally behind (even across an alley, but not across the street). This program became the DLBA’s most popular.

The Side Lots initiative was so successful that the DLBA sprouted several variations to this program. In 2020, it created the Neighborhood Lots Program that allowed individuals to purchase vacant lots within 500 feet of their property for \$250. By 2024, the City of Detroit sold 28,283 side lots to its residents.

It then turned its attention to oversized lots, allowing homeowners to purchase lots from 7,501-15,000 square feet with no accessory structure like a garage, gazebo or carport for \$200.

The DLBA added oversized lots with accessory structures to its growing menu. It permitted homeowners to purchase lots for residential, recreational or agricultural purposes for \$250.

By 2023, the DLBA sold nearly 25,000 vacant lots. Because of the program’s popularity, Mayor Duggan has found a way to harness the vacant lot sales to increase home values, building generational wealth. In 2024, the City of Detroit began offering tantalizing incentives to local small-scale developers who buy the DLBA lots through the Infill Lots program.

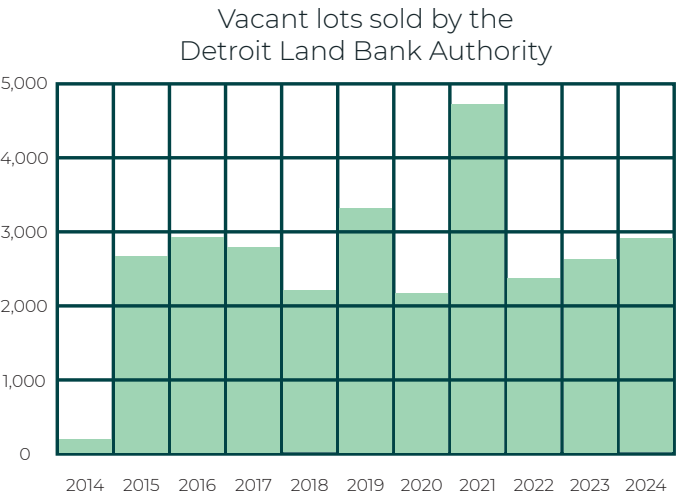
What the Side Lots Program Did for the City

The Side Lots Program produced positive results by returning these lots to the tax rolls, decreasing blight and clearing up titles to numerous parcels held in legal limbo for years.

The communities soon became involved in collectively purchasing side lots to increase their home values through the DLBA’s Create-a-Project program which permits community groups—such as book, garden and block clubs, as well as any neighborhood group registered as an LLC or 501C3—to purchase a vacant lot within their neighborhood’s footprint for \$250. So far, this program has approved 150 projects.

By 2022, the Neighborhood Beautification Program was in full bloom. This city-led campaign offered organized neighborhood groups grants ranging from \$500 to \$15,000 to establish gardens, make public space improvements and conduct cleanup activities.

Each LLC or 501C3 group must be city-registered and present their partnership letter to apply. The funds can be applied to construction or maintenance of collaborative neighborhood gardens and landscaping meant to improve public movement space. This can include adding structures like park benches and art installations. The grants also can be used for community clean-up projects related to overgrown weeds and graffiti removal.





Homeowners such as Cullin Flynn from the neighborhood of Minok Park led a community garden project on an abandoned lot funded through a \$15,000 beautification grant. “Since then, we’ve put a storage container on the site, painted a beautiful mural on it, planted over a dozen fruit trees, raspberries, strawberries. It really opened my eyes that there’s an investment,” Flynn said.

“I bought my home for \$80,000.” Flynn added. “I wouldn’t be surprised to learn that my property value has doubled within three years.”

The City of Detroit funded the Neighborhood Beautification Program with \$4.75 million from the Neighborhood Improvement Fund and ARPA funding. It is managed through a city partnership with the Wayne Metropolitan Community Action Agency.

Illegal Dumping

Illegal dumping has been rampant on Detroit’s vacant land. In addition to ordinary trash, illegal dumping can be large items—machinery, drywall, tires—and toxic materials—paint, pharmaceuticals—that require a permit or special disposal.

The Department of Neighborhoods and the General Services Department’s Blight Remediation Team combined their focus to clean up Detroit’s empty lots and alleys. Their mission was to decrease blight while giving Detroit neighbors agency within their own neighborhoods. They concentrated on alleys, illegally dumped debris and tree and bush trimming.

The City of Detroit has removed 15 million square feet and 90,000 tons of brush, trash and debris from 3,026 alleys. That’s the weight of nearly nine Eiffel Towers. The Alley Clean-Up program cleared 500 alleys in its launch year of 2020. It helps to reduce significant citywide blight. Neighborhood groups also make a commitment to maintain the alleys.



After receiving a Beautification Grant from the City of Detroit to transform a vacant side lot, Cullin Flynn and neighbors planted several dozen fruit trees, bushes and shrubs, as well as ornamental perennials and annual vegetables. Photos: Cullin Flynn



Barbara I’Ron embraces Mayor Mike Duggan as a warm thank-you for her new roof through the Renew Detroit Home Repair Fund. I’Ron’s roof was the 500th completed repair since the program’s inception.

Detroiters’ Secure Housing Wealth through Home Repair Initiatives

By 2019, the City of Detroit was in active restoration mode. First-time homeowners filled vacant houses. Residents aggressively remediated blight. Detroiters exhaled inside safer, more connected neighborhoods.

But more than a third of homeowners need assistance to cover repair costs in their older homes. A University of Michigan study estimated Detroit’s home repair bill to be as high as \$4 billion.

The Mayor, City Council and the City of Detroit created four repair-focused programs to support Detroiters.



Detroit City Council President Mary Sheffield speaks about the Detroit Home Repair Fund in May 2022. The \$45 million program helps Detroit homeowners repair and stay in their homes.

The Detroit Home Repair Fund

The \$45 million Detroit Home Repair Fund first began offering 0% interest loans, from \$5,000 to \$25,000, in April 2022 in an effort to assist Detroit homeowners' investment in and repair to their homes. Concentrating on health and safety hazards first, the funds can also be applied to electrical repairs, furnace replacement, roof replacement, plumbing, door and window replacements, porches and structural support. This program has served more than 160 Detroiters by adding value to their homes through stabilization and repair.

Renew Detroit Essential Home Repair Fund

The Renew Detroit Essential Home Repair Program, funded with \$30 million from ARPA funding and \$15 million from the state of Michigan, dedicates

itself to Detroit's low-income, senior and disabled homeowners.

Barbara I'Ron benefited from the Renew Detroit Home Repair Fund when her home received a new roof. "It's wonderful," she said, "Thank God. It helped me a whole lot." Barbara's roof was the 500th completed repair since the program's inception.

Eligibility for this income-based grant program requires three criteria: age (62 and older or over 18 and disabled), being a Homeowners Property Exemption (HOPE) participant and not receiving a \$10,000 city home repair grant within 10 years.

"The key is to get the folks in the neighborhoods to stop moving out. That's been the problem," Mayor Duggan said. "As we've got people moving into vacant houses and fixing them up, what about the person across the street whose house is starting to get run down?"

Duplex Repair Program

Funded with \$2.3 million of Detroit's ARPA dollars, the grant-based Detroit Duplex Repair Program allows qualified landlords to apply for grants up to \$15,000 per unit to obtain a rental Certificate of Compliance.

All units under this fund must be affordable to renters who earn up to 60% of area median income. This speaks directly to the City's affordable housing vision.

Delray Home Improvement Program

The same year Mayor Duggan took office, the United States Coast Guard issued a permit for the Gordie Howe International Bridge to run across the Detroit River between Detroit, Michigan and Windsor, Canada. This once-in-a-lifetime endeavor created an added benefit for the over 100 Detroit homeowners who lived within the shadow of the new bridge.

The Delray Home Improvement Program (DHIP) originated from feedback and requests from the Southwest Detroit community. The Local Initiatives Support Corporation (LISC) funded the new \$4 million DHIP investment. By working in tandem with residents, business leaders and the City of Detroit, LISC created an expansive home repair program for those affected by the bridge construction.

This free-to-applicants program allows up to \$20,000 per house in upgrades such as window and/or door replacement, roof repair and/or replacement, installing roof and/or wall insulation, and heating, ventilation and/or air-conditioning (HVAC) repair or replacement.



New homeowner William Griffin and his family will be moving into a renovated duplex in the Osborn neighborhood.



Detroit Approaches the Finish Line by Doubling Home Property Wealth

Detroit's meteoric rise in home appreciation occurred because Mayor Mike Duggan, City Council and dedicated Detroiters combined their vision with pragmatic planning. Detroit went from bankruptcy receivership to an investment-grade credit rating in 10 years with a double-notch credit upgrade.

In 2014, Detroit's owner-occupied homes held a collective property value of \$4.2 billion. By 2022, that number nearly doubled to \$8.1 billion. This increase is nationally unprecedented. In June 2024, Detroit was named the fastest home-value appreciating city in the United States.

Detroit's Hispanic neighborhoods saw the most rapid increase under Mayor Duggan's leadership. Detroit's Hispanic Southwest community increased their home wealth by 181%. That's a \$298.1 million increase.

In a 10-year span, 2014 to 2024, Detroit saw its median home values grow most dramatically—increasing 299%—in neighborhoods with the lowest property values and the highest levels of poverty.

Mayor Duggan understood that there are many paths to build generational wealth, but he placed the city's focus on increasing home values, knowing its power in transforming neighborhoods. The city's programs and initiatives all sparked from his commitment to Detroit neighbors.

That's how a city nearly doubles its property value to \$8.1 billion.

See how Detroit is rebuilding generational wealth





THE BIG AFFORDABLE HOUSING SOLUTION

DETROIT'S PLAN IS SOLVING THE AFFORDABLE HOUSING CRISIS

Affordable housing is a national problem. Cities like Tulsa, San Francisco, Dallas and Seattle have experienced an unprecedented housing crisis. What's unique to Detroit is how Mayor Mike Duggan, City Council and its residents cooperated to solve those challenges. In partnership with the Detroit City Council and with funds from the American Rescue Plan Act (ARPA), Mayor Duggan and the City of Detroit have committed to creating affordable housing for all Detroiters.

The city chose three distinct areas of action to focus on affordable housing:

- 1** Invested \$1 billion in affordable housing projects to provide renters housing stock.
- 2** Created pathways for current homeowners to stay in their family homes by making needed repairs and decreasing tax burdens.
- 3** Provided housing security for the unhoused, including access to medical and mental health assistance, helping to decrease stable housing obstacles.

Detroit District 6 Council Member Gabriela Santiago-Romero and Detroit Deputy Mayor Melia Howard celebrate the grand opening of the Campbell Street Apartments. Thanks to MSHDA vouchers, no one's rent at the \$18 million deeply affordable housing building will exceed 30% of income.

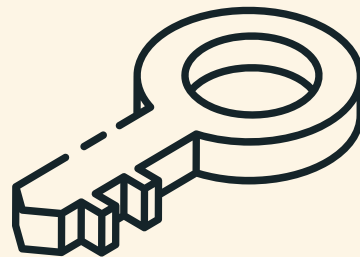


NEIGHBORHOOD STABILIZATION

Neighborhood Stabilization Initiative pilot program launched to stabilize neighborhoods that were hardest hit by the housing downturn.

Detroit Land Bank Authority (DLBA) expands to include consolidated properties owned by various public entities.

Rehabbed & Ready Program rehabs vacant properties into homes ready for purchase.



Detroit's 0% Interest **Home Repair Program** offers residents 10-year loans of \$5,000 to \$25,000.

\$8 million interest free loans for low-income homeowners program begins.

Brush Park Development begins construction on a mix of new and historic buildings designated for affordable housing.

DLBA Compliance Team assists homebuyers in bringing or keeping their properties up to code, many of whom are first-time buyers.

Nuisance Abatement Program allows DLBA to take ownership of vacant, blighted, or dangerous properties not in compliance.

2014

2015

AFFORDABLE HOUSING

BUILDING A DECADE STRONG FOUNDATION

CITY PILOTS AND PROGRAMS

Strategic Neighborhood Fund launched by City of Detroit and Invest Detroit to revitalize three neighborhoods.

Choice Neighborhoods and Low-Income Housing Tax Credits Program develops new housing options for low-income households.

Buy Back Program provides a pathway to reclaim a home formerly lost to foreclosure.

The Eddystone hotel to be transformed into 96 residential units.

Detroit Housing for the Future Fund launches and protects residents from displacement.

Own It Now (OIN) Program sells vacant homes as-is to blind bidders, starting at \$1,000.

Detroit Home Mortgage Program bridges the gap and helps to fund renovations both with a home and a secondary loan.

Strategic Neighborhood Fund expands into a total of ten neighborhoods.

Detroit's Multi-Family Affordable Housing Strategy created to preserve existing low AMI units and develop 2,000 new affordable units.

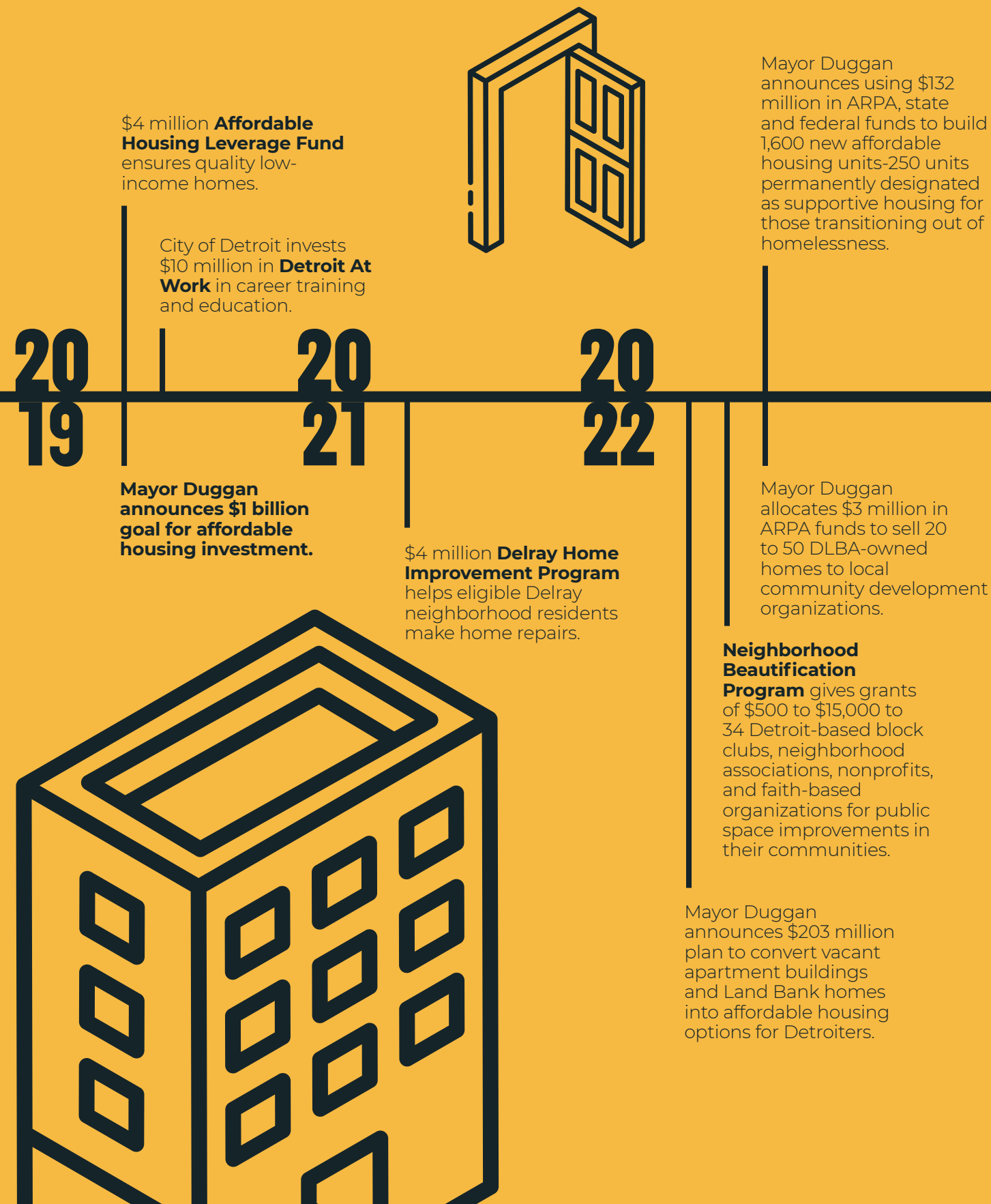
2016

2017

2018



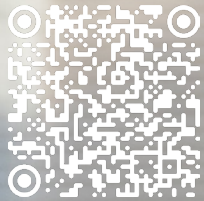
INVESTMENT IN HOUSING



DESIGN FOR THE FUTURE



AFFORDABLE HOUSING



Watch Julie's video on the importance of affordable housing

Julie Schneider, Director of Housing & Revitalization, speaks to Detroiters in front of The Charlotte. "The City of Detroit must do everything it can to empower residents to take advantage of the city's turnaround, including increasing access to housing programs, improving homelessness solutions programs and creating and preserving deeply affordable housing."

What is Affordable Housing?

Affordable housing is generally defined as housing where an occupant is paying no more than 30% of gross income (actual salary before deductions and taxes) for housing costs. This number includes utility costs. Any household paying above 30% is considered housing-cost burdened. The Detroit Justice Center cites a report from Detroit Future City that shows Black Detroiters are housing-cost burdened at higher rates than their white neighbors due to high housing costs and lower incomes. It was this type of wealth chasm that Detroit intended to address in its affordable housing agenda.

Area Median Income

The Detroit-Warren-Livonia Area Median Income (AMI) for a single low-income occupant was \$53,700 annually in 2024. According to the Inclusionary Housing Plan, most of Detroit's pre-existing housing

units have rents between the 31% to 50% AMI levels. This issue is not unique to Detroit as the entire nation struggled to respond to a recession and housing crisis.

Step One: Stabilizing the Home Lending Market

Stabilizing Programs

The City of Detroit wanted to provide stability to avoid displacing Detroiters. This meant they needed assertive programs to preserve affordable housing and protect tenant retention. It was this desire that drove the creation of three pivotal housing programs.

0% Interest Home Repair Program

Detroit's 0% Interest Home Repair Loans Program provides loans between \$5,000 and \$25,000 to help homeowners repair and improve their homes. These loans help to increase property values while revitalizing Detroit's neighborhoods and creating a financially solid approach to home repairs.

Detroit Home Mortgage Program

Launched in 2016, the City of Detroit uniquely approached home mortgage and home repairs. Many hopeful homeowners were unable to secure mortgages on homes that required repairs based on low appraisals which would increase the amount needed for a down payment. The Detroit Home Mortgage Program aimed to dismantle some of the barriers to buying. It was created to assist eligible Detroiters in achieving homeownership by offering construction and renovation loans for home repairs. The program offers two loans: a first loan that covers 96.5% of the appraised value and a second loan that covers up to \$75,000.

Detroit Land Bank Authority's Rehabbed & Ready Program

In cooperation with Rocket Mortgage, the DLBA's Rehabbed & Ready Program helps the city renovate vacant or blighted homes into move-in ready properties. DLBA chooses a blighted property and then the Rocket Community Fund provides repair funding. Once the rehab is complete, the city can then sell the property at fair market value. Home Depot, in cooperation with local contractors, performs the home repairs.

Tammy Daniels, the DLBA's CEO said, "In all of the neighborhoods that we have worked, every neighborhood has seen tremendous growth in their property values."

Detroit Mayor Mike Duggan celebrates the grand opening of the Ruth Ellis Clairmount Center for LGBTQ+ Detroit youth. The \$16 million development's 45,540 square-foot mixed-use building includes 43 units and is designed to address housing barriers experienced by LGBTQ+ young people.



By 2015, the Land Bank expanded its reach by implementing eight new programs under its Auction and Own It Now platforms to place Detroiters into reclaimed homes. As of November 2024, 16,034 homes have closed, creating new homeowners and helping to stabilize Detroit's neighborhoods.

Step Two: Easier Path Toward Homeownership

Create a Protected Supply of Affordable Housing

Nationally, about 50% of renter households—more than 21 million—spent more than 30% of their income on housing in 2023.

The city needed a larger inventory of affordable units and housing that addressed the needs of families as well as single occupancy.

To fill the city's substantial affordable housing gap, the Mayor and the City of Detroit first turned toward new construction. But there were dangers here. Residents, particularly those who stayed when so many migrated away from Detroit, feared they would be priced out of the new affordable housing construction. It's why the plan for affordable housing construction remained aggressively focused. This meant their vision must include affordable housing where every Detroiter, regardless of their income or physical abilities, could live in quality housing that supports their needs at a rent they could afford.

Housing Preservation

The City of Detroit focused on ensuring that residents could remain in their homes at affordable rates. To take care of those who stayed, the city created multiple programs aimed at preserving affordable housing in a city whose home values were rising among the fastest in the nation.

Some of these efforts turned toward the workforce through the Detroit At Work program that equips a local talent pool to earn living wages in order to buy or keep their homes.

In 2018, Detroit created the Detroit Preservation Action Plan to strategize their affordable housing preservation plan. They identified two types of affordable housing: regulated affordable housing units—those publicly funded and/or have rent restrictions and, naturally occurring affordable housing units—accessible to low-income residents when rented or sold at market rate.

They identified the two main risks to affordable housing as the rising market values and functional obsolescence of Detroit's older housing stock. Its remedy to those risks focused on preventing the units for working, aging, low-income and vulnerable residents from disappearing. They set about to preserve the affordability of 10,000 housing units by 2023, a goal they accomplished.

The Strategic Neighborhood Fund

Mayor Mike Duggan, in partnership with Invest Detroit and the City of Detroit, created the Strategic Neighborhood Fund (SNF) initiative in 2016. SNF's focus is to foster "inclusive and resilient growth in Detroit's neighborhoods" to revitalize the city's most treasured communities. It aims to revitalize neighborhoods by investing in infrastructure, supporting small businesses and creating jobs. Mayor Duggan appointed Arthur Jemison as Group Executive of Housing, Planning and Development to start the SNF initiative in partnership with David Baker and Invest Detroit. Donald Rencher later took leadership, coordinating closely with the city's then deputy of the Planning and Development Department Katy Trudeau. In all, 19 philanthropic organizations and corporate sponsors partnered to support the SNF.

The SNF's main task is to center the unique needs of each neighborhood through investment in residents and small businesses, leading to stronger and more resilient communities throughout Detroit. They intentionally match SNF properties with local developers of color.

Nate Barnes, Invest Detroit's Vice President of Neighborhoods, said, "To date, we've matched five SNF properties with Detroit-based developers of color. We are always keeping in mind who gets to participate in developing the future look and feel of this city, and what we can do to support homegrown development professionals eager to rebuild our neighborhoods."

The fund has raised \$75 million from 19 philanthropic funders, which has leveraged over \$262 million in new investment in commercial corridors, affordable housing and parks across 10 neighborhoods. The neighborhoods are spread among different council districts across the city.

SNF is creating vibrant, walkable and livable neighborhoods that align with and enrich Detroit's history and culture.

The SNF applies its funding through the lens of its five guiding pillars:

1. *Neighborhood Framework Plans (\$4.2 million invested)*
2. *Commercial and Mixed-Use Development (\$139.9 million)*
3. *Streetscapes (\$83 million)*
4. *Parks and Open Space (\$27.3 million)*
5. *Housing Stabilization (\$7.4 million)*

The SNF has rolled out in three phases commencing in 2016 with Phase I including three multi-neighborhood areas: the Villages, Livernois-6 Mile, and Southwest. Phase 2 began in 2018, expanding to seven more neighborhoods including Gratiot-7 Mile, Jefferson Chalmers, and Warrendale/Cody Rouge. The latest, Phase 3, forecasts raising \$40 million for neighborhood revitalization.

The SNF has committed over 70% of its projects to developers of color or local community development organizations.

75-year-old David Simpson is Detroit born and bred. As a Motown entertainer, he's toured through many big cities. Simpson said, "Any other city, I wouldn't be able to afford the rent." Simpson lives comfortably in Detroit's affordable housing apartments at Throme Rivertown. "I love it here."



See how David found home in Detroit

“

**I always thought
that I'd be renting.
I never thought in
a million years I'd
own my own home.**

KIM ROGERS, DETROIT HOMEOWNER

Kim Rodgers is a Detroiters who stayed. Unexpected life changes affected her independent living status, causing her to move in with her sisters. Once she raised her children, she began to focus on homeownership. As a clerk for the City of Detroit, Kim worked to qualify for the Down Payment Assistance Program to help her finally realize her dream of owning her own castle. Today, Kim celebrates living in her own home while building a wealth legacy for her children.



Watch Kim's video

Bridging Neighborhoods

In 2024, the cable-style Gordie Howe Bridge connected Detroit to Windsor, Canada. The project was funded through public-private partnership and is one of the top five longest bridges in America.

The City of Detroit created the Bridging Neighborhoods initiative to mitigate the impact on the Southwest Detroit homes located in the shadow of the bridge. The \$6.5 million environmental mitigation program is funded through the Home Repair and Home Rehab Programs. Bridging Neighborhoods offered a Home Swap option to the 60 households who wished to relocate to unaffected neighborhoods throughout the city.

The city also completed 174 retro-fits of Southwest Detroit homes affected by the Gordie Howe Bridge Project to address the bridge's environmental impact. These upgrades include double-pane windows to improve noise reduction and HVAC systems to assist with air purification and decrease air pollutants.

Rico Razo, the director of Bridging Neighborhoods, at its 2019 inception, said, “We canvassed the neighborhood, made calls, held meetings and mailed literature to make sure every eligible resident could take part in the upgrades. Two phases and 174 mitigations later, hundreds of residents are now sleeping better, breathing better and living more comfortably in their homes.”

HIT PLAY ON DETROIT'S AFFORDABLE HOUSING STORY



The \$1 Billion Affordable Housing Investment

Mayor Duggan, together with City Council, created a five-year plan in 2018 with a major emphasis on increasing the affordable housing inventory. This vision called for the development and preservation of 12,000 units. In addition to new construction, the city renovated formerly vacant buildings to create 3,036 affordable housing units.

All of Detroit's affordable housing will be protected for 30 years, meaning the rents cannot rise above 30% of the renters income during this protected period.

How Detroit Funded Its Programs

This significant level of investment was realized through the work of Detroit's development community which acted to both preserve and create affordable housing.

Detroit's major investor, the Detroit Housing for the Future Fund (DHFF), is a private investment fund that provides low-cost loans and predevelopment grants to developers of color. Additionally, DHFF offered \$58 million in philanthropic funds to invest in Detroit's affordable housing inventory.

The City of Detroit also partnered with various funding contributors, including the U.S. Department of Housing & Urban Development and the Michigan State Housing Development Authority.

In addition, \$250 million from the Affordable Housing Leverage Fund was dedicated to preserve 10,000 units of affordable housing and develop 2,000 additional new-construction affordable housing units.

The total development costs, including new construction and renovation of existing affordable housing, are expected to total \$1,009,177,000.

Of the \$12.7 million in HUD funds directed to Detroit, \$3.8 million went to neighborhood planning and \$8.9 million went to lead removal, home repair and public facility rehab. None of the HUD funds were used for single-family stabilization or commercial corridors.

After living in subsidized housing with her six children, Satin Adams realized her dream of home ownership thanks to Detroit's Down Payment Assistance Program. "Now the kids have a yard to run and play."

Step Three: Blight Removal

Detroit's Creates an Unprecedented Online Housing Inventory

Detroit sat in the unique position of a city with 40,000 vacant houses at the start of Mike Duggan's election as Mayor. His focus was always to reclaim neighborhoods.

"Nothing makes any neighborhood feel more forgotten than the blight of abandoned houses," Mayor Duggan said.

To implement this vision, the City of Detroit expanded the Detroit Land Bank Authority (DLBA), creating the nation's largest housing inventory. The DLBA began converting vacant apartment buildings and Land Bank homes into affordable rental housing.

Down Payment Assistance Program—A Pathway to Home Ownership

To overcome the hurdle of homeownership, the City of Detroit created the Down Payment Assistance Program (DPA) which offers up to \$25,000 to cover the costs of a down payment on a home purchase. To qualify, Detroiters must live in the city for at least one year. Those who lost their homes to tax foreclosures also qualify. The program is funded with \$17 million from the American Rescue Plan Act (ARPA).

"When we started the program, we didn't understand the dramatic impact it was going to have on the people of Detroit," said Julie Schneider, director of the city's Housing and Revitalization Department.

THE \$203 MILLION AFFORDABLE HOUSING PLAN

As part of the \$1 billion investment creating new affordable housing, the city's administration and Detroit's City Council created a \$203 million seven-point plan to solve the city's affordable housing needs, particularly for those who stayed.

The City of Detroit created the Detroit Housing Network (DHN) to provide Detroiters housing counseling resources necessary to successfully navigate Detroit's housing market. The DHN is a coalition of housing advocates who connect Detroit residents to housing services and programs. Their goal is to provide housing stability and affordable homeownership in Detroit, while also creating healthy neighborhoods and advancing racial equity.

4 City Council and the Detroit Housing and Revitalization Department used ARPA funds to earmark the construction of 1,600 new affordable housing units—250 units permanently designated as supportive housing with access to a range of services for those transitioning out of homelessness.

1 Using \$20 million in ARPA funds, the City of Detroit and Mayor Duggan created the Detroit Housing Services office to connect service providers with at-risk Detroiters and launched the Detroit Housing Resource Helpline.

Within this housing service, at least six DHN neighborhoods service centers were commissioned to be run by nonprofit providers. They serve as one-stop-shop resources to connect present and future Detroit homeowners with a full range of programs, including housing counseling and foreclosure prevention services.

5 In their ongoing effort to transform renters into homeowners, the city's Housing and Revitalization Department initiated the Down Payment Assistance Program (DPA) using \$25 million in ARPA funds. Since its inception, it has helped over 600 Detroit renters close on their own homes with the help of a \$25,000 down payment grant. DPA could become a national model.

2 The Detroit Housing Commission provided \$20 million to rehab the numerous smaller apartment buildings (20 to 30 units) to turn vacant or blighted buildings into affordable housing units for Detroiters.

The Detroit Housing Commission (DHC) will fund this plan by selling the Brewster-Douglass site to create financing. Additionally, it will leverage opportunities to rehab small- and medium-size multifamily apartment buildings as deeply affordable housing.

6 The City of Detroit created a three-pronged approach to invest \$3 million in ARPA funds, focusing on landlord compliance through educational programs for small-scale landlords. This program, focusing on rental code compliance, vacant second floor rehabs and property management training, is meant to ensure Detroiters live in safe, affordable housing. Additionally, the city invested in building commercial corridors within Detroit's neighborhoods as part of the neighborhood stabilization effort.

3 The City of Detroit announced plans to use \$3 million in ARPA funds to sell 20 to 50 DLBA-owned homes to local community development organizations (CDOs), which will use City of Detroit subsidies to rehab the properties.

The community partners will then rent the homes for a minimum of 10 years at 50% to 60% of AMI. These contracts will provide renters the option to buy the property and become homeowners.

7 Because rent prices continue to increase as Detroit reclaims itself, Mayor Duggan and the City of Detroit set aside \$100 million in ARPA funds for a comprehensive Detroit at Work Program that assists Detroiters with job and skills training, job placement and Learn to Earn programs including literacy and GED programs.





Tommy Hall lived in his family home for over 50 years when financial hardship placed him in foreclosure. Through the Detroit Land Bank's Buy Back program, Hall was able to gain financial literacy skills, putting him in the position to reclaim his house deed.



See how Tommy got the deed back to his home

Create Pathways for Current Homeowners to Stay Despite Needed Repairs and Tax Burdens

More than one in seven Detroit homes required major home repairs, according to a University of Michigan study in 2021. The study tallied 37,630 households living in inadequate housing, affecting 90,690 people. In 2020, 13% of these houses were deemed “inadequate,” meaning they had major problems with electrical needs (including exposed wires), furnaces or other heating problems. Possibly, they lacked hot or running water in the past year.

According to a national study, unhealthy homes contribute to the home-value racial wealth gap of 8 to 1 between white and Black homeowners. Homes that require repairs or struggle to remain within compliance hold a lower value than healthy homes.

Senior and low-income homeowners also faced challenges building generational wealth for their families. The City of Detroit created two programs to remedy the aging, unsafe housing problem in Detroit.

Home Repair Program

To assist homeowners in making essential repairs, some of them safety related, the City of Detroit implemented the Home Repair Program. It provides 0% interest loans from \$5,000 to \$25,000 for Detroit homeowners to invest in and repair their homes. The program addresses public health and safety, and gives residents the opportunity to secure and maintain homeowner’s insurance. These repairs keep the household and inhabitants safe, but beyond that, they increase the home values which creates generational wealth for the next generation.

Renew Detroit Repair Program

Established in 2021 with \$45 million in ARPA funding, the Renew Detroit Program targeted homes for low-income and seniors in need of roof and window repairs. The budget estimated home repairs for up to 2,000 homes. Over 4,000 Detroiters participated in community meetings to help craft the program with city planners, which commenced in two phases.

Phase One of Renew Detroit concentrated on repairing or installing roofs using \$20 million in ARPA funds. Phase Two allows for a choice between roof repair or new weatherized windows. All repairs and installations are performed at no cost to the homeowner.

Detroit’s Tax Relief Solution

The national recession deeply impacted home mortgages, resulting in foreclosures. The poorly performing housing market was one of a cascading array of issues pouring from the Great Recession of 2007-2009. Detroit did not escape the crisis. Between 2005 and 2015, nearly half of Detroit’s mortgages were in danger of foreclosure.

To remedy this issue and help Detroiters remain in their family properties, the City of Detroit created two unique tax relief programs.

The Homeowners Property Exemption (HOPE) program provides tax reduction or complete elimination for those struggling to pay their property tax. The program is wildly successful with over 12,000 Detroiters served in 2023.

The second program addressed the burgeoning past debt through an initiative called Pay As You Stay (PAYS), which sets up a payment arrangement for past due taxes. The intention of these programs is to allow homeowners an avenue to avoid foreclosure by offering tax debt relief.

Providing Housing Security for the Unhoused

In 2014, Detroit’s unhoused population had risen to about 16,200. Nearly 2.4% of Detroiters were living without stable housing. By 2017, thanks, in part to the city’s cooperation with local nonprofits like Homeless Action Network of Detroit (HAND), that number decreased to just over 13,000 people experiencing homelessness during that year. Through continued partnership and innovation, homelessness further declined to about 6,000 in 2022.

The City of Detroit paid particular attention to its veterans when it provided the nationally acclaimed Built for Zero resources to Detroit veterans. Built for Zero, developed by the nonprofit Community Solutions, hopes to end homelessness and to reach “functional zero,” a milestone indicating that fewer people are experiencing homelessness than exiting homelessness. This means Built for Zero works to keep the number of people requiring housing below the capacity to house them.

Detroit has reduced veteran homelessness by nearly 50% since 2020. This work continues to be a top priority; between January 2018 and September 2022, Detroit permanently housed 1,175 veterans.

In 2024, Mayor Duggan and City Council designed a five-year strategic plan to “prevent and end homelessness.” The city developed eight action areas, including improving shelter facilities, increasing shelter staff, expanding affordable housing and reducing youth and veteran homelessness.

The plan was created through a partnership with the city’s Housing and Revitalization Department, HAND and the Detroit Continuum of Care.

Mayor Mike Duggan, Archbishop Vigneron and others celebrate Detroit’s commitment to affordable housing by breaking ground on the Cathedral Arts Apartment’s \$19.7 million multi-use project, including 53 units, protected as affordable housing within the Gateway Community neighborhood.



Detroit's Eight-Point Roadmap to Homelessness Reduction

- 1** Strengthen and reimagine shelters to provide effective, trauma-informed services in high-quality facilities to reduce shelter time and create pathways toward housing stability and positive life outcomes.
- 2** Expand housing supply and build an effective rehousing system to connect people to safe, stable and affordable housing as they transition from homelessness.
- 3** Reduce unsheltered homelessness by offering solid connections to housing and other resources.
- 4** Provide support, training and compensation to staff, enabling them to provide high-quality services to residents and clientele.
- 5** Include voices of those who have experienced homelessness to create equity and justice within the programs and services.
- 6** Increase federal, state and local funding to both prevent and resolve negative experiences of homelessness and improve the quality of programs.
- 7** Increase focus on improvement efforts centered on Detroit's coordinated entry system, youth homelessness and veteran homelessness.
- 8** Create appropriate staffing, governance and partnership structures to successfully implement all plan activities.



Council Member Mary Waters speaks at the Fast Track Payment In Lieu of Taxes (PILOT) announcement. The ordinance makes it easier for developers to build affordable housing projects by cutting time-consuming steps.

Neighborhood Service Organization

The city contracts with over a dozen nonprofit organizations that provide a wide range of services to help residents prevent or resolve their homelessness. One such agency is the Neighborhood Service Organization (NSO).

The NSO is a Detroit-based service that integrates health and human services for Detroit's housing vulnerable population. It provides community-based services and holistic programs to overcome housing, health and well-being barriers. NSO provides both street outreach and emergency shelter as well as permanent housing.

A recent accomplishment was the construction of Clay Apartments, which has 42 units of permanent supportive housing (PSH) for those with long histories of homelessness and disabilities. PSH provides income-based housing with case management services. Clay Apartments is part of Detroit Health Housing Campus which is helping to end homelessness in Detroit.



What Does the City of Detroit’s Affordable Housing Plan Mean for Detroit’s Future?

Detroit’s long-lasting comprehensive affordable housing plan was created to serve the city for 30 years. The city, in partnership with state and federal programs, will pay 70% of affordable housing building costs.

“The City successfully renewed 10,000 of those housing units for another 30 years,” Mayor Duggan said. This approach is so successful, the city is repeating the process.

The affordable housing plan protects seniors and low-income residents from housing displacement while providing avenues to build Black wealth through homeownership.

By addressing blight and vacancy through demolitions and renovations of empty buildings into affordable living units, Detroit’s affordable housing programs increased the viability and quality of life within its urban center.

The National Low Income Housing Coalition reports that, “Affordable housing is the key to reducing intergenerational poverty and increasing economic mobility.”

As of 2024, Detroit has more homeowners than renters. This is an almost 4% increase from 2022. Within this narrowed gap, Black homeowners, in particular, are receiving more bank home loans.

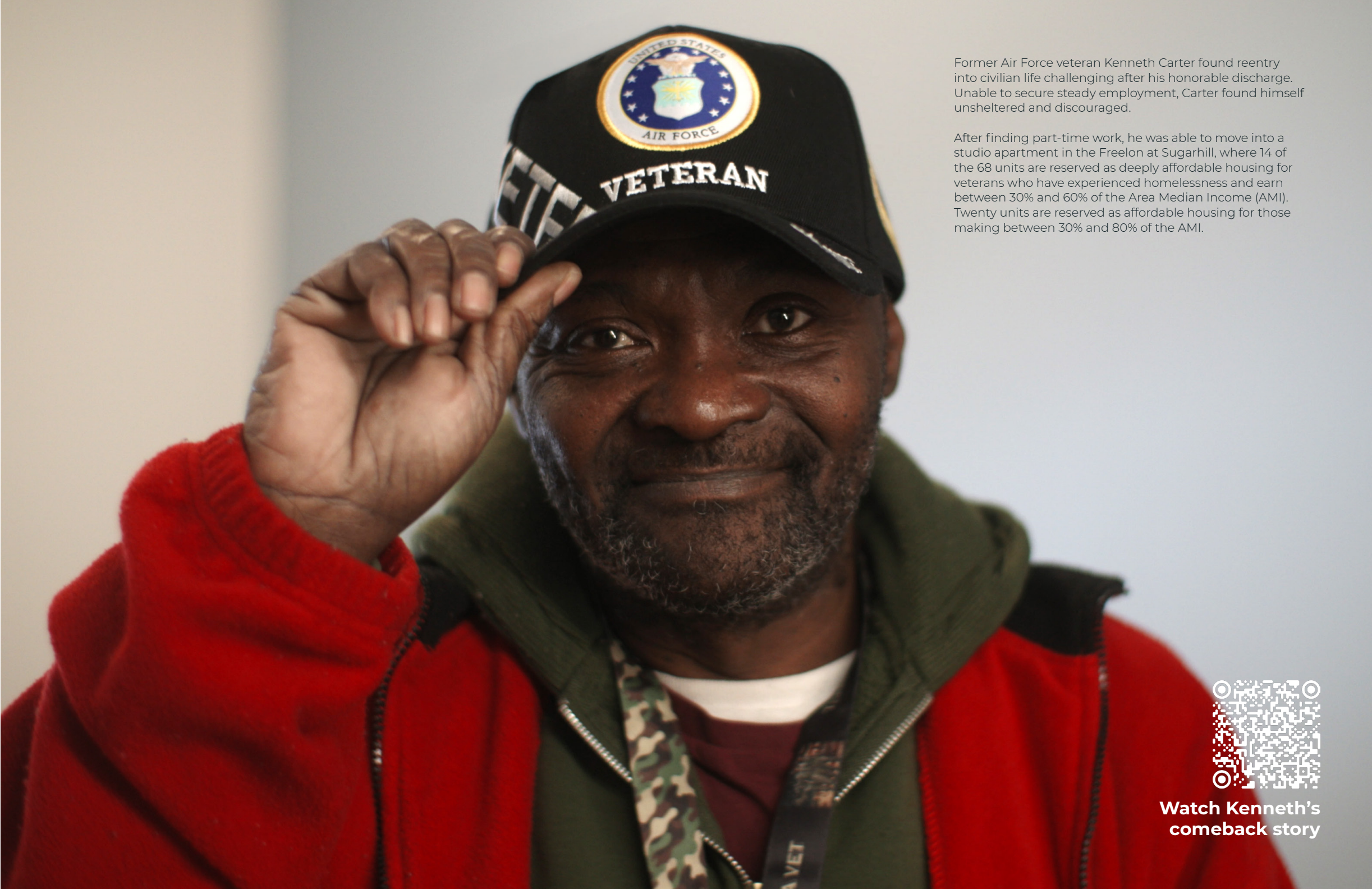
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We have built or preserved \$1 billion in affordable housing units in the last five years, but the way our population is growing and rents are rising, we have to build another \$1 billion to keep long-time Detroiters from being priced out of the city.
Detroit Mayor Mike Duggan

Fast Track PILOT Program

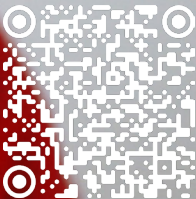
In 2024, Mayor Duggan announced the city's plan for the next \$1 billion investment in affordable housing. The Fast Track PILOT (Payment in Lieu of Taxes) program, approved in October 2024, expedites the affordable housing development in the city by cutting time-consuming steps, and giving developers tax breaks based on rent. The lower the rent, the deeper the tax cut. Eligible developers can receive up to a 15-year tax break with the option to renew as long as they commit to keeping rent affordable for households under 120% of the AMI. Mayor Duggan, in partnership with the City of Detroit, intends for the Fast Track PILOT program to keep long-time Detroiters from being priced out of the city.

Detroit's affordable housing initiatives are an example to a nation experiencing housing insecurity and high foreclosure rates. By systematically addressing the issues surrounding housing and homelessness, Detroit successfully changed the landscape of its city. By doing so, Detroiters are increasing their ability to build generational wealth.



Former Air Force veteran Kenneth Carter found reentry into civilian life challenging after his honorable discharge. Unable to secure steady employment, Carter found himself unsheltered and discouraged.

After finding part-time work, he was able to move into a studio apartment in the Freelon at Sugarhill, where 14 of the 68 units are reserved as deeply affordable housing for veterans who have experienced homelessness and earn between 30% and 60% of the Area Median Income (AMI). Twenty units are reserved as affordable housing for those making between 30% and 80% of the AMI.



Watch Kenneth's comeback story

CHAPTER
03 | **ROADMAP**
TO RECOVERY



DETROIT CHAMPIONS CLEAN, SAFE WATER.



WHEN IT RAINS AND POURS, DETROIT GETS TO WORK.

Like many other U.S. cities including St. Petersburg, Philadelphia and Houston, Detroit experienced extreme flooding due to climate change weather events. But, in his second term, Mayor Mike Duggan and the Detroit Water and Sewerage Department (DWSD), in cooperation with the Board of Water Commissioners, created a strategy to manage climate change and protect clean water.

DWSD is one of the largest water and sewer utilities in the United States, with more than 2,700 miles of water main and nearly 3,000 miles of sewer collection piping. To put that in perspective, if Detroit placed its pipelines end to end, they could run from Los Angeles to Boston and back, with a little extra left over.



Detroit Water and Sewerage Department workers dig into the soil as they modernize the piping system running under the city.

DETROIT'S \$605 MILLION INVESTMENT IN WATER INFRASTRUCTURE

\$127M
FLOOD
MITIGATION

\$100M
LEAD SERVICE LINE
REPLACEMENT

\$300M
INFRASTRUCTURE
UPGRADE PROGRAM

\$78M
MAINTENANCE
AND REPAIR



DETROIT'S 4-POINT PLAN TO BUILD A CLIMATE RESILIENT CITY

1

Create long-term sustainable solutions by replacing aging infrastructure.

2

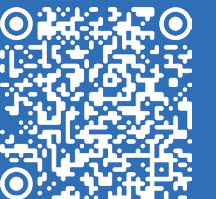
Invest \$100 million to upgrade leak detection technology, monitoring systems and century-old sewer systems.

3

Deter a rainfall overload of the system by redesigning larger drainage systems and catch basins.

4

Increase the acreage dedicated to Green Stormwater Infrastructures (GSI) to slow or prevent stormwater from entering the combined system.



Mayor Mike Duggan surveys the historic flood damage in District 6 in 2021, speaking with residents about stormwater remedies.

See how Detroit manages one of the largest water and sewerage systems in the country

Detroit Creates Long-Term Solutions

During Mayor Duggan’s administration, funding for Capital Improvement Program (CIP) projects that repair and upgrade Detroit’s infrastructure has been a focused priority. **Since 2018, DWSD has been investing close to \$100 million annually into CIP projects, upgrading the city’s water, sewer and stormwater systems.**

In making these improvements, DWSD has prioritized Detroiters rebuilding Detroit, using Detroit-based contractors to ensure that **51% or more of the hours worked by contractors on DWSD construction projects are performed by Detroit residents.**

The City of Detroit has achieved some of the nation’s lowest sewerage and lead line replacement costs by focusing on local contractors and creating competition.

In October 2015, Mayor Duggan appointed Gary Brown as the Director of DWSD. Director Brown has led DWSD for the past 10 years.



Detroit: A National Model for Using Nature to Regulate Massive Stormwater Flooding

Detroit started GSI implementation on vacant lots in 2015 in the Warrendale neighborhood, constructing four bioretention gardens. **These eco-sites each capture stormwater runoff from the street and adjacent area and allow it to slowly infiltrate into the ground, keeping smaller storm events entirely out of the combined system.**

Together, they remove an average of 1.2 million gallons of stormwater from the combined sewer system every year. In addition, these sites repurposed blighted land and beautified the neighborhood. DWSD worked closely with the University of Michigan Water Center and community leaders in the Warrendale/Cody Rouge area, with additional support from the Detroit Land Bank Authority and the Erb Family Foundation, to bring these projects to fruition.

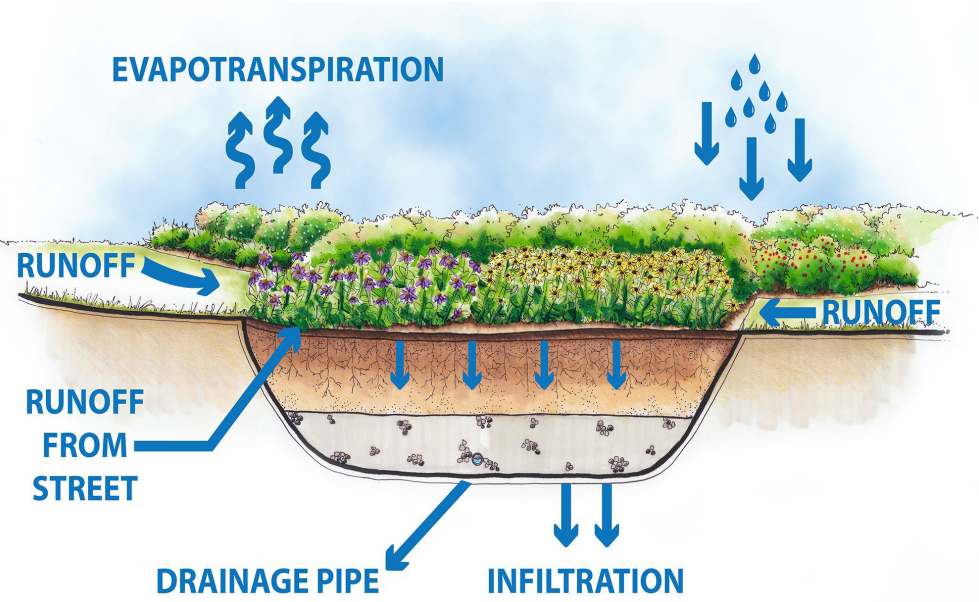
Detroit began neighborhood-scale GSI implementation in the Aviation Sub neighborhood, which had experienced heavy rains and significant flooding during the August 2014 rain event. Detroit

alleviated flooding issues in the neighborhood with the Oakman Boulevard Stormwater Project, an \$8.3 million investment that converted 10 street medians into bioretention practices, managing 37 million gallons of runoff annually.

The project earned recognition in national industry publications for its nature-based approach and extensive resident input into design.

The many different kinds of GSIs provide more than just stormwater management benefits. They may also provide co-benefits, such as creating greenspace for Detroiters to enjoy, promoting habitat and pollinator health through use of native plants, or providing a cooling effect through tree plantings. GSI is also visible infrastructure, allowing a unique opportunity to educate and inform the public about water quality and stormwater management.

THE PROCESS OF BIORETENTION AS SEEN IN A GREEN STORMWATER INFRASTRUCTURE (GSI)



DETROIT'S CLIMATE STRATEGY

MITIGATION

Transitioning to Clean Energy

Increasing Sustainable Mobility

Accelerating Energy Efficiency
and Reducing Waste

RESILIENCE

Prioritizing Vulnerable Residents
and Adapting to Change



Reducing
Risk of
Flooding



Protecting
from
Extreme Heat



Improving
Air
Quality



Detroit DWSD Director Gary Brown, along with Mayor Mike Duggan and other city leaders, recognize two DWSD employees for extraordinary achievement.

HOW DETROIT GETS FUTURE READY

Detroit is bigger land-wise than Atlanta, Boston and San Francisco. So when it sets out to create a sustainable city, people take notice.

The City of Detroit created the Office of Sustainability (OOS) in 2017 to reduce greenhouse gas emissions by 75% by 2034, thereby increasing resilience and improving Detroiters' quality of life.

Mayor Mike Duggan was one of 400 mayors across the United States who pledged to limit the increase in global temperatures and the use of fossil fuels in accordance with the Paris Climate Accord.

DETROIT FIGHTS BASEMENT FLOODING THROUGH WATER MANAGEMENT

“Federal funding has allowed DWSD to pursue projects to reduce basement backups and street flooding. The positive impact has been noticed in recent rain events.” Detroit Water and Sewage Department Director Gary Brown.

One sustainable way to manage flooding is through GSI. Detroit has invested \$50 million on GSI in particular and hundreds of millions of dollars on improving water infrastructure in general.

FOUR EXAMPLES OF DETROIT’S GSI SOLUTIONS



RAIN GARDENS

This is a garden of native plants placed to collect stormwater from a roof, driveway or street and allows it to soak into the ground.



BIOSWALES

Built like a dry creek bed with plants growing inside, this structure funnels stormwater off of hard surfaces.



PERMEABLE PAVEMENT

Alternative, porous materials allow rain and snowmelt to seep through the surface down to underlying layers of soil and gravel.

Photo: Inhabitect



GREEN ROOFS

Also known as vegetated or living roofs, this is when a garden is planted on a properly ballasted roof, with soil and vegetation atop a waterproof membrane.

The green roof at Belt Line Center is the first installed on a building in Michigan to use Property Assessed Clean Energy (PACE) financing. Designed for energy efficiency, longer life and managing stormwater runoff, this green roof is projected to save \$57,508 annually.

Detroit Retrofitted Public Parks and Public Schools to Reduce Stormwater Flooding

Detroit Public Schools Community District installed two large bioretention practices at Charles Wright Academy. These bioretention practices treat stormwater runoff from the playgrounds/yards, parking lots and roof of the school building, infiltrating it directly into the soil and discharging excess runoff into the Rouge River.

Almost six million gallons of stormwater are treated by these practices on an annual basis. Placing a bioretention system at a school property provides educational opportunities as the school can incorporate sustainable solutions into their curriculum.

The City of Detroit leveraged its public parks and recreation centers under-used green spaces to create GSI structures. It installed two bioretention practices and a permeable gravel parking lot in Stoepel Park No. 1, collecting and managing 5.3 million gallons of runoff annually.

The redesigned community space also boasts GSI features that manage approximately 2.5 million gallons annually. The native species in these bioretention practices provide pollinator habitat and an eye-catching environment in the park.

The City of Detroit approached Oakland County Water Commissioner Jim Nash about collaborating on a regional organization that would reduce the risk of severe storm-driven sewer overflows, saving money and delivering cleaner water.

292 GSI

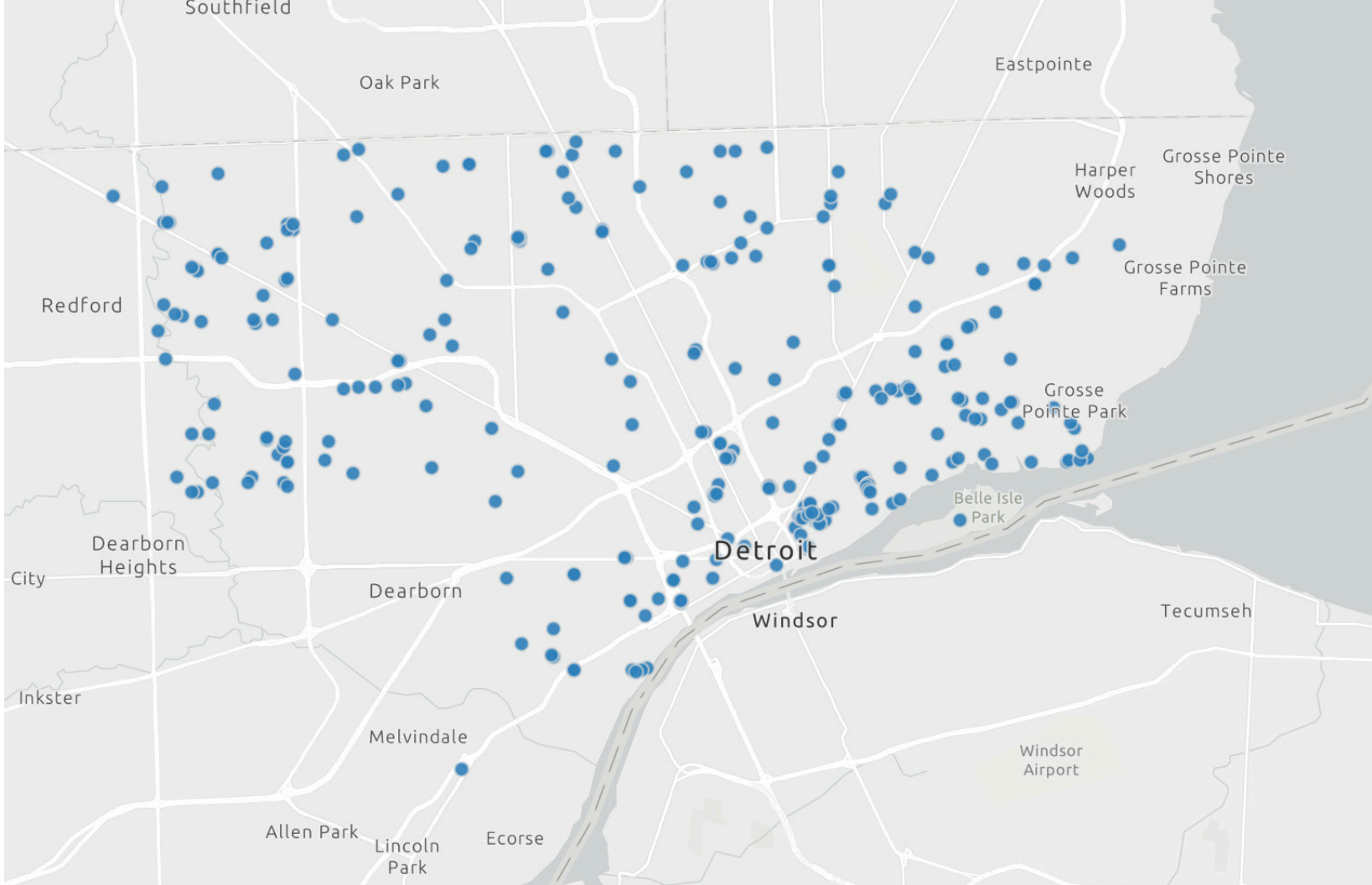
Projects Across the City

852

Total GSI Acreage

591 Million

Gallons of Stormwater Managed Annually



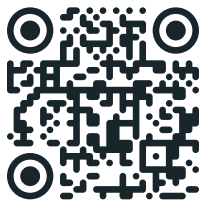
Map of Detroit's 292 nationally acclaimed public, private and community GSI projects. Source: Detroit Stormwater Hub.

Detroit Stormwater Hub Provides Public Information on GSIs such as Cornerstone Village

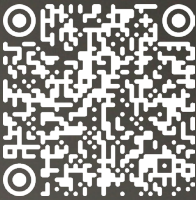
The multiple bioretention cells in the Cornerstone Village neighborhood manage approximately 0.89 million gallons of stormwater annually.

The GSI component of the project included shallow grass swales between the sidewalk and road on each side of Chandler Park Drive, with trench inlets installed to route runoff from the street into the swales.

The Detroit Stormwater Hub provides a place to share GSI projects, access resources and learn from one another. Developed in 2017-18, it serves as a tool to familiarize Detroiters with GSI and help them track progress citywide by mapping all public and private GSI projects throughout the city. It now hosts a database of 292 GSI projects within the city, managing millions of gallons annually and also provides a compilation of resources and guides pertaining to GSI implementation.



See our GSI projects in real-time at the Detroit Stormwater Hub



See how Detroit partners with Oakland County to reduce storm flooding

CREATING A CITY ORDINANCE TO MANAGE FLOODING

Detroit wanted sustainability built into its DNA. To do that it created the Post-Construction Stormwater Management Ordinance.

The ordinance requires that developers of projects with one-half acre or more of impervious surfaces, which prevents water from soaking into the ground, to incorporate stormwater management practices.

The ordinance has led to improved management of rain and snowmelt runoff from more than 600 acres of land across the city, reducing localized flood risk and enlarging system capacity for wet-weather events.

The Stormwater Management Design Manual

DWSD published a Stormwater Management Design Manual in 2018 and an updated version in 2020. Its purpose is to standardize stormwater design, streamline plan reviews and assist developers with the design of their stormwater controls.



New Permit Requirements

Limit amount of stormwater entering the combined sewer system



Reduce or prevent untreated combined sewer overflows



Decrease the discharge of polluted runoff into area waterways



Minimize localized flooding and basement back-ups



Increase the infiltration of runoff into groundwater systems

DWSD workers perform maintenance as part of Detroit's ongoing water infrastructure upgrades.

600 acres. That's how much land Detroit's ordinance has added to its sustainable stormwater management.

The ordinance requires developers of one-half acre or more of impervious surface to follow standardized stormwater management guidelines.





“

Water is so critical to the health of children. It was exciting to see the City of Detroit replace our lead lines for free.

CARMEN DAHLBERG, DETROIT RESIDENT



See how Detroit delivers clean, safe water to Carmen and her family

Carmen Dahlberg has lived in Detroit for over a decade with her husband and four children. When the Detroit Water and Sewerage Department (DWSD) informed her that they would replace her lead lines, free of charge, she was thrilled.

DWSD surprised Carmen with how efficiently they performed work. Once the task was complete, DWSD also provided a major clean-up, restoring the property to its former beauty.

DETROIT UPGRADES 100-YEAR-OLD LEAD LINES



See how Detroit tackles
lead lines across the city

Many major U.S. city infrastructures contain outdated lead lines which can become unhealthy and harmful. Detroit preemptively started replacing lead lines along with Pittsburgh, Milwaukee and Cleveland.

It was a big, proactive move. The City of Detroit dedicated \$500 million to upgrade Detroit's water and sewer systems. They have replaced more than 134.2 miles of water mains since 2014 and have begun projects managing sewer collection pipes which navigate 37 million gallons of stormwater.

They also plan to replace existing full lead service lines to privately owned homes with copper lines, during water main replacement construction, at no cost to the resident. Further, they have cleaned 1,354 miles of sewer collection piping between 2020 and 2023.

Dedicating more than \$500 million, the City of Detroit upgraded its water and sewerage lines, replacing more than 132 miles of line since 2014.

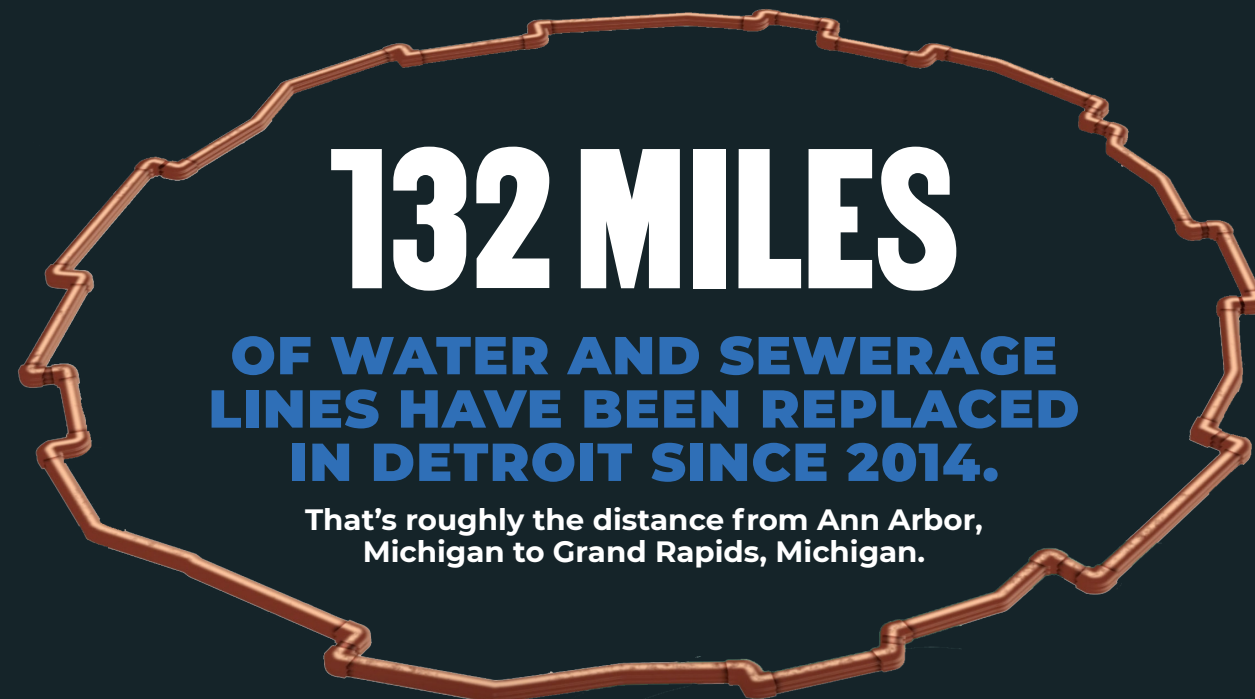
A DWSD employee replaces a lead service line with copper in Detroit's Fitzgerald/Marygrove neighborhood.

The City of Detroit uses AI to create a predictive map, saving \$185 million and avoiding digging 300,000 holes across the city.

Detroit Uses AI to Save Millions of Dollars on Lead Line Replacements

Detroit partnered with Ann Arbor-based BlueConduit, a company using Artificial Intelligence (AI) to predictively map the probable location and density of lead service lines. In doing so, Detroit has saved \$185 million by using BlueConduit's AI rather than digging up 300,000 stopbox/water service lines to determine the service line material type inventory.

These measures help make the City of Detroit's drinking water among the safest and cleanest water in the U.S. It meets or exceeds all federal and state regulatory standards under the Safe Drinking Water Act.



Veteran Detroit news personality Bernie Smilovitz speaks with Chauncey Philson of the Detroit Water and Sewerage Department about the Private Sewer Repair Program. The city initiative addresses the repairs and upgrades required as a result of rainwater flooding.

Award-Winning Solutions

City of Detroit's strategies have captured national attention. Representatives from Detroit often meet with other municipalities, like Chicago, Denver and Milwaukee, about stormwater projects and the lead service line replacement program, guiding them as they implement Detroit's successes.

Director Gary Brown is leading his team in managing one of the nation's largest water systems by applying the Mayor's vision of sustainable infrastructure. In GSI construction alone, the city invested \$50 million.

The City of Detroit now leads the nation in stormwater management, lead line replacements and sustainable solutions that incorporate increasing weather events influenced by climate change.

**DETROIT
MAKES
IT EASY**



**TO DO
LARGE-SCALE
BUSINESS.**

Detroit's Roadmap to Big Business and Jobs

Detroit's three focused approach:

1. Detroit Has a Fast-Track Business Model
2. Detroit Has Ready-to-Hire Talent
3. Detroit Has Space to Grow

Businesses choose Detroit in a big way.

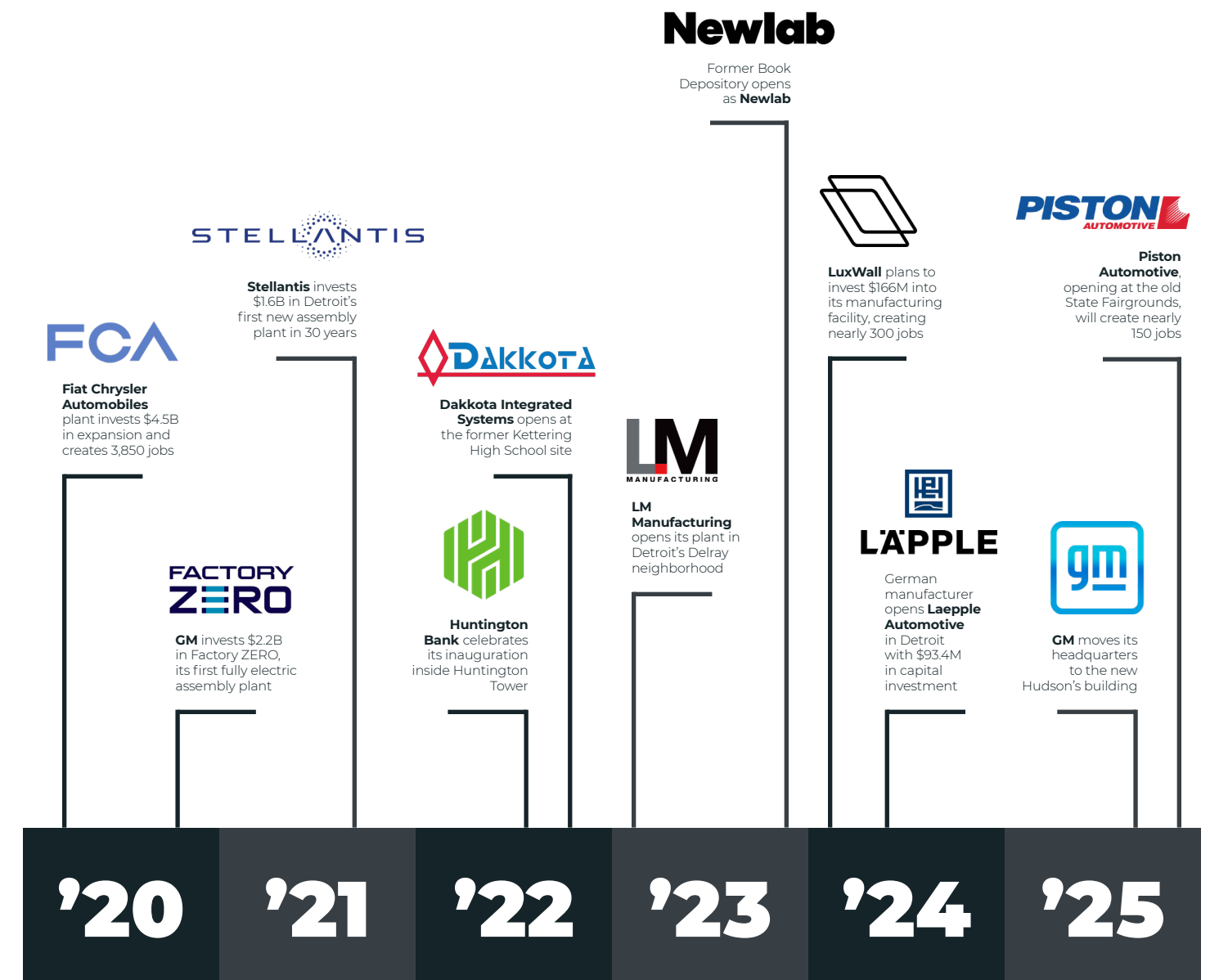
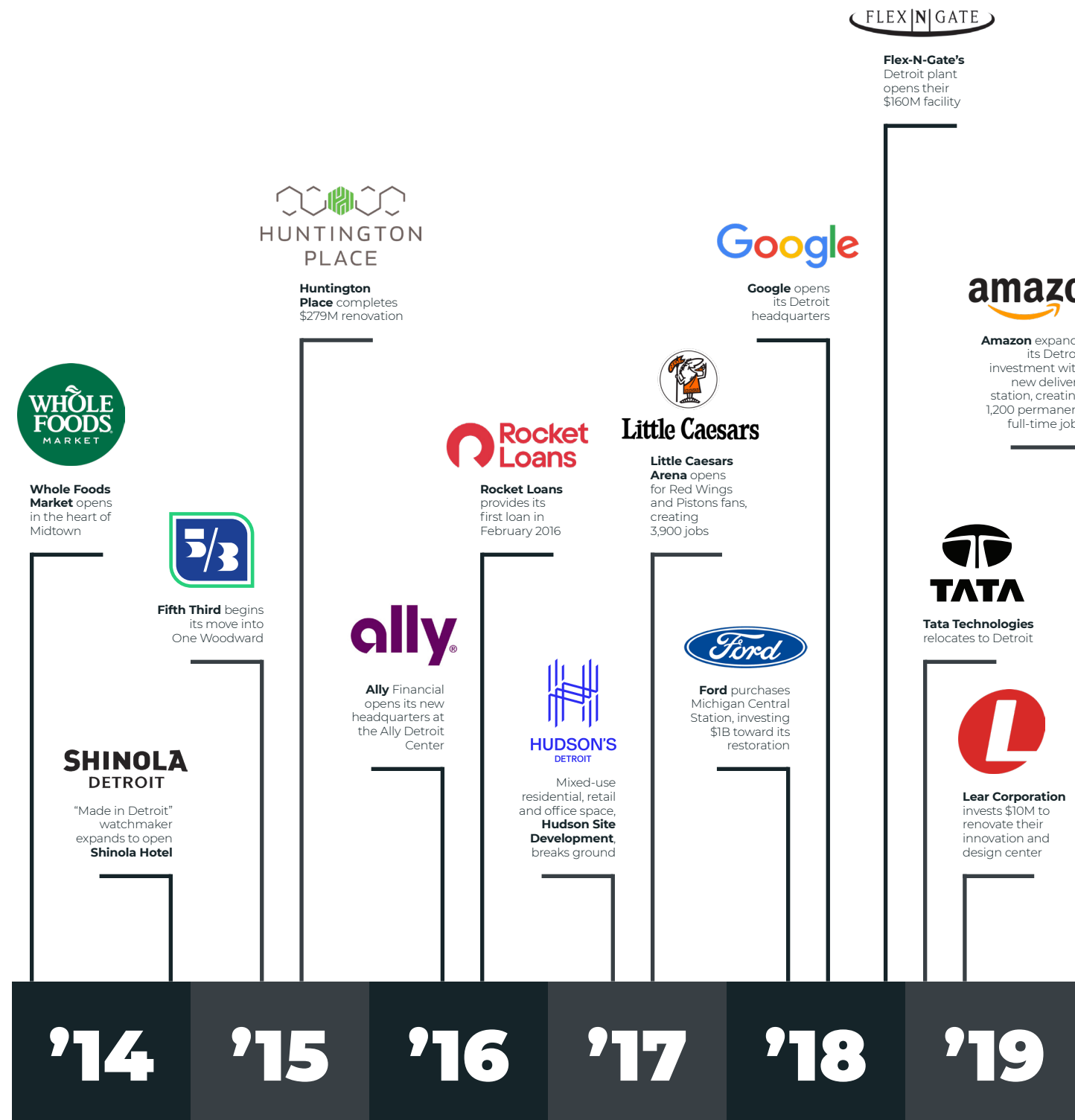
- **Amazon** invested \$400 million into its Detroit Fulfillment Center
- **Huntington Bank** committed \$1 billion and created 2,000 jobs
- **JPMorgan Chase** committed \$200 million and provided 72,000 jobs
- **Blue Cross Blue Shield of Michigan** moved 3,000 workers to downtown Detroit
- **Lear** plans to invest \$48 million to restore a former manufacturing plant
- **LM Manufacturing** hired 700 workers for its Detroit facility
- **Rocket** dedicated \$200 million to community organizations and programming



**Detroit is the national example
of partnership and revitalization.**

DETROIT MAYOR MIKE DUGGAN

The Fortune 500 Seek Growth in Detroit



Thanks to City of Detroit's efficacy and streamlined permitting process, Stellantis opened its new plant within 16 months of breaking ground.

1 How Detroit Fast-Tracks Business

1. Here's What You Need to Open a Business

Our Quick Start Guide provides new or relocating businesses with a simple, seven-point checklist to move a business from "application to open," streamlining the paperwork and permits.

2. Are You Ready to Start a Business in Detroit?

Detroit has simplified the licensing and permitting process through an online system that tracks submission progress and reduces inefficiencies. A one-stop shop for most of your business permitting needs.

3. Your Personal Business Concierge

Detroit removes red tape by assigning an experienced District Business Liaison to guide relocating and expanding business owners through city requirements. This free concierge service helps businesses find the things they need quickly.

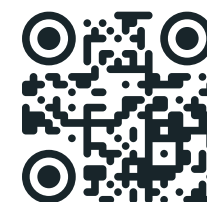
Detroit District Business Liaisons provide professional concierge service to businesses across the city.

Lashawna Manigault
Director, District Business Liaison Program



Here's How to Start Your Business in Detroit

Explore the guide



- ✓ Check Your Zoning
- ✓ Apply for Permits
- ✓ Begin Construction upon Issuance of Permits
- ✓ Schedule City of Detroit Inspections
- ✓ Apply for Certificate of Occupancy or Compliance
- ✓ Apply for a Business License
- ✓ Open Your Business!



“There is no U.S. city more favorably positioned for economic growth than Detroit.”

Dan Gilbert,
Founder and CEO, Rocket Companies

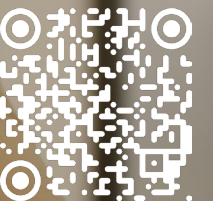


“After an exhaustive search, this is where we want to be. This is our new home.”

Sylvester Hester,
President and CEO, LM Manufacturing



Hit play to see how LM Manufacturing partnered with Detroit At Work to hire almost 1,000 skilled workers



Listen to Dana Williams
on The Cabinet Podcast

2 No One Prepares a Workforce Like Detroit



See how Detroit At Work prepares its workforce

Whether businesses are looking to hire five new staff or 5,000, nobody knows the Detroit talent pool like Detroit At Work (DAW). Its consulting team can help outline a business' talent needs with a custom plan to maximize partnerships and federal/state funding sources. DAW has partnerships with hundreds of registered apprentice programs that can be tailored to industry needs to create skilled talent pools for high-demand jobs. DAW can help businesses to access grants to assist in training, developing and retaining current and newly hired employees. If businesses need to recruit specific skill sets that are hard to find, DAW may be able to develop training programs to grow those skills.



Detroit At Work: America's Most Efficient HR Department

Detroit At Work Prepares Talent for Opportunity



Detroit invested \$100 million into its workforce through Detroit At Work (DAW). DAW connects Detroit residents with job opportunities, training and career advancement resources. **To date, nearly 7,000 Detroiters have been credentialed, trained or apprenticed, making them ready-to-hire in Detroit's emerging high-demand industries.**

Detroit At Work provides free training toward professional credentialing through a paid three-day work, two-day learning program. DAW also builds reading and math skills for those seeking GED certification. To date, Detroit At Work has prepared 817 newly skilled Detroiters for the workplace. It manages nine career centers and serves over 17,000 youth. Through its Skills for Life program—a career development and advancement program—nearly 2,000 lives have been enhanced.

Detroit Has a Specialized Talent Pipeline



Top universities such as University of Michigan, University of Detroit Mercy, Michigan State University and Wayne State University sit within Detroit and attract talent from across the country.

These universities also partner with local businesses, offering specialized training and research programs, developing a pipeline of skilled talent, driving innovation and economic growth. Young talent continues to seek Detroit's business opportunities. This is one reason why Detroit keeps growing.

Detroit At Work Helps Onboard Talent



Detroit At Work provides job seekers readiness programs, including resume building, interview preparation and orientation to workplace expectations. Through career coaching and skills assessments, the program identifies a person's strengths and areas for improvement.

Based on these assessments, DAW offers specialized training programs that cater to in-demand sectors like healthcare, IT and skilled trades.

Detroit At Work collaborates with employers to ensure smooth onboarding by applying successful integration strategies for new hires. After candidates are placed, Detroit At Work offers follow-up support to both the employee and employer to secure retention and job success.



Watch how Isaiah
gained the skills to open
his own business

A Detroit native, Isaiah Magee-Robinson graduated from college with a political science degree but kept hearing, "You have the education, but no experience." After graduating from Detroit's Skills for Life training program, part of the Detroit At Work initiative, he opened his own electrical business, Goldmember Electric and Remodeling.

"We have a community of strong and versatile talent."

Terri Weems, Group Executive
of Workforce Development



Listen to Terri Weems
on The Cabinet Podcast



3 Detroit Has Space to Grow

Historic Michigan Central Station shines bright again after a \$92 million renovation, bringing innovation to Detroit's mobility center. Photo: Michigan Central

National Leader in Adaptive Reuse Buildings

Detroit has re-tailored its rich inventory of older buildings, with over 80 buildings retrofitted, making it a national leader in adaptive reuse of structures. Notable examples include Michigan Central Station, the Book Tower and the Fisher Body Plant.

Abundant Ready-to-Build Land

Detroit has 19 square miles of vacant land in prime locations for commercial build-outs, particularly in the manufacturing sector.

Budget-Friendly Real Estate

Compared to other major metropolitan areas, Detroit's commercial properties are more affordable, permitting businesses to secure large professional and industrial spaces at competitive rates.



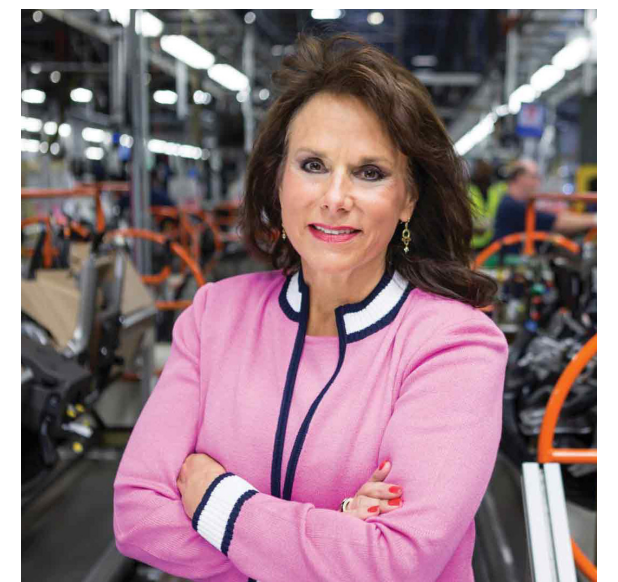
Watch innovation
in action at
Michigan Central



Dakkota Integrated Systems celebrates the opening of the company's \$55 million factory at the former Kettering High School with a performance by the Detroit Youth Choir.

**“We are proud to showcase
world-class quality
auto parts built by
hardworking Detroiters.”**

Andra Rush, Founder and CEO,
Dakkota Integrated Systems





One of Amazon's 1,200 workers fills an order at Amazon's new Detroit fulfillment center that opened in the Old Michigan State Fairgrounds and boasts 3.8 million square feet of space.

“I’d rather be in Detroit than in any urban center in America. Not San Francisco, Not Chicago, Not New York. It’s Detroit.”

Gary Torgow,
Chairman of the Board of Directors,
Huntington National Bank



**HIT PLAY AND
SEE WHY
BUSINESSES
ARE CHOOSING
DETROIT**

This Is How Detroit Makes It Easy to Do Large-Scale Business

Detroit has attracted over \$4.4 billion in investments from domestic companies in five years. Detroit’s appeal as a business hub has also drawn in \$4.6 billion in international investment.

Detroit offers a robust support system for companies at all stages of development. With programs like Detroit At Work, and multiple post-secondary universities and training centers, the city ensures a highly skilled, work-ready talent pipeline. Its economic development initiatives and adaptive reuse of historic buildings create a pro-business environment. Coupled with efforts from organizations such as the Detroit Economic Growth Corporation and bespoke District Business Liaisons, Detroit provides large-scale businesses the resources they need to thrive and grow.



CHAPTER
05

**ROADMAP
TO RECOVERY**

FROM START-UP TO STAND OUT

**HOW DETROIT
INVESTED IN OVER
2,000 LOCAL
SMALL BUSINESSES**





“

**Motor City Match
is about building
stronger communities
by investing in great
business ideas
that need a push.**

DETROIT MAYOR MIKE DUGGAN

**PINK DIAMOND
BEAUTY MALL**

Beauty Salon
Katrina Belin, Owner
University District Neighborhood

THE DAMAGE ZONE

Rage Room
Zina Holifield, Owner
Bethune Neighborhood



Watch how Zina
broke through barriers
to open her business



Here’s How Detroit Grew Over 2,000 Small Businesses

Small business is the heart of every city’s Main Street, and Detroit nurtures boutique and start-up shops on a scale that is unlike any city in America. This is about more than one or two mom-and-pop businesses. This is about community development, entrepreneurial execution and a city that puts its money where its heart is: behind the people who stayed. One of its most impactful investment platforms is Motor City Match.

Motor City Match, managed by Detroit Economic Growth Corporation (DEGC), connects small businesses with capital investment, strategic planning, permitting and helps them find the space they need to grow.

Yes! WE'RE OPEN		\$19.5 MILLION INVESTED
85% MINORITY- OWNED	70% WOMEN- OWNED	2,146 SMALL BUSINESSES SERVED

HOW DETROIT'S SMALL BUSINESS INVESTMENT CHANGES A COMMUNITY

1



Small business investment drives the community economy

2



Detroit neighbors have access to local jobs and more walkable communities

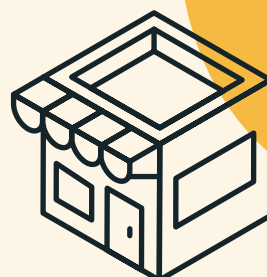
3



Open businesses reinvigorate vacant or blighted buildings

4

Entrepreneurial businesses preserve cultural heritage and keep wealth within micro communities



**GOT A BUSINESS?
GET STARTED HERE**



KUZZO'S CHICKEN AND WAFFLES

Restaurant
Ron Bartell, Owner
7 Mile and Livernois Neighborhood

FOUR BIG AWARDS FOR SMALL BUSINESS

Motor City Match awards provide business and legal support as well as matchmaking business to brick and mortar spaces

Plan Award

For those needing pre-launch business plan formalization and refinement.

Develop Award

For businesses moving from a temporary location to a permanent space.

Design Award

For business owners requiring access to architectural design, engineering and pre-construction services.

Cash Award

For applicants with ready investment money, a secured space and a completed budget.

SMALL BUSINESS WITH A GREAT IDEA? HERE'S YOUR QUICK START GUIDE

1. Attend free MCM-sponsored application workshop
2. Create your Personalized Business Profile on the MCM Portal
3. Apply for the grant
4. Submit required documentation through portal
5. MCM staff reviews and vets your application
6. Receive your award
7. Cut your red ribbon
8. Receive ongoing support through the life of your business

WHAT'S THE DILL

Deli
Leona Gist-Milton, Owner
Bagley Neighborhood



See how Leona is
building a legacy



MAC GALLERIES

Gallery and Frame Shop
James McKissic, Owner
7 Mile and Livernois Neighborhood

The Concierge Service for Small Business Needs

The City of Detroit created the District Business Liaisons program to help business owners navigate and simplify city processes, connect owners to resources and inform policy and process improvements.

Detroit Develops 70 Opportunity Zones for Strategic Growth

Detroit designated 70 Opportunity Zones to encourage small business development. Major economic development districts elevate specific Detroit areas with significant potential for industrial, commercial, retail and residential growth. Neighborhood business planning fosters development along vibrant, high-traffic retail zones, encouraging further investments within key neighborhood corridors.



Learn how
Detroit District
Business Liaisons
work hand in
hand with small
business owners

VESPER BOOKS AND WINE

Wine Bar and Bookshop
Symantha Duggan
and Rob Wilson, Owners
Core City Neighborhood

Detroit Diversifies its Investments Across Small Business Industries

THE LAB DRAWER

STEAM Education
Alecia Gabriel and
Deirdre Roberson, Owners
Boston-Edison Neighborhood

Motor City Match supports a diverse range of Detroit entrepreneurs by funding and launching over 160 brick-and-mortar businesses citywide, driving neighborhood revitalization, job creation and inclusive economic growth.

From healthcare and beauty spas to science exploration and wellness practices such as yoga and meditation, Motor City Match investments are as varied and dynamic as the business owners behind them.



Tech Innovation

The Lab Drawer, receiving a \$50,000 Motor City Match cash grant, is an example of MCM's focus to drive innovation. The Lab Drawer provides science, technology, engineering, the arts and mathematics (STEAM) educational kits for children and is run by two native Detroit brainiacs, Dr. Alecia Gabriel and Deirdre Roberson.



YUM VILLAGE

Restaurant
Godwin Ihentuge, Owner
New Center Neighborhood



Detroit's Foodie Scene

"It was very important to me to build a community of yum."
Owner of **Yum Village**, Godwin Ihentuge

Native Detroiter Godwin Ihentuge was raised by his African American mother and Nigerian father. His parents shared with him the love of good food and the connecting power of gathering around a shared meal. His dad began teaching him how to prepare traditional dishes such as maafe, a West African peanut stew, and fufu, a starchy side dish. These kitchen experiences helped foster a deep connection to his cultural roots.

His family history led Chef Godwin to open Detroit's premier fusion Afro-Caribbean restaurant in New Center. More than a restaurant, Yum Village serves Detroit as a cultural hub and celebrates African and Caribbean heritage through art, music and community events.



Watch Godwin
feed his
community



Health and Wellness

Dream Estates received MCM's 150th award of \$75,000 for their focus on eldercare through their new assisted living facility.

Medicina Scarlett Family Primary Care received a \$50,000 award to open the only bilingual medical center in Detroit, serving the 29,485 Southwest Detroit households who speak Spanish as their primary language.



Local Educational Institutions

Motor City Match invested in Detroit's future when it awarded an \$80,000 grant in Round 24 to the **Agape Love Child Care Center**. The center dedicates itself to affordable, quality childcare.

Watch Scarlett
bridge the gap in
health literacy



MEDICINA SCARLETT

Healthcare
Scarlett Idema, Owner
Springwells Neighborhood

Small Businesses Define Detroit's Future

Has all this work and investment been worth it?
The numbers don't lie.

40%

Small businesses created 40% of new jobs in Detroit from 2015 to 2020

**1,300
Jobs**

Motor City Match has helped create over 1,300 jobs

\$5B

Over \$5 billion in private sector investments have been facilitated since 2015

**\$6.6B in
Black Wealth**

The net housing value of Black homeowners grew from \$3.4 billion in 2014 to \$6.6 billion in 2023

25%

Detroit's Entrepreneurial ecosystem experienced a 25% increase in startups since 2016

CRED CAFE

Cafe and Speakeasy
Joe and Jordan Crawford, Owners
Rivertown Neighborhood

Ready to Start Your
Business in Detroit?



Scan Here



**How Detroit is Saving
Historic Buildings
and Converting Blighted
Land Into Energy**



Photo: Jason Keen



**ADAPTIVE
SOLUTIONS THAT
MAKE SENSE**

Through the City of Detroit’s Historic Designation Program, efforts are underway to protect and restore culturally significant buildings.

City-led initiatives such as the Blight to Beauty campaign are repurposing abandoned lots—some of which are being transformed into solar arrays through efforts like the Solar Neighborhoods initiative. These efforts highlight Detroit’s commitment to innovation and cultural preservation.

Detroit’s durability plan involves creating a city that preserves its history and converts blight into energy.

1.

**Adaptive
Building Reuse**

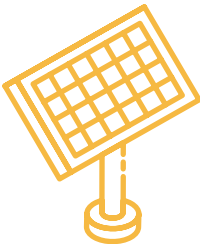
Preserve historic buildings and culture, while giving them new purpose.



2.

**Converting blight
to Solar Power**

Community-led solar projects with benefits for all.



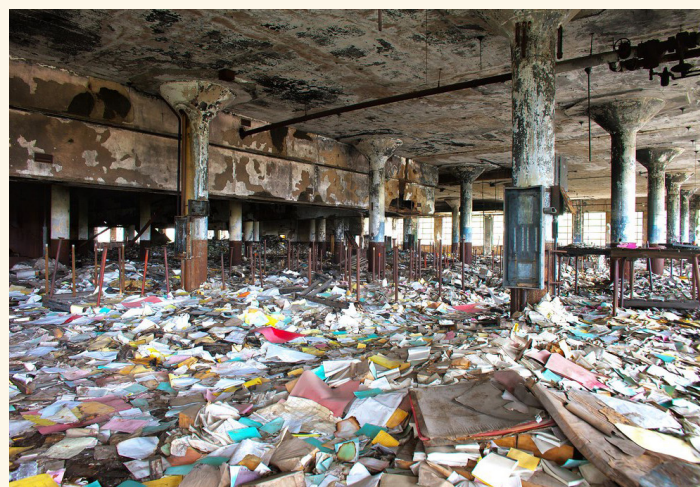


1. DETROIT ADAPTS HISTORIC BUILDINGS FOR MODERN REUSE

Can you recycle a building without tearing it down? Detroit can! With more than 60 historic structures customized and redesigned, Detroit is one of the nation's leaders in building adaptation. They are reimagined from historic business spaces to uses such as commercial retail, residential living and even as catalysts for regenerative technological innovation. Here's a look at some of our best projects.

What is Adaptive Reuse?

It's the rehabilitation or transformation of existing buildings for other purposes while preserving what made them worth keeping. It turns abandoned churches into coffeehouses, industrial plants into museums, high schools into manufacturing hubs and book depositories into tech business incubators.



NEWLAB

The former Detroit Public Schools Book Depository—originally a 1936 U.S. Post Office sorting center designed by Albert Kahn—is now Newlab, an incubator for startups engaged in innovative mobility technology.

HOW DO YOU ADAPT AND SAVE A HISTORIC BUILDING?

- ✓ **It Has to Make Sense to the Community**
It will create a tax base, beautify the community, or transform vacant lots.
- ✓ **Show the Potential**
Success stories like Michigan Central and the Book Tower demonstrate the value of adaptive reuse.
- ✓ **Make the Process Easy**
City of Detroit streamlines administrative permit requirements and provides discounts where applicable.

BOOK TOWER

The lobby atrium of the Residences at Book Tower, a former office building now a mixed-use development and deemed one of "The World's 11 Most Beautiful Repurposed Buildings" by Architectural Digest magazine.

Photo: Bedrock Detroit

Detroit's Greatest Hits of Adaptive Reuse

MICHIGAN CENTRAL CAMPUS (District 6/Corktown)



Commercial

Ford Motor Company invested \$950 million into their 30-acre mobility campus and innovation hub. **The Station at Michigan Central** features collaborative and flexible workspaces for businesses dedicated to urban transportation and renewable technology. **Newlab**, formerly the Book Depository building, is a mobility incubator for innovative tech startups. **The Factory**, formerly a clothing factory, houses Ford's autonomous vehicle team.

The Michigan Central campus includes three adaptive reuse structures: 1. The Station, 2. Newlab, 3. The Factory.



LITTLE VILLAGE (District 3/East Village)



Mixed Use

Little Village has adaptively reconfigured its space into multiple uses. **The Shepherd** (formerly Annunciation Roman Catholic Church and Good Shepherd Catholic Church) houses an art gallery, a performance space and the **Little Village Library**, a public archive of Michigan artists of color. It also provides classroom and workshop space.

ALEO transformed the rectory into a boutique bed-and-breakfast for artists and a headquarters for the Modern Ancient Brown Foundation, a nonprofit supporting interdisciplinary artists and scholars who identify as members of historically marginalized groups.



HIGGINBOTHAM ART RESIDENCES (District 2/Eight Mile-Wyoming)



Residential

The 48,300-square-foot Mediterranean Revival-style William E. Higginbotham School, a historic all-Black elementary school built in 1926, will become the **Higginbotham Art Residences**, a 100-unit affordable housing redevelopment.

\$8.4 million of the \$35.9 million project came from the City's federal American Rescue Plan Act funds.



Photos: Library Street Collective



HOTEL DAVID WHITNEY (District 6/Downtown Detroit)



Mixed Use

In 2014, the historic 1915 David Whitney building underwent a \$98 million renovation by the Roxbury Group to become a Marriott Aloft hotel. In 2024, it underwent a further \$20+ million upgrade to become the **Hotel David Whitney**, a Marriott Autograph property.



THE KAHN (District 5/New Center)



Residential

The Kahn was repurposed from the New Center Building, a former retail and office space, into apartments for \$70 million. The original design was by Albert Kahn, an architect synonymous with Detroit, whose own offices were located there.

THE CONGREGATION (District 5/Boston Edison)



Commercial

Transforming the 1920s-era St. James A.M.E. Church into **The Congregation** cafe (“Coffee. Cocktails. Community.”) took the cooperation and efforts of four neighbors in Boston Edison, plus other stakeholders in the community. The Congregation restores some elements of the original design and adapts others—the spirit of adaptive reuse.



BOOK TOWER (District 6/Downtown Detroit)



Mixed Use

In 1926 when it opened, the Louis Kamper-designed 38-floor, 475-foot skyscraper was briefly the tallest building in Detroit. In 2023, Architectural Digest proclaimed **Book Tower** one of “The World’s 11 Most Beautiful Repurposed Buildings.” Once an office building, the \$300 million “ambitious adaptive reuse project” has become a vibrant mixed-use development, blending hotel, retail, office, residential and hospitality spaces.



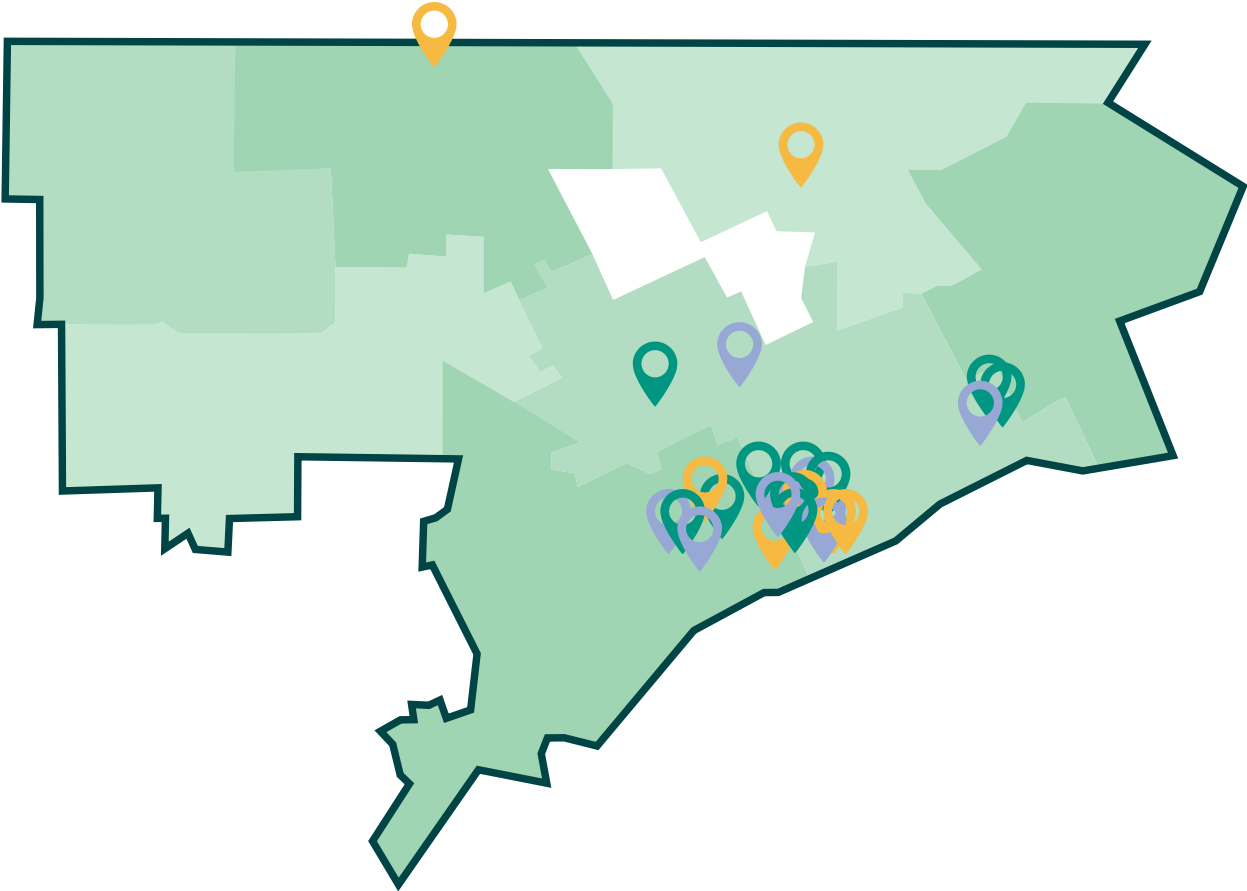
COUNCILMAN LEANS INTO ADAPTIVE REUSE

Built in 1925 as the Redford Village Hall, and later converted to the Redford Branch Library, the English-design style structure on Chapel Street and West McNichols sat defunct for years and later was set for demolition. However, in August 2024, the former library reopened with a new community purpose as an addition to the Detroit Police's 8th Precinct and extended community event space. City Council Member James Tate Jr. played a key role in its restoration, advocating for it to be repurposed.

The \$2M Phase 2 renovation of the Eighth Precinct Annex provides city resources and event space for community-related activities. It was renamed the James E. Tate, Jr. Annex in recognition of the Detroit City Council President Pro Tem's conservation effort.



ADAPTIVE REUSE ACROSS DETROIT



Residential



Mixed Use



Commercial

Completed Projects

Little Village

Mixed-Use
1265 Parkview St.

Michigan Central

Mixed-Use
2001 15th St.

Newlab

Mixed-Use
2050 15th St.

Book Tower

Mixed-Use
1265 Washington Blvd.

Transfiguration Place Apartments

Residential
13300 Syracuse St.

The Eddystone

Mixed-Use
2701 Park Ave.

Elton Park Corktown

Residential
2050 Eighth St.

Element Detroit at the Metropolitan

Mixed-Use
33 John R St.

The Foundation Hotel

Mixed-Use
250 W. Larned St.

The Albert

Mixed-Use
1214 Griswold St.

Vinton

Mixed-Use
600 Woodward Ave.

The Stott

Mixed-Use
1150 Griswold St.

Hotel David Whitney

Mixed-Use
1 Park Ave.

Church of Scientology

Mixed-Use
1 Griswold St.

The Elliott Building

Mixed-Use
1403 Woodward Ave.

Kamper Stevens Apartments

Residential
1410 Washington Blvd.

Shinola Hotel Detroit

Mixed-Use
1400 Woodward Ave.

Philip Houze Apartments

Residential
415 Clifford St.

The Malcomson

Mixed-Use
1215 Griswold St.

Kasa Cadillac Square Detroit

Residential
139 Cadillac Square

The Farwell

Mixed-Use
1249 Griswold St.

The Siren Hotel

Mixed-Use
1509 Broadway St.

Capitol Park Lofts

Mixed-Use
1145 Griswold St.

35W, Downtown Detroit Apartments

Residential
35 W. Grand River Ave.

The Press/321

Mixed-Use
321 W. Lafayette Blvd.

The Gabriel Houze

Residential
305 Michigan Ave.

Detroit Savings Bank

Mixed-Use
1212 Griswold St.

Two James Spirits

Commercial
2445 Michigan Ave.

Ima Izakaya

Commercial
2100 Michigan Ave.

Under Construction

The Belle

Mixed-Use
1346 Broadway St.

Fisher Body Plant No. 21

Mixed-Use
6051 Hastings St.

The Residences @ 150 Bagley

Mixed-Use
150 Bagley St.

Higginbotham Art Residences

Residential
20119 Wisconsin St.

Motown Museum

Commercial
2648 W. Grand Blvd.

2. DETROIT’S BRIGHT IDEA: PRODUCE CLEAN ENERGY ON VACANT LAND

Detroit’s solar plan will invest in neighborhoods, reducing blight and providing energy efficient upgrades to residents’ houses. In turn, the solar arrays will generate enough energy to offset the electricity used by all 127 city municipal buildings.

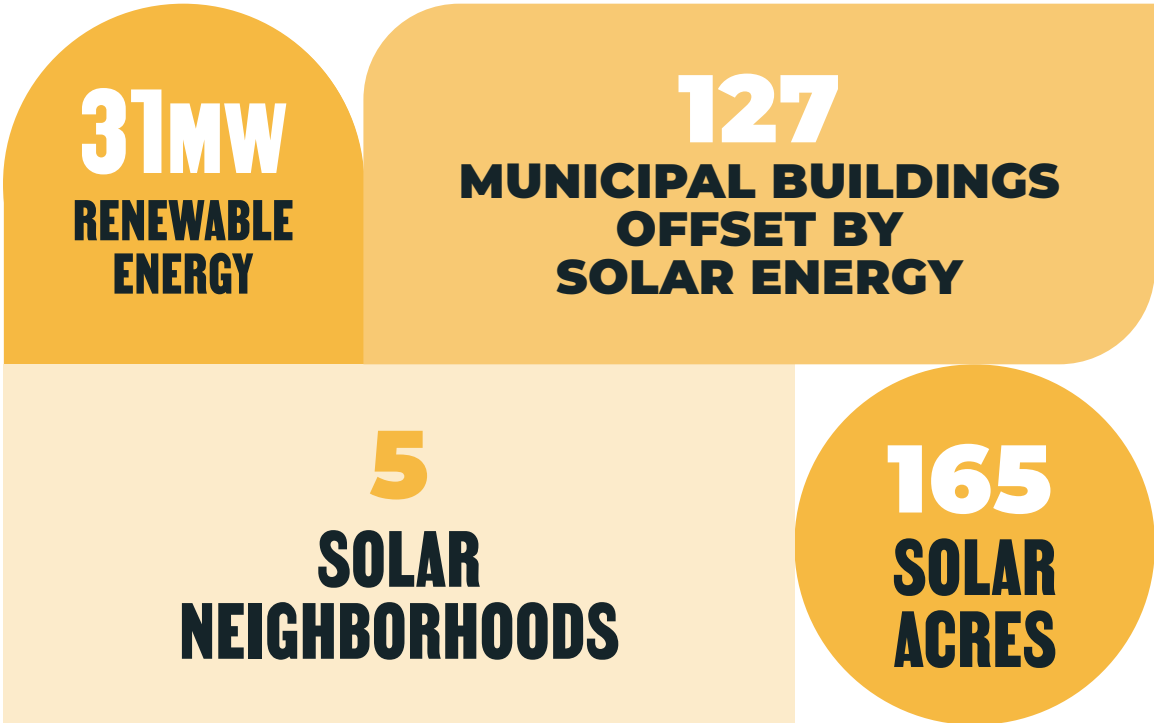
When powered by fossil fuels, these buildings are responsible for almost 70% of citywide environment-challenging gas emissions in 2018.

The City of Detroit, led by Chief Strategy Officer Trisha Stein, found this solution in the intersection between vacant properties and energy needs by building solar panel fields on 165 vacant neighborhood acres.

Detroit residents competed to become Detroit’s next solar neighborhood and were chosen based on unanimous support from owner-occupied households.

Detroit’s solar strategies were so successful that cities across the country, such as San Francisco and Chicago, reached out to the City of Detroit and Mayor Duggan to teach them how to create collective Earth stewardship in their communities.

DETROIT’S SOLAR PLAN BY THE NUMBERS



Chief Strategy Officer Trisha Stein speaks at a solar community meeting, “The city’s goal is to transform forgotten neighborhoods by investing \$100M to stabilize and strengthen these areas with a community-led approach.”

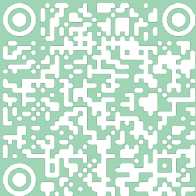
SOLAR IMPLEMENTATION

PHASE ONE

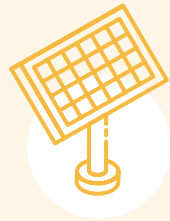
In July 2024, the first three neighborhoods were named, Gratiot/Findlay, State Fair and Van Dyke/Lynch. Together, they add 104 acres to the solar project and 21 mega watts.

PHASE TWO

In January 2025, two more neighborhoods were named, Greenfield Park/I-75/McNichols and Houston Whittier/Hayes, adding 61 acres and almost 10 mega watts to the Solar Neighborhoods project.



See why Detroiters are excited about solar



Solar-Neighborhoods Reap Energy Upgrade Benefits

For relocating homeowners, the City of Detroit purchases their home for twice the market value or \$90,000 minimum. Relocating renters within the solar neighborhoods will receive 18 months of free/paid for rent. All relocators receive moving expenses and services.

Neighbors choosing to stay will receive community benefits of \$15,000 to \$25,000 in energy-efficiency upgrades for their home.



Detroit Solar Residents Select Energy Upgrade Options

Weatherized windows; roof repairs; energy-efficient appliances, lighting, furnaces or hot water heaters; home insulation and air sealing; smart thermostats; battery backup and residential solar panels.

Aerial view of the State Fair neighborhood, one of Detroit's five chosen solar neighborhoods.



STATE FAIR NEIGHBORHOOD

"These 200 acres will be used to produce renewable energy to fight climate change for decades into the future. This is what sound stewardship of land should look like."

Tepfirah Rushdan,
COD's Director, Office of Sustainability



Listen to Tepfirah Rushdan
on The Cabinet Podcast



City Council Member Scott Benson, District 3, speaks with residents attending a community meeting for Detroit's Neighborhood Solar initiative.

Detroit Blazes a Trail to an Energy Secure Future

Detroit is standing on the shoulders of its past as it looks to its future. By adaptively reusing its classic architecture and embracing renewable energy practices, Detroit has become a low-carbon model for the nation and the world.



CHAPTER
07 | **ROADMAP**
TO RECOVERY

From Blight to Beauty:

How Detroit Transformed
its Landscape in 10 Years

A young boy with dark hair, wearing a yellow and white striped shirt and blue jeans, is sliding down a bright yellow slide. He is smiling and has his hands clasped together. The slide is part of a larger playground structure with other slides visible in the background. The ground is covered in brown mulch.

“

As we bring back neighborhoods across this city, we are making sure we revive the neighborhood parks along with them.

DETROIT MAYOR MIKE DUGGAN

BIENIEK PARK

Following its 2023-2024 renovation, Bieniek Park in the Chadsey Condon neighborhood boasts a new playground, soccer field, walking loop and plaza.

In 2013, Mayor Mike Duggan promised to blast blight and beautify the neighborhoods.

Conservatively, Detroit's blight amounted to 100,000 vacant lots and more than 40,000 structures that the Detroit Blight Task Force determined needed to be demolished ASAP. That's almost 450 million square feet, equivalent to more than 7,500 football fields.

Here is how Detroit, the City Council and the people who stayed transformed the city.

Detroit's Beautification Strategy

1. Enhance Neighborhoods

Remove blight, and support community-driven beautification projects.

2. Revitalize Parks and Recreation Centers

A city park within a 10-minute walk of every resident.

3. Best-in-Nation Joe Louis Greenway

An award-winning 30-mile, nonmotorized path to connect and elevate communities.

1. Enhance Neighborhoods

How Detroit Went from Forgotten Communities to Beautiful Neighborhoods



Photos: Little Village Detroit



An abandoned house is transformed in Detroit's Little Village neighborhood, a testament to the city's resilience and renewal.



As corporation counsel for the City of Detroit, Conrad Mallett's responsibility includes combating neighborhood deterioration and holding corporate entities and their officers accountable. "Our neighborhoods are not investment portfolios — they are homes for Detroit residents."

The City of Detroit's anti-blight campaign Blight to Beauty, supports and directs multiple community-specific initiatives such as: Keep Detroit Clean, Motor City Makeover, Streetscapes and Arts Alleys.

The city began an intense beautification program by demolishing unsalvageable structures that were depressing property values. With voter support of Proposal N bonds and federal funds, the City of Detroit demolished 7,934 structures by July 2025. The removal of these structures increased community safety and home values.

Many individuals, block clubs and neighborhood associations were interested in buying some of the 100 vacant lots for various purposes, including mini-parks and gardens.

The Detroit Land Bank Authority played a crucial role in the process and the speed at which the city has addressed these issues after expanding in 2014. Through the Land Bank, more than 20,000 adjacent side lots were sold to Detroiters at the cost of \$100. Neighborhood lots—within 500 feet of the homeowner's property—were sold for \$250.



Hit play and see how Detroit tackles blight, block by block



Fred Durhal III, Detroit City Council Member, and community members during a Neighborhood Beautification Program project. Among the city's seven districts, 157 grants to organizations have resulted in \$2.25 million for public space improvements, cleanup activities and community gardens.



Arts Alley Initiative

A key component of the City of Detroit's Blight to Beauty campaign is the Arts Alley Initiative program. Funded by \$3 million in ARPA dollars and with the support of the Detroit Arts, Culture and Entrepreneurship department and the Ford Foundation, the program cleans up and makes alleys suitable community spaces for art exhibitions. The five neighborhoods leading the program are Jefferson Chalmers, Old Redford, Schulze, NW Goldberg and Southwest.

Three city workers clean brush from an alley.



A local artist paints a mural for an Arts Alley Initiative project.

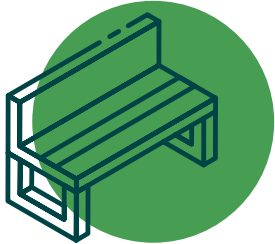
Detroit Dedicates \$4.75 Million to Support Community-Led Beautification



Neighborhood Beautification Program

The Neighborhood Beautification Program (NBP) provided grants of \$500 to \$15,000 to Detroit-based block clubs, neighborhood associations, nonprofits and faith-based organizations. The grants can be used for projects such as community gardens, public space improvements and clean-up activities. Approved groups may apply for projects that use up to a total of four vacant lots.

Funded with \$4.75 million from the Neighborhood Improvement Fund and the American Rescue Plan Act (ARPA), NBP was established by Detroit City Council President Mary Sheffield in 2022 and is managed in partnership with the Wayne Metropolitan Community Action Agency.



Detroit Streetscapes

The Streetscape Program was designed to make residents and visitors feel welcome on foot, by bike or by automobile by making commercial corridors more attractive and accessible.

Improvements include dedicated left-turn lanes instead of medians, wider sidewalks for café seating, protected bike lanes, updated landscaping and lighting, alley improvements and public art. At least 14 streetscapes have been completed as of April 2025, with more planned in the next year.

ROUGE PARK

In 2019, the Detroit Pistons Foundation, the City of Detroit, the William Davidson Foundation and the Ralph C. Wilson Jr. Foundation launched the “Basketball for All” initiative. As part of this program, they renovated 60 basketball courts across Detroit, including those in Rouge Park.

Detroit’s Public Parks Go from Defunct to Award-Winning



Photo: The Detroit News

2. Revitalize Parks and Recreation Centers

Detroit’s 300-plus public parks cover more than 5% of the city’s land area. That’s equivalent to more than 3,700 football fields. Their renovation took coordinated effort of more than a half-dozen programs, multiple city departments and community support.

As 2014 began, Detroit’s parks were in bad shape, with barely half maintained regularly. “We said we had 150 open,” Duggan stated, “but realistically, out of 300 parks, we only maintained 25 in a way that they were usable.”

ERMA HENDERSON PARK



East Jefferson

Recognized with the 2022 President’s Award from Keep Michigan Beautiful Inc. for its exceptionally maintained gardens and contributions to neighborhood beautification.

BEACON PARK



Midtown

Beacon Park won the 2019 Merit Award from the Congress for the New Urbanism for its role in revitalizing downtown Detroit and fostering community engagement through events and green space.



TIREMAN-MINOCK PARK

In 2024, the City of Detroit transformed a vacant 3.7-acre lot in the Warrendale/Cody Rouge neighborhood into Tireman-Minock Park. The \$775,000 project includes a playground, walkways, fitness equipment and a picnic area.



See the plan
shaping the
future of
Detroit's parks

A New Plan for Detroit's Parks

In 2016, the City of Detroit office pledged to spend \$11.7 million on 40 neighborhood parks to add new equipment, walkways, landscaping and playgrounds by the end of 2017.

But to make Detroit's park system do the greatest good for the most people required a new strategy. Planning for its new 10-year strategic plan began in 2020, focusing on scope and equity.

Maintenance Efficiency

- Prioritize parks that are high-use and have populations with the greatest need (youth, seniors, BIPOC, low-income) or health/environment disparities.
- The City of Detroit adopted its Parks & Recreation Strategic Plan in 2022.

Involve the community

- Ministers and neighbors stepped up to provide their youth with recreation opportunities
- The Adopt-A-Park program provides grants and resources to community a to activate and beautify their local park.

Find partners with similar values

- Corporate partners such as Ford Motor Company, the Lear Corporation and Marathon Petroleum contributed to improve parks and recreation centers.
- Local celebrity philanthropists also pitched in, including Detroit Pistons owner Tom Gores' Family Foundation, former Detroit Lions quarterback Matthew Stafford and best-selling author and columnist Mitch Albom.

COLEMAN A. YOUNG RECREATION CENTER

The Coleman A. Young Recreation Center, closed for five years, reopened in May 2025 with \$11 million in improvements.

Detroit Renovates and Reopens 16 Recreation Centers

Between the 1980s and 2013, 20 of the city's recreation centers closed, more than any large city in America. Mayor Duggan and the City Council knew how important it was for residents to have access to community activity spaces. So through public, private and federal partnerships, the City of Detroit began renovating, reopening and building 16 recreation centers across Detroit.

OPENING SOON

2015

SAY Detroit Play Center

2016

Northwest Activities Center

Tindal Recreation Center

2018

Kemeny Recreation Center

Adams Butzel Complex

2021

Heilmann Recreation Center

Patton Recreation Center

Butzel Family Center

2022

Clemente Recreation Center

Crowell Recreation Center

2023

Community Center at A.B. Ford Park

2024

Joseph W. Williams Community Center

Farwell Recreation Center

2025

Coleman A. Young Recreation Center

Chandler Park Fieldhouse

Helen Moore Recreation Center

Rec Center Renaissance

The City of Detroit announced a \$45 million investment in rec center renovations—\$30 million from ARPA funds, \$10 million from city bonds, and \$5 million from businessman Roger Penske.

Of the 11 new rec center renovations announced in March 2022, eight had already reopened by the end of April 2025. As of May 2025, 14 total rec centers were open.

The Brewster-Wheeler Recreation Center, shuttered since 2006, is also expected to reopen in summer 2025, with a new Kronk Gym, the landmark Detroit boxing institution responsible for numerous boxing world championships.

Kronk founder Emanuel Steward trained at Brewster-Wheeler, as did Joe Louis. Mayor Duggan removed Brewster-Wheeler from the demolition list in 2015 in hopes of finding the right partner to bring this Detroit legacy back to life.

Detroit City Councilman At Large Coleman A. Young II tours the newly reopened Coleman A. Young Recreation Center. Closed due to COVID-19 in 2020, it reopened in May 2025 after an \$11 million renovation. Amenities now include a swimming pool, a boxing ring and tennis, racquetball and pickleball courts.



See how rec centers are uniting Detroit through the power of play

Detroit's Joe Louis Greenway: Beautifying Multiple Communities At Once

“

We are now building the new Joe Louis Greenway. Taking some of the most challenging parts of the city and making them some of the most attractive.

DETROIT MAYOR MIKE DUGGAN



3. Best-in-Nation Joe Louis Greenway

Detroit is becoming a national leader in nonmotorized infrastructure projects with the Joe Louis Greenway (JLG). With the blessing of his family, the greenway is named for Detroit boxing heavyweight champion, Joe Louis (1914 to 1981). The greenway exemplifies the Brown Bomber, with an almost 30-mile-long path, which will be one of the largest greenway projects in the U.S. When complete it will link 23 neighborhoods, the award winning riverfront and the neighboring cities of Hamtramck, Highland Park and Dearborn.

It is transforming blighted and abandoned industrial spaces into walking paths, parks and expanded bike lanes. It connects major community arteries such as the Dequindre Cut, the Detroit RiverWalk, the Southwest Greenway, the Underground Railroad Bicycle Route and the Iron Belle Trail.

The \$6 million Warren Gateway Trailhead park features a playscape with a 27-foot tube slide—the tallest in Michigan.



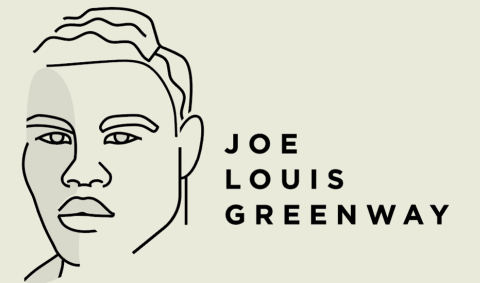
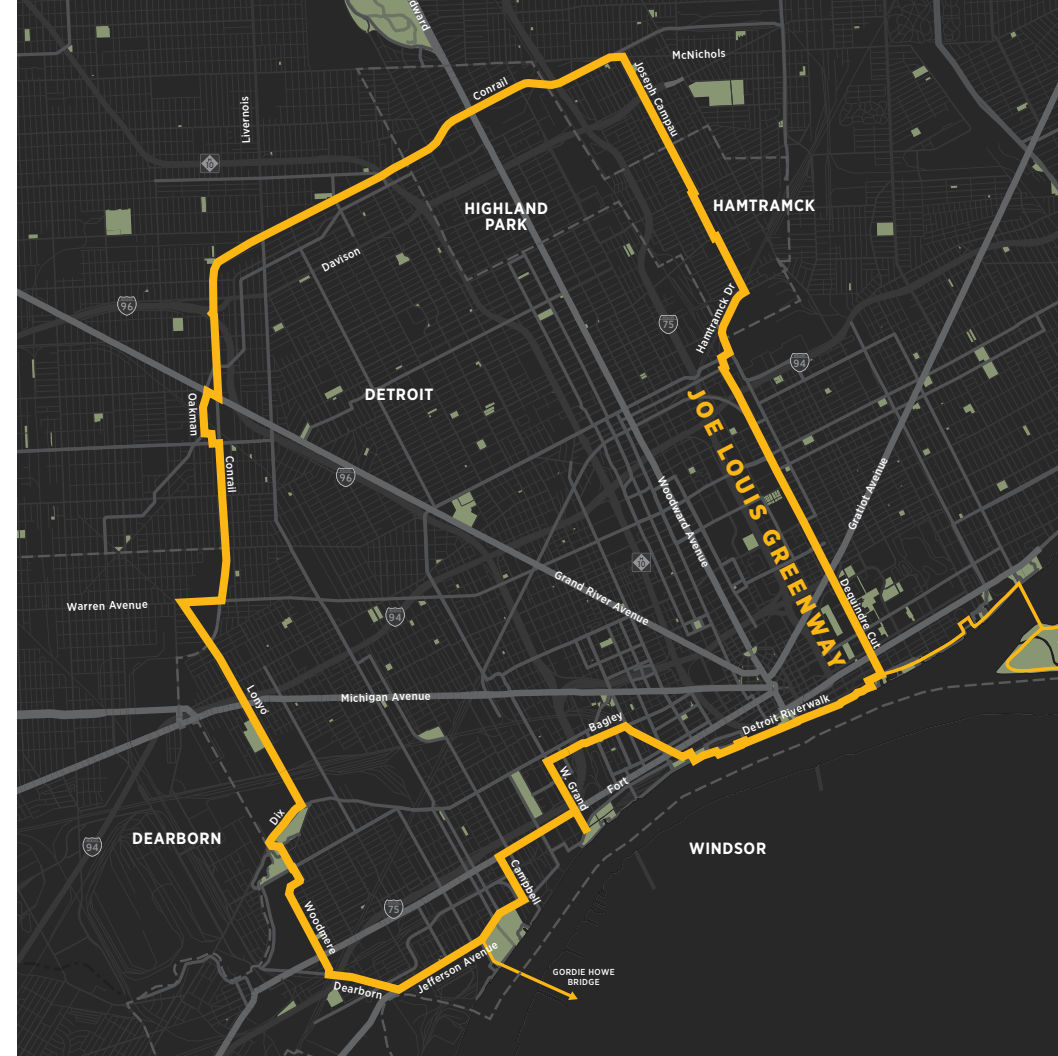
Detroit Listens to the Needs of the Neighborhoods

During the JLG framework planning process, City of Detroit officials held 14 public meetings and engaged with residents at 44 neighborhood events for community input. The Joe Louis Greenway Partnership will continue community engagement after completion as well.

Residents in Midwest-Tireman (West Warren Avenue to Joy Road) compiled oral histories from locals to turn into interpretive signs.



See how the Joe Louis Greenway is connecting communities across Detroit



The 30-mile nonmotorized Joe Louis Greenway will connect 23 Detroit neighborhoods and the cities of Hamtramck, Highland Park and Dearborn when completed by incorporating new construction, such as the Warren Gateway Trailhead, existing parks and bike and pedestrian paths, including the Detroit RiverWalk, and the Gordie Howe International Bridge.

Neighbors between Warren Gateway Park and I-96 helped select the six murals by local artists for walls along the Joe Louis Greenway.

Blight to Beauty is not just a slogan for the City of Detroit. It's a game plan: get rid of the houses that were beyond repair, rehab the ones that aren't, clean up the vacant lots, celebrate our neighborhoods' histories, reopen and improve the parks and rec centers and connect them all with a walkway/bike path from the riverfront to Detroit's borders.

With the help of public and private money and effort, Detroit already has made an amazing transformation and it's not finished yet.





HOW DETROIT BECAME A SAFER CITY

Detroit is building a safer, stronger city through innovation and collaboration. It has combined advanced technology with community partnerships, creating trackable progress, cutting crime up to 83%, shortening EMS response times and setting a national example with its Real-Time Crime Center.

Detroit is defining a safe city.

- 1. Invest in technology, build a national model for a real-time crime center.**
- 2. Detroit transforms EMS services to reduce response time.**
- 3. Develop community-led partnerships to address violence in high crime areas.**



Detroit Chief of Police Todd Bettison meets with community members, “We know that the world is watching. And that when we get it right here, we’re going to lay the foundation and standard, to be able to give that blueprint to the rest of the country.”

HOW DETROIT FLIPPED THE SCRIPT ON CRIME AND EMERGENCY RESPONSE

In 2013, emergency response took nearly half an hour. More than 40% (of 88,000) street lamps were out. Residents were wary and visitors only came to the city for the ruin porn tours.

Fast Forward to the summer of 2024. Detroit has become a national model for measurable crime reduction and is among the nation’s fastest emergency responses.

Its transformation to a safer city required policy change focused on technology integration and community buy-in to sustain the gains. So how does a city go from living in the dark and virtually dead last in response time to safer communities and some of the fastest EMS services in the nation? Here is how Detroit turned things around.

Witness the power of community in creating safer streets



“

Everybody we’ve seen die, every mother that we’ve seen cry, every balloon that goes up in the sky, every shirt that got pressed with our family members on it, it ain’t in vain. We’ve got a purpose now.

DuJuan Zoe Kennedy
Executive Director, FORCE Detroit



Detroit’s Community-Led Approach to Gun Violence Stops the Cycle

In the summer of 2023, the DPD created the groundbreaking ShotStoppers initiative, a \$10 million American Rescue Plan Act program that operates in six zones across Detroit. As part of the ShotStoppers initiative, six Community Violence Intervention(CVI) groups were selected for collaboration, focusing on intervening with high-risk individuals—those already involved in violence—using data-driven approaches to identify hotspots and at-risk populations.

The CVI program relies on community partnership, emphasizing collaboration with local organizations, community leaders and residents to build trust and create a unified, supportive environment to address the root causes of violence.

Thanks, in part, to the CVI efforts, Detroit is also experiencing a decline in non-fatal shootings, which were cut in half from 2022 to 2024. Additionally, carjackings have dropped 71% since 2015.

Category	2023	2024	% Change
Homicides	252	203	-19%
Nonfatal Shootings	804	606	-25%
Carjackings	167	142	-15%

Community Violence Interrupters Becomes National Model



Detroit CVI Group

Wayne Metropolitan Community Action

Crime drop from August to October 2024:

↓ 61%

Strategy

1. Coordinate cleanup projects—clearing vacant lots, repairing vacant homes, building raised gardens—led by residents and volunteers through Camp Restore
2. Denby Alliance staff conduct proactive “radio patrols”
3. They also deploy rapid response outreach after shootings to provide resources, prevent retaliation and offer support to affected families

Detroit CVI Group

Detroit Peoples Community

Crime drop from August to October 2024:

↓ 73%

Strategy

1. Trusted Community Presence
2. Targeted Youth Engagement
3. Prevention of nearly 50 homicides and 198 non-fatal shootings across Detroit CVI programs in 2024



Detroit CVI Group

Detroit Friends and Family

Crime drop from August to October 2024:

↓ 83%

Strategy

1. Builds relationships with individuals in jails and youth detention centers
2. Maintains real-time coordination with Detroit PD to quickly reach affected areas after shootings, aiming to prevent retaliatory violence within the critical first hour
3. Work toward neighborhood blight removal



Detroit CVI Group

FORCE Detroit

Crime drop from August to October 2024:

↓ 52%

Strategy

1. Utilizes former gang members or those directly impacted by violence—into the community
2. Introduced Keepers program, providing comprehensive mental health and nutrition for youth 13-26
3. Partners with academics to evaluate and improve its CVI methods

Detroit CVI Group

New Era Detroit

Crime drop from August to October 2024:

↓ 37%

Strategy

1. Created the Safe Zone app for suspicious activity reporting
2. Repurposed blighted building as HQ and community hub.
3. Hosts regular community barbecues, safety meetings, and “mudroots” walking outreach to reinforce resident empowerment

Detroit CVI Group

Detroit 300

Crime drop from August to October 2024:

↓ 47%

Strategy

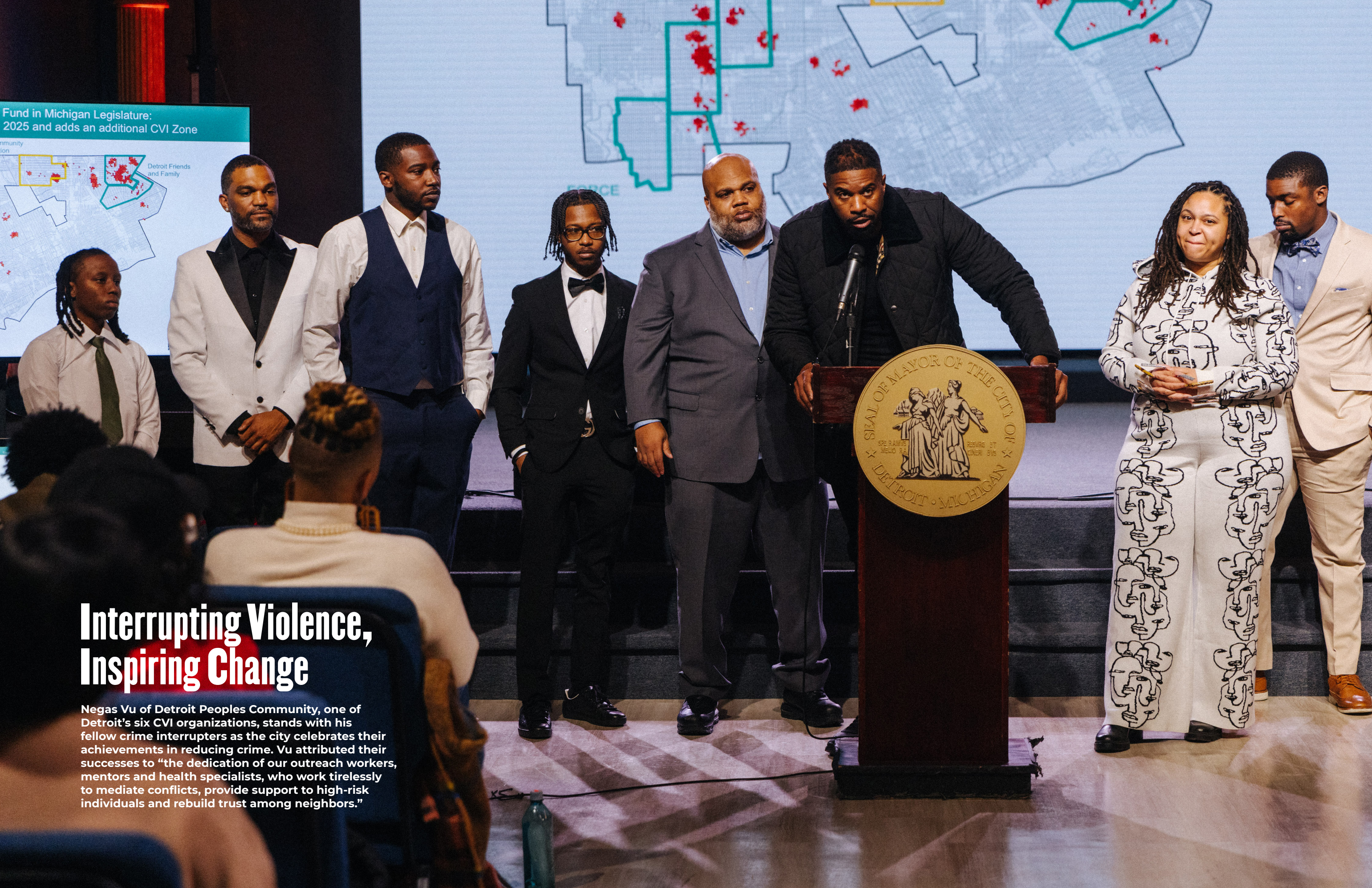
1. Strong presence in local schools and churches, providing a stable and trusted environment for community members
2. Collaborates closely with the Detroit Police Department, receiving immediate alerts about shootings within their designated zones
3. Emphasizes direct intervention in potentially violent situations

Fund in Michigan Legislature:
2025 and adds an additional CVI Zone



Interrupting Violence, Inspiring Change

Negas Vu of Detroit Peoples Community, one of Detroit's six CVI organizations, stands with his fellow crime interrupters as the city celebrates their achievements in reducing crime. Vu attributed their successes to "the dedication of our outreach workers, mentors and health specialists, who work tirelessly to mediate conflicts, provide support to high-risk individuals and rebuild trust among neighbors."



Real-Time Crime Center And Project Green Light

DETROIT INVESTS IN TECHNOLOGIES TO LOWER CRIME RATES AND INCREASE SAFETY

In 2016, Detroit launched its \$8 million Real-Time Crime Center. Funded through municipal bonds, the high-tech center monitors and analyzes live surveillance footage from sources such as Project Green Light cameras. The Project Green Light initiative involves businesses installing high-definition cameras, enhanced lighting and signage with a flashing green light to signal participation. These cameras are directly connected to the Detroit Police Department's (DPD) Real-Time Crime Center for live monitoring.

Detroit's ShotSpotter is an acoustic gunshot detection system deployed across select precincts to instantly identify and gunfire locations, enabling police to respond faster and more accurately to shooting incidents.

Also, the DPD turned its attention to the neighborhoods. Police officers needed to form meaningful relationships within Detroit's communities in order to build lasting change. These partnerships required visionary planning. Their neighborhoods were littered with blighted properties, their cars were being stolen and they didn't feel safe walking down their sidewalks. Additionally, the community's trust in the police force was at a historical low.



The Real-Time Crime Center employs 60 staff members, including crime analysts and intelligence specialists. It houses a 32-by-9-foot video wall for real-time monitoring. Source: Bluewater



The City of Detroit launched its \$8 million Project Green Light which involves businesses installing high-definition cameras, enhanced lighting and signage with a flashing green light to signal participation. These cameras are directly connected to the Detroit Police Department's Real-Time Crime Center for live monitoring.

DETROIT PROGRAMS DRIVE CRIME PREVENTION AND RESOLUTION

Year	Program	Money Invested
2016	Project Green Light	\$8 Million
2021	Real-Time Crime Center	\$10 Million
2023	ShotStoppers/CVIs	\$10 Million

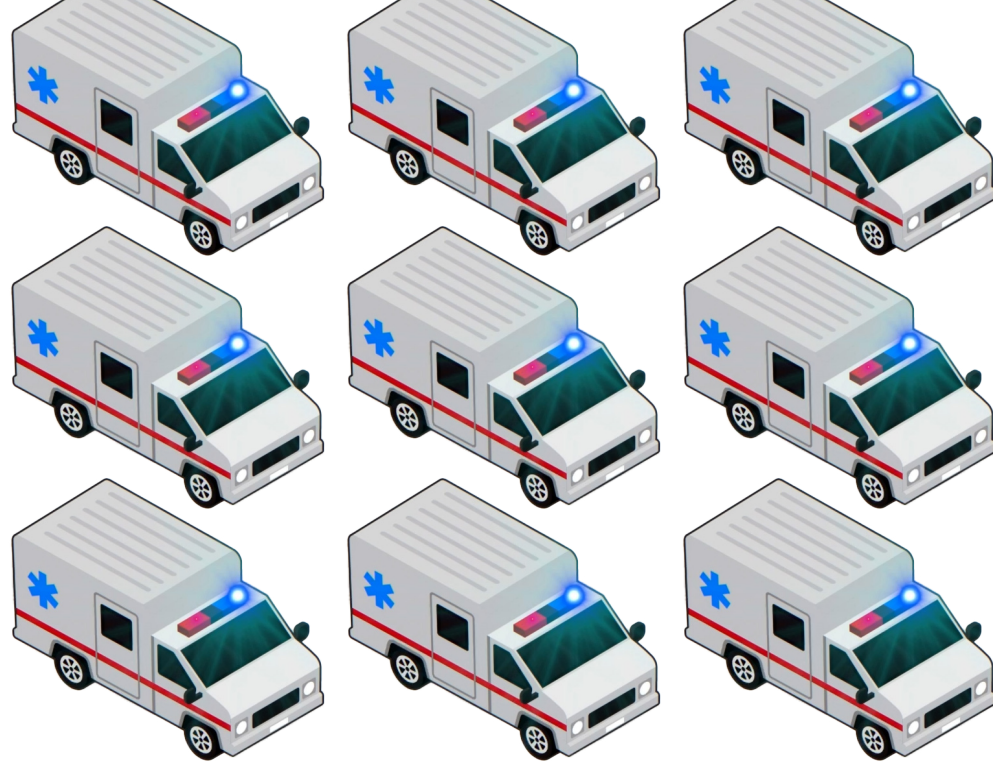
7 Minutes, 22 Seconds: Detroit's EMS Response Time

In 2014, Detroit's Emergency Medical Services (EMS) response times for life-threatening calls averaged nearly 20 minutes. By 2024, after implementing a cross-training program for firefighters as Medical First Responders, this average decreased to 7 minutes, 22 seconds. The City of Detroit trained over 800 firefighters, enabling them to assist EMS crews and emergency calls.



See how Detroit
leads the nation
in emergency
response time





See why Detroit's
first responders
are among the best
in the nation

The city refurbished its ambulance fleet and added new fire engines, ensuring reliable equipment for emergency response. By 2015, Detroit had deployed just over 40 new ambulances.

Results of the Labor Negotiations

3% annual raises across
the board

Reduced workweek:
from 49 to 42 hours,
improving staff well-being
and availability

Formation of a combined
Fire/EMS Division, enabling
fluid role transitions

EMT training and
certifications (Medical
First Responder) as part
of regular shifts

REBUILDING FROM WITHIN: HOW DETROIT RESHAPED EMERGENCY RESPONSE

In July 2021, Mayor Mike Duggan, then Fire Commissioner Eric Jones and the Detroit Fire Fighters Association (DFFA) ratified a transformative five-year labor agreement covering 1,118 firefighters and EMTs.

This blend of policy, compensation, training and leadership elevated Detroit's emergency response—establishing the city as a national model for rapid, efficient public safety services.



Chris Porreca joined the Detroit Fire Department as part of the city's efforts at cross-training. He works as one of nearly 900 cross-trained fire fighting medical first responders.



Detroit Beats the National Average EMS Response Time



Mayor Duggan, alongside Fire Commissioner Chuck Simms, celebrates Detroit's HEARTsafe community designation awarded to communities with a high level of preparedness for cardiac emergencies, including training and response protocols.

Detroit Becomes the Largest Municipality to Receive a HEARTsafe Designation

In 2024, working with SaveMiHeart, Detroit was designated as a HEARTsafe community. HEARTsafe is a national preparedness program and the designation is awarded to cities demonstrating extreme preparedness in the areas of cardiac emergencies, training, preparation and response protocols. Detroit has over 500 Automated External Defibrillators registered on their Pulsepoint App. The Detroit Fire Department has also trained hundreds of city employees in hands-only CPR.

Becoming a City Where Everyone Feels Safe

Detroit transformed into a national model for public safety through strategic leadership, expanded police ranks and deep community partnerships. Detroit's safety efforts have influenced the city with four measurable outcomes.

1

IMPROVED EMS RESPONSE TIMES

EMS cut response times from ~18 minutes in 2014 to 7 minutes, 22 seconds by 2024, reinforcing Detroit's dramatic shift toward safety and community well-being.

2

ECONOMIC VITALITY

Detroit's safety initiatives have revitalized commercial corridors, strengthened investor confidence and attracted new businesses, contributing to a stronger local economy and increased job opportunities across the city.

3

INCREASED EMPLOYMENT AND JOB STABILITY

The city has seen a rise in employment, with over 237,000 Detroiters working in September 2023, the highest number in over 13 years.

4

IMPROVED PUBLIC TRUST AND CONFIDENCE

Stronger relationships between law enforcement and communities increases transparency and delivers visible results in crime reduction.

Mental Health Crisis Officer Training

In pursuit of balanced, calming response and crisis de-escalation training, the Detroit-Wayne Crisis Intervention Team (CIT) partnered with the DPD on community wellness education, crisis resolution, de-escalation techniques and connecting individuals to community-based services.

By 2024, the department formed a dedicated mental health Crisis Intervention Team to include 25 officers, along with nine behavioral specialists, one case manager, two sergeants, responding to over 16,000 mental crisis calls per year. The team—wearing bespoke uniforms signifying their distinction from the DPD police force—uses mobile crisis service vans to provide therapeutic behavioral health support, which assist the police, 911 dispatchers and homeless outreach workers when responding to mental health calls.

THREE WAYS DETROIT BENEFITTED FROM CIT



Improved officers' response to mental health calls



Enhanced safety for officers and the community through de-escalation methods



Fostered community collaboration that increased trust between the DPD and residents



Listen to Deputy Chief Tiffany Stewart of the Detroit Police Department on The Cabinet Podcast

Through smart technology, community-led strategies and targeted investments in EMS and mental health, the city has reduced crime, improved police and EMS response times and rebuilt trust.

Once defined by long EMS wait times, broken streetlights, and declining public trust, Detroit has reemerged as a national leader in public safety. By integrating cutting-edge technology like the Real-Time Crime Center and Project Green Light with bold community-led strategies such as the ShotStoppers initiative, the city has significantly reduced violent crime and improved emergency response. Investments in EMS cross-training, mental health crisis teams, and neighborhood revitalization have further strengthened outcomes—delivering faster aid, restoring trust, and creating safer, more resilient communities across Detroit.





HOW DETROIT IS RESHAPING ITSELF THROUGH THE NEIGHBORHOODS

Detroit's 139 square miles of land contains more than 200 neighborhoods, each averaging about two-thirds of a square mile (which adds up to more than 300 football fields). But what is a neighborhood, and why is Detroit so focused on them?

A neighborhood is more than geography; it's people with something in common: ethnicity, national origin, heritage, history or another shared interest or goal.

The 21st century's "downtown resurgence" provided a boost for urban cores, but created economic cleavages. Downtown developers got incentives while neighborhoods (often predominantly Black and Latino or Hispanic) continued to lack basic amenities like grocery stores. Balancing these priorities is difficult for cash-strapped municipalities.

Detroit's strategy to transform itself by prioritizing neighborhoods.

- 1.** **Create a Department of Neighborhoods:** Give residents and block clubs a point of contact within city government.
- 2.** **Beautify Communities:** Enable residents to volunteer and collaborate to improve their neighborhoods.
- 3.** **Large-scale Projects that Beautify:** Connect the neighborhoods with the Joe Louis Greenway, streetscapes, programs and activities.

NEIGHBORHOODS

THE HEART OF DETROIT'S TRANSFORMATION

Detroit's Department of Neighborhoods Central to its Comeback

Mike Duggan heard about the importance of neighborhoods firsthand during his original campaign for Mayor. And, by the time of his first State of the City address in 2014, he and the City Council had already launched the Department of Neighborhoods (DON).

The DON streamlines and facilitates communication between the city government and those who live here, says Department of Neighborhoods Director Erinn Harris.

Celebrating in the McDougall-Hunt neighborhood, the City of Detroit celebrates planting 25,000 trees with the Detroit Tree Equity Partnerships including the Greening of Detroit and DTE. The partnership plans to plant 75,000 trees across Detroit neighborhoods by 2027.



Council Member Latisha Johnson joins neighbors from the Gratiot/7Mile neighborhoods as they celebrate their community's transformation at the G7 Better Block Event. The initiative invigorates the area and showcase its potential as a vibrant and high-traffic corridor.

Each district has its own district manager and deputy manager, each with a cellphone number to call to cut through the red tape. Find your district's contact info at <https://detroitmi.gov/departments/departments-neighborhoods>.

Even when the DON isn't the department in charge of a specific neighborhood issue, it can get word to the right people.

"Our department is resident-focused," said Harris. "We're here to make sure our residents have a great quality of life in their neighborhoods." Residents "bring issues to our attention so we can help improve their neighborhood."

The Department of Neighborhoods directly connects the City of Detroit with block clubs, community groups, businesses, faith leaders, school leaders and residents. "The DON has taken thousands of calls about the neighborhoods," Harris said.

"Initially," Harris said, "we were put in place to help out with blight-related issues—the abandoned house next door, illegal dumping, things of that nature. People will call us to get answers when they can't seem to get through the city bureaucracy." Harris says the Department of Neighborhoods helped figure out which houses needed to be demolished based on requests from residents.



Listen to Director of Neighborhoods Erinn Harris on The Cabinet Podcast

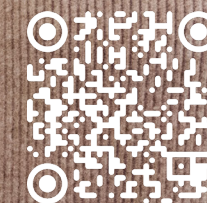


A photograph of Deputy Mayor Melia Howard, a woman with dark hair and freckles, wearing a light-colored cardigan over a grey t-shirt. She is smiling and looking towards a woman on the left who is wearing a grey knit beanie and glasses. They are in a community center or food bank setting with food preparation equipment and other people in the background.

“

I call myself a neighborhood busybody. When you can help solve one person's problem, you often end up helping an entire community.

DEPUTY MAYOR MELIA HOWARD



Listen to Deputy Mayor
Melia Howard on
The Cabinet Podcast

The Importance of Block Clubs

One sign of a healthy, thriving and committed neighborhood is how active its residents are in the community. Since 2014, Detroit's block clubs have flourished. Between January and December of that year, 175 new block clubs launched. By June 2025, more than 650 are on the official list.

Block clubs can be formed by the residents of a street or a larger area (such as the Midwest Civic Council of Block Clubs) to increase the power of their voice when dealing with the local and federal governments.

DON's Director Erinn Harris explained, "Our district and deputy managers assist in forming block clubs, drive community engagement in planning projects, address complaints and educate residents on city programs and policies."

Detroit's Office of Arts, Culture and Entrepreneurship commissioned 47 artists to celebrate local culture and enhance community pride in nine alleys across Detroit. The alleys will showcase 38 painted murals as well as unique artworks such as mosaics, portraits and sculptures. These jump ropers are celebrating a new mural in their North End neighborhood.





Detroit boosts neighborhood pride with its Gateway Sign initiative that aims to install signs in 65 communities. Neighbors control the design, choosing from more than 270,000 options, 39 colors and 10 shapes. Each sign will announce the community's name and slogan alongside the city logo and Detroit flag.

The DON builds relationships with these block clubs by attending their monthly meetings or video conferencing. The club presidents can also call their District Managers directly.

While block clubs have long existed in Detroit and other urban areas as a way of helping southern Blacks acclimate during the Great Migration (1916 to 1970), in Detroit, they picked up steam during the social upheaval of the 1960s to make residents of all ages more aware of the power of collective action.

For example, at one time the 60-years-plus Harding Friendship Block Club had three branches, according to resident member Willie Mae Gaskin, including for teens and preteens.

Even older, the North Rosedale Park Civic Association was founded in 1924. Its members pay dues and it has an elected (volunteer) board of

directors. It maintains park facilities for community use—including the 1939 North Rosedale Community House, which can be rented—and enforces building restrictions and ordinances within North Rosedale.

The City of Detroit has a list of block clubs and contact information on the Department of Neighborhoods website under each district, from District 1 through District 7.

**How to start
your own
Block Club**



**Detroit’s collective
property value of
owner-occupied
homes increased from
\$4.2 billion in 2014
to \$8.1 billion in 2022**

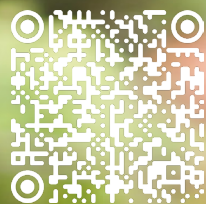
Mayor Duggan’s Chief of Staff, Ray Solomon II attends one of Detroit’s Solar Neighborhood meetings. Excited neighbors used these meetings to review boundary maps, help create landscaping and define community benefits. The City of Detroit only chose solar neighborhoods with 100% participation.

**“
We have achieved
real success in our
neighborhoods because
of the partnership
between City Hall,
City Council and our
residents. Block clubs,
churches, businesses—
all play a part.**

CHIEF OF STAFF RAY SOLOMON II



Jetty Wells is president of the Grandmont/ Rosedale Block Club, one of more than 650 registered block clubs that play a crucial role in increasing resident engagement across the city's neighborhoods.



**Watch how Jetty
brought new
life to her block**





City Council member and lifelong Detroiter, Angela Whitfield Calloway enjoys a festive luncheon at the Northwest Activities Recreation Center to recognize the over 500 block clubs and their leaders.

Beautifying the Neighborhoods

Strategic Neighborhood Fund

The Strategic Neighborhood Fund's success spurring inclusive economic growth shows the transformative impact that can come from taking a highly-targeted and collaborative approach to neighborhood investment...to ensure that prosperity reaches every corner of our city."
—Laura Grannemann, Executive Director, Gilbert Family Foundation

The Strategic Neighborhood Fund (SNF), first established in 2017, is a partnership among the City of Detroit and other philanthropic groups to invest in Detroit neighborhoods. The goal is to make them more attractive to residents and businesses by upgrading parks, improving commercial corridors and creating more affordable housing.

In its first two rounds, SNF raised \$75 million and leveraged a total of \$262 million in new investment across 10 neighborhoods. At least another \$23 million has been committed to a third round of neighborhood investment.

Motor City Makeover 365

One of the Department of Neighborhoods' major projects since 2014 is Motor City Makeover 365, a citywide volunteer beautification initiative the first three weekends in May.

The program, more than 30 years old, targets about 600 projects annually, from neighborhoods, parks and playgrounds to areas around businesses, schools and places of worship. The City provides some basic supplies for beautification, including litter bags, gloves and flowers.



**Learn more about
Motor City Makeover 365**

Neighborhood Beautification Program Grants

The DON also helps improve neighborhoods year-round through Neighborhood Beautification Program (NBP) grants, managed in partnership with the Wayne Metropolitan Community Action Agency and open to Detroit-based neighborhood associations, nonprofits and faith-based organizations.

NBP grants \$500 to \$15,000 for community gardens and other public space improvements.

Established by Detroit City Council President Mary Sheffield in 2022 and initially funded by \$4.75 million from the Neighborhood Improvement Fund and the American Rescue Plan Act, the popular program will continue using resources from the General Fund. After four rounds, 157 organizations have received more than \$2.2 million.

Detroit neighbors participate in Motor City Makeover, the city's annual cleanup event held every May since 1990. Over 600 community groups work together to remove litter. Cumulatively, they have planted more than 90,000 flowers, distributed over 500 trees, and maintained vacant lots across all seven city council districts.



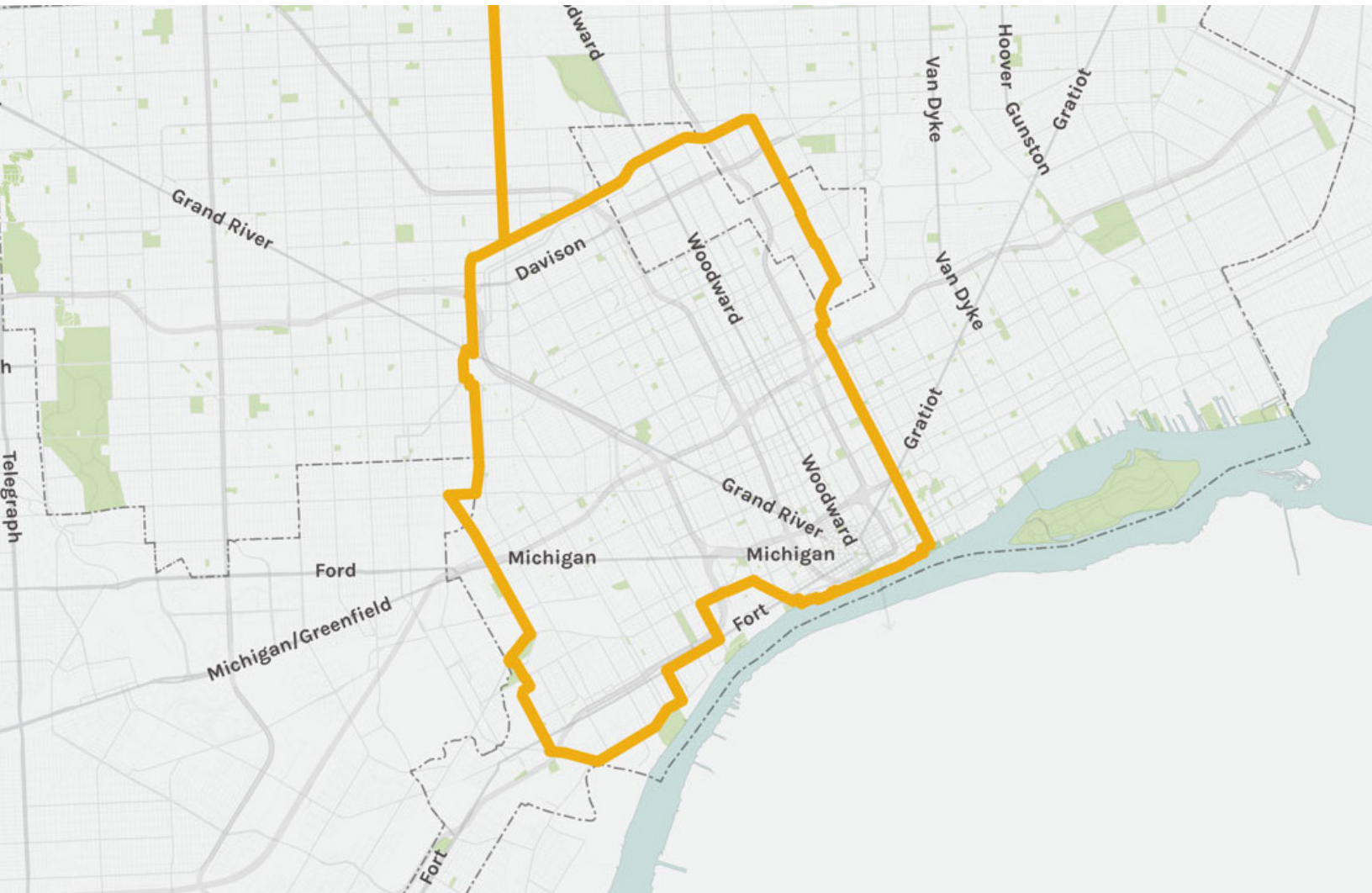
Linking Communities

Joe Louis Greenway

The City of Detroit is also connecting neighborhoods with the Joe Louis Greenway, a nonmotorized pathway that joins communities around the city with parks and other amenities. The neighborhoods were extensively consulted through public meetings and neighborhood events. Residents near the newly constructed four-acre, \$6 million Warren Gateway Trailhead park on the Detroit-Dearborn border asked for and received a pavilion for community meetings, along with a playscape, (two connected towers and the tallest—27 feet—tube slide in Michigan) and other amenities.

Residents in the Midwest-Tireman (West Warren Avenue to Joy Road) neighborhood wanted their history preserved and their neighborhood's stories told, so the city put up interpretive signs based on oral histories. The Midwest-Tireman neighbors also helped design six murals along the greenway with local artists to represent its Black, Latino and Middle Eastern populations.

Detroit residents collaborated during community planning meetings for the Joe Louis Greenway, contributing ideas and feedback to help shape the connected, accessible trail system that connects neighborhoods to each other and downtown.



Gratiot-Findlay residents gather at a community meeting to shape the future of Detroit's five Solar Neighborhoods through collaborative planning as well as defining home energy upgrades.

Detroit Solar Neighborhoods Initiative

Vacant land in five neighborhoods will have solar panel arrays installed to generate enough electricity to power all of Detroit's municipal buildings. Remaining neighborhood residents receive energy efficient upgrades for their homes.

Halloween in the D

Since 2018, more than 30,000 Detroit youths and their families have participated in trunk-or-treat events at Detroit's police precincts, fire stations and recreation centers. More than a million pieces of candy have been distributed.

Saturdays in the D

Launched in 2019, the summer program features free enrichment activities for youth plus workforce-focused workshops and certificate programs for adults. Open to residents of Detroit, Hamtramck and Highland Park.

Youth Affairs Team

Founded in 2023 and officially launched in 2024, this dynamic, youth-led initiative connects Detroit residents ages 18-25 with valuable resources and career opportunities, to attract and retain young talent to Detroit while also amplifying their voices.

Detroit's Soul Lives in Its Neighborhoods

Youth from Detroit's Southwest side gather around a community-made sculpture during a City Scape program event—part of a neighborhood initiative that shapes public spaces by fostering youth engagement. The program strengthens cultural heritage through participatory art such as mural installations, alley transformations and garden spaces.

Detroit's downtown development is important to its past, present and future, but its true health and heart is within its neighborhoods. Detroit listened to its residents, made city government accountable and responsive, transformed blight into beauty and took care of the residents who stayed and made Detroit's resurgence possible.



CHAPTER
10

ROADMAP
TO RECOVERY

GREATER DOWNTOWN DETROIT

A STORY OF REMARKABLE GROWTH





**DEVELOP THE
RIVERFRONT FOR
RESIDENTS AND
ATTRACT VISITORS.**



**EMPOWER LOCAL
BUSINESSES TO
GROW WITH ACCESS
TO REAL ESTATE
AND CAPITAL.**



**MAINTAIN DETROIT'S
CULTURAL IDENTITY
WHILE ENABLING
CREATIVE ADDITIONS.**



Hit play to hear what Detroiters
are saying about Downtown

HOW DETROIT’S DOWNTOWN HAS GROWN FROM THE RIVERFRONT TO THE MILE ROADS

Just over 10 years ago, Downtown Detroit was marked by vacant towers, shuttered storefronts and empty streets—once-thriving business corridors slowly fell silent. Local entrepreneurship was nearly absent, and investment felt like an empty hope.

But a shift began. Detroit focused to reclaim and reimagine the riverfront and expand outwards. The riverfront showed how strategic investment in public spaces could restore civic pride, attract residents and signal that Detroit’s core was worth celebrating.



Since 1975, Hart Plaza hosts a variety of festivals focusing on music, heritage or food every summer.

The 22-acre Ralph C. Wilson, Jr. Centennial Park, expected to open in October 2025, is a major step forward toward the completion of the Detroit RiverWalk. Helping make it a destination park are the 5-acre Delta Dental Play Garden and the 2.5-acre Huron-Clinton Metroparks Water Garden.



Photo: The Detroit News

AWARD-WINNING RIVERFRONT

The Detroit Riverwalk, with its parks, trails and cultural venues, attracts approximately 3.5 million visitors annually. Locals and tourists alike can take advantage of various community parks nestled in the downtown area.

That early riverfront investment didn’t just kickstart Detroit’s broader revival—it transformed Detroit’s downtown into a nationally recognized, family-friendly destination known for its food, attractions and vibrant public spaces. Detroit’s riverfront was named the best riverwalk in America by USA Today in 2021, 2022 and 2023.

The riverfront includes the Aretha Franklin Amphitheater, a 6,000-seat venue hosting concerts and cultural performances, 3.5 miles of greenway and multiple parks with playgrounds, water features, volleyball courts, skate parks, dog parks, pavilions and green space.

The Detroit Riverfront Conservancy and its partners enhanced neighborhood connectivity through projects such as the Southwest Greenway and the Dequindre Cut.

“

**BEST RIVERWALK
IN AMERICA**

 **USA
TODAY**

DETROIT'S SKYLINE TIMELINE

2017

Little Ceasars Arena

New downtown home for the Detroit Red Wings, also brought the Detroit Pistons back to the city from the suburbs.



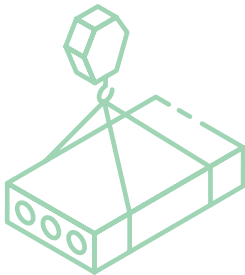
Little Caesars Global Resource Center

It was the first newly constructed corporate headquarters in Detroit since 2004.

2019

607 Shelby

607 Shelby was completely rehabbed and repositioned between 2016-2018 as a nine-story boutique mixed-use building.



Hotel David Whitney

The David H. Burnham design is adaptive reuse, from mixed-use to hotel and apartments.



Book Tower

Named one of the 11 best repurposed buildings by Architectural Digest, the seven-year, \$300 million renovation incorporates two existing structures—the 36-story Book Tower and the 13-story Book Building.



City Club Apartments

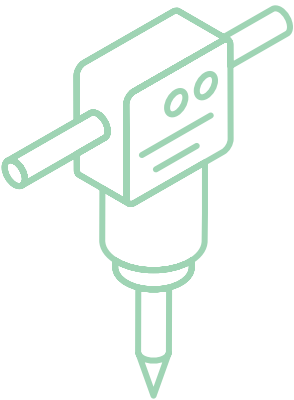
Central Business District – Affordable housing included in mixed-use, high-rise “apartment hotel.”

The Shinola Hotel

Adaptively reuses two historic buildings—the 1915 T.B Rayl Co. Building and the Singer Sewing Machine Company Building.



2023



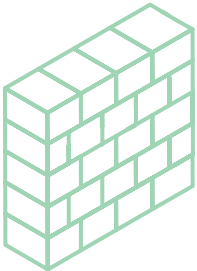
Huntington Tower

The 21-story Huntington Tower, headquarters for Huntington's Commercial Bank, was the first office building development in the area since COVID-19.

2021

Michigan Central Station

The abandoned historic train depot and landmark was purchased by Ford and transformed into a mixed-use facility with office space, restaurants and retail stores.



2025

The Exchange

The first application in North America of the LIFTbuild “top-down” construction method. Each floor is constructed at ground level, then lifted to the highest unfinished floor in the building.



LOOKING FORWARD

Gordie Howe International Bridge

A publicly-owned, the Gordie Howe International Bridge will connect to freeways on both sides of the U.S.-Canada border.

The Development at Cadillac Square

Incorporates the facade of the 1911 Albert Kahn-designed National Theatre. When completed, it will include a Cosm “Shared Reality” immersive experience venue.

2027

Hudson's Detroit

Built on the site of Detroit's iconic former J.L. Hudson's store, Hudson's Detroit is two distinct structures. A 14-story mixed-use high-rise and, expected to open in 2027, a 49-story hotel and residences.

JW Marriott Detroit

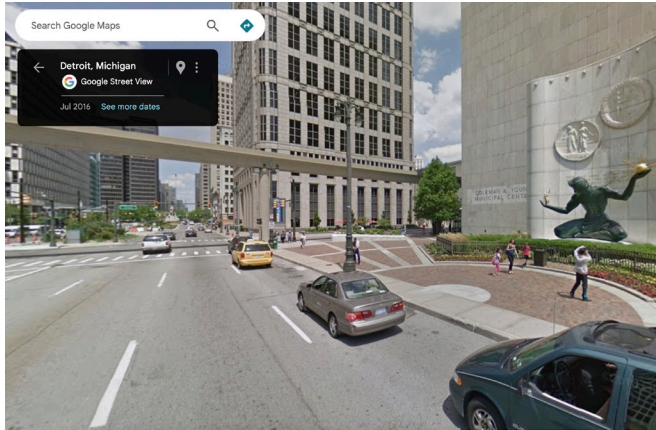
Built on the former Joe Louis Arena site known as Warrter Square, the 25-story hotel will be connected by a pedestrian bridge to the city's Huntington Place Convention Center.

SHAPING SPIRIT PLAZA

Spirit Plaza, one of downtown's newest parks, was first inaugurated in 2017. The City of Detroit and City Council approved this new placemaking area in the center of downtown. The converted stretch of road was transformed into a community space for gatherings, games, music and food trucks. City Council approved its permanence in 2019.

Spirit Plaza connects to Hart Plaza, where most of the city's large events and festivals take place, such as the Detroit Jazz Festival, Motor City Pride, Movement Music Festival and African World Festival. In 2021, focus groups, surveys and public meetings were held for a proposed \$9 million in improvements for Hart Plaza, and those improvements were completed in 2025.

BEFORE



AFTER





“

**2024 NFL DRAFT
ATTENDANCE
RECORD SET
WITH MORE THAN
700,000 FANS
ATTENDING THE
EVENT IN DETROIT**





Photo: Downtown Detroit Partnership

HUB AND SPOKE: CAMPUS MARTIUS PUBLIC SQUARE

Leading the downtown turnaround is the Campus Martius Public Square. In 2025, the community space was named the No. 1 Public Square in the country in USA Today's 10 Best Readers' Choice Awards for the third year in a row.

It hosts more than 1,200 events annually, from summer Movie Nights in the D, to a winter holiday market. The Rink at Campus Martius is an award-winning outdoor ice skating rink that opens with the Christmas Tree Lighting Ceremony. During the summer, it transforms into The Beach, complete with 400,000 pounds of sand, lounge chairs and live entertainment. It has also been a venue for significant events like the 2024 NFL Draft, attracting 775,000 attendees.

Named the No. 1 Public Square in the country three years running by USA Today's 10 Best Readers' Choice Awards, Campus Martius is home to The Beach in the summer, The Rink in the winter and more than 1,200 events every year.

The city sprawls out from the Campus Martius hub into spokes reaching all the way up to Eight Mile Road.



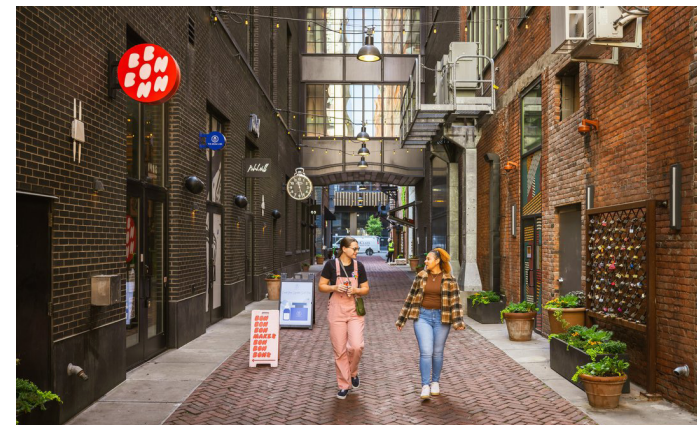
DETROIT DEVELOPED DOWNTOWN WITHOUT SACRIFICING ITS CULTURE

In large cities across America, local businesses felt priced out of growing downtowns. Not in Detroit. Through programs like Motor City Match, the Gilbert Family Foundation and the Legacy Business Project, Detroit actively supports local businesses to flourish and grow downtown.

Despite downtown's changing landscape, Detroit never sacrificed its cultural or rich artistic history. The city preserves historic buildings through adaptive reuse, showcases murals from local artists and keeps opportunities open for longtime Detroit business owners.

Transformative developments such as Little Caesars Arena, Hudson's, Book Tower and Cadillac Square have redefined Detroit's downtown—encouraged by strategic public-private partnerships and city-led infrastructure support.

Big and small downtown projects drive new investment, boost local employment and help position Detroit as a more connected, livable and economically resilient city.



From left to right, Detroit VS Everybody cuts the ribbon at it's newest location on Columbia St., Director of Communications Vickie Thomas honors Detroit R&B star KEM, shoppers walk along the vibrant Parker's Alley, Detroit's Grand Prix draws residents and visitors to downtown.



DETROIT'S RESTAURANTS ANCHOR CITY'S REVIVAL

“
**ONE OF AMERICA'S
50 MOST EXCITING
RESTAURANTS**

The New York Times

Detroit's Freya restaurant was on The New York Times' 2022 "The Restaurant List: 50 Places in America We're Most Excited About Right Now."

Detroit's growing restaurant scene is fueling economic revitalization while holding fast to the diverse identity of Detroit—transforming underused spaces into vibrant hubs where culinary traditions thrive.

The James Beard Awards have honored Detroit chefs such as Takashi Yagihashi of Hiroki San in the Book Tower in 2023 and Warda Bouguettaya of Warda Pâtisserie in 2022, with several other nominees.



“
**6 UNEXPECTED
CITIES FOR
THE FOOD LOVER**

**NATIONAL
GEOGRAPHIC**

Detroit earned a spot on National Geographic's list of unexpected places for food lovers, thanks to its bold, diverse and quietly world-class culinary scene.



CULTURAL INSTITUTIONS DEFINE DETROIT'S CORE

Detroit has long been a world-renowned place of culture, art, music, history and sports.

It has the second biggest theater district in the country with more than 13,000 theater seats. Detroit's theater district spans from large-scale, historic icons like the Fox Theatre to brand new spaces like the Hilberry Gateway theatre on Wayne State University's campus.

The Detroit Institute of Art is the most widely known art museum in the city, however Detroit is home to many other museums such as the Museum of Contemporary Art Detroit, the Charles H. Wright Museum of African American History, the Motown Museum, the Detroit Historical Museum and the Michigan Science Center.

Detroit also has all four major sporting teams located downtown, including the Detroit Pistons basketball team which relocated from the suburbs in 2017.



Top row from left to right, Detroit Historical Museum, Museum of Contemporary Art Detroit and Fox Theatre. Middle row from left to right, Anna Scripts Whitcomb Conservatory, Little Caesars Arena and Detroit Institute of Arts. Bottom row from left to right, Motown Museum, Charles H. Wright Museum of African American History and Michigan Science Center.

DETROIT CELEBRATES ITS PAST AS IT LOOKS TO THE FUTURE

Detroit is the birthplace of techno music, a recognition that attracts about 100,000 people downtown every Memorial Day weekend to the three-day Movement Music Festival.



Anywhere from thousands to hundreds of thousands of people watch the annual Ford Fireworks in downtown Detroit, including in Spirit Plaza. The pyrotechnic show was voted the second-best such display in the United States by USA Today.

Detroit's downtown turnaround is the result of deliberate, multilayered investment—from reclaiming the riverfront and revitalizing public spaces to investing in local businesses and preserving the city's deep cultural roots.

Major developments and infrastructure improvements have brought new energy to once-vacant corridors, while walkable streets and vibrant gathering places have made the area more accessible and alive with activity. Whether it's through art, food, greenspace, music or festivals, Detroit continues to grow in a way that celebrates both where it's been and where it's going.



See what Detroiters are saying first hand about downtown's turnaround

THANK YOU

Thanks to all the residents; entrepreneurs and friends of Detroit who shared their time, experiences and expertise: Darryl Oliver; Jason Philpot-Dixon; Leona Gist-Milton; James McKissic; the late Salvador Enriquez; Adrianna Hernandez; Yarley Orozco Tapia; Chuy Lopez; Edith Floyd; Angela Mann; Joshua K. McAninich; David Simpson; Satin Adams; Tommy Hall; Kenneth Carter; Kim Rodgers; Carmen Dahlberg; Chauncey Philson; Gary Torgow; Christine Estereicher; Jared Fleisher; Katie Soven; Carolina Pluszczynski; Isaiah Magee-Robinson; Jasmine Woods; Linda Hendricks; Zienethe Holifield; Lukisha Williams; Jay and Sarah Williams; Jay Williams; Godwin Ihentuge; Scarlett Idema; Jetty Wells; Haley Henley; Tommy Ruff; Kyle Degiulio; Dana L. Williams; Tammy Daniels; Shanetta Sloan; Jessica Ramirez; Zeek Williams; Commissioner Jim Nash; Madison Shilling; Lashawna Manigault; Tammy Daniels; and Corey Johnson.

Thanks also to all current and former City of Detroit employees, especially those who were consulted on this project: Melia Howard; Todd Bettison; Vickie Thomas; Julie Schneider; Arthur Jemison; Donald Rencher; LaJuan Counts; Tiffany R. Stewart; Tepfirah Rushdan; Denise Fair Razo; Gary Brown; Erinn Harris; Jessica Parker; Crystal Perkins; Jacqueline Pritchett; Terri Weems; Ray Solomon; Anthony Zander; Michael Peterson; Hassan Beydoun; Trisha Stein; Chris Porreca; Corey Mclsaac; Amanda Elias; Christina Peltier; Idrees Mutahr, Robin Johnston; Dr. Robert Dunne; Matthew Faults; Jeff Klein; Bryan Peckinpaugh; Every District Manager from the Department of Neighborhoods; and Jasmine Barnes and the Media Services Team.

Thanks to all who call Detroit home.

GLOSSARY

0% Interest Home Repair loans—Offers Detroit homeowners interest-free loans for essential home maintenance and safety upgrades.

Adaptive Reuse—Transforms vacant historic buildings into housing, offices or community spaces to revive neighborhoods while preserving architecture.

Adopt-A-Park program—Allows residents to care for local parks by hosting cleanups and events, with city support such as permits, supplies and training.

Affordable Housing—Creates and preserves cost-effective housing to support low-and moderate-income residents, addressing the city's housing shortage while revitalizing neighborhoods.

Affordable Housing Leverage Fund—Provides financial support to developers for creating and preserving affordable homes for low-income residents.

Area Median Income (AMI)—Amount that divides a region’s household incomes into two equal groups: half earn above that amount and half earn below it. It is calculated on an annual basis by the U.S. Department of Housing and Urban Development.

ARPA—The American Rescue Plan Act, a federal stimulus that delivered \$827 million to Detroit to fund housing, recreation and cultural projects supporting pandemic recovery and neighborhood revitalization.

Arts Alley Initiative—A city initiative transforming underused neighborhood alleys into vibrant public art spaces with murals and installations, revitalizing communities and supporting local artists.

Bioswales—Vegetated channels designed to manage stormwater runoff by filtering and slowing water flow, reducing flooding and sewer overflows.

Blight to Beauty campaign—Revitalizes Detroit by demolishing blighted properties, planting trees and creating community spaces.

Bridging Neighborhoods—Connects residents with resources to help with water bill aid, homeownership support, housing stabilization and community outreach.

Built for Zero—Data-driven national initiative helping Detroit end chronic veteran homelessness through coordinated housing and support services.

Campus Martius Public Square—Award-winning park, created in 2003 at the site of Detroit's point of origin, named Best Public Square in the country by USA Today's 10Best.

Capital Improvement Program—Funds long-term infrastructure upgrades, including water, sewer and public facility improvements.

Carbon footprint—Total greenhouse gas emissions caused directly or indirectly by an individual, organization or government.

Career centers—Part of the Detroit At Work initiative, providing free job training, career coaching and employment resources across nine locations citywide.

City of Detroit Planning and Development Department—Leads urban growth, neighborhood revitalization and community engagement efforts.

Commercial Rehabilitation Tax Abatement—Freezes property taxes for 1 to 10 years on rehabilitated commercial buildings to encourage investment.

Community Violence Intervention (CVI)—Uses community-led programs to reduce violence through mediation, mentorship and support services.

Crisis Intervention Team—Pairs trained officers with mental health professionals to safely respond to mental health emergencies.

Department of Neighborhoods—Supports residents by connecting them to city services and leading neighborhood improvement efforts.

Detroit At Work—Provides job training, career coaching and employment services to Detroit residents.

Detroit block clubs—Resident-led groups that organize neighborhood cleanups, safety efforts and community events.

Detroit Economic Development Group—Supports local business development and attracts investment to Detroit neighborhoods.

Detroit Economic Growth Corporation (DEGC)—Detroit economic development and jobs organization dedicated to finding innovative solutions that attract investment, create jobs and revitalize Detroit's economy for all residents.

Detroit Employment Solutions Corporation (DESC)—The official Workforce Agency for the City of Detroit.

Detroit Home Mortgage Program—Offered down payment assistance and affordable home loans to Detroit homebuyers.

Detroit Housing Commission—Manages public housing and affordable housing programs for city residents. The DHC is run by a five-member Board of Commissioners appointed by the Mayor of Detroit.

Detroit Housing for the Future Fund—Invests in preserving and creating affordable housing across Detroit.

Detroit Housing Resource Helpline—Provides information and assistance for Detroit residents seeking housing support.

Detroit Housing Services office—Coordinates housing programs and resources for Detroit residents.

Detroit Land Bank Authority—Manages and sells vacant properties to promote neighborhood revitalization.

Detroit Preservation Action Plan—The City of Detroit's Planning and Development Department guides the protection and rehabilitation of Detroit's historic buildings.

Detroit Promise—Provides fully funded scholarships and support to Detroit high school graduates pursuing college or trade schools.

District Business Liaisons—Detroit Economic Growth Corporation (DEGC) employees who assist Detroit small businesses by connecting them to city resources and support within each council district.

Down Payment Assistance Program—Helped Detroit homebuyers cover upfront costs up to \$25K to purchase a home.

EasyPay Plan—Helps Detroit residents pay water bills in affordable monthly installments.

Fast Track PILOT Program—Offers expedited tax incentives for Detroit developers to encourage investment for affordable housing.

Generational Wealth—The building of long-term financial stability for families through assets and investments.

Green Stormwater Infrastructure—Uses nature-based solutions in Detroit to mimic or enhance natural processes for managing rainwater and reduce runoff.

Grow Detroit's Young Talent—Provides paid job training and internships to prepare Detroit youth, ages 14 to 24, for careers.

HEARTsafe community—Promotes CPR training and emergency readiness in Detroit neighborhoods.

Historic Designation Program—Protects Detroit's historically significant buildings through official recognition.

Home Repair Program—Offers Detroit homeowners assistance for essential home maintenance and safety upgrades.

Home Swap—Offered to households in the Southwest Detroit neighborhood in the shadow of the Gordie Howe International Bridge who wished to relocate to more suitable or affordable housing within the city.

Homeowners Property Exemption (HOPE)—Helps financially unstable Detroiters reduce or eliminate their current year’s property tax obligation.

Invest Detroit—A financial institution that funds and supports business growth and real estate development in Detroit through capital deployment and strategic partnerships.

Keep Detroit Clean—A city initiative that organizes community efforts to reduce litter and improve neighborhood appearance.

Major economic development districts—Targeted areas in Detroit prioritized for investment and growth.

Medical First Responders—Provide emergency medical care across Detroit neighborhoods.

Mixed-Use Development—Combines residential, commercial and community spaces in Detroit projects.

Motor City Makeover 365—Year-round, community-led initiative to clean and beautify Detroit neighborhoods.

Motor City Match—Offers grants and support to Detroit small businesses and entrepreneurs.

Neighborhood Beautification Program—City program that offers grants to Detroit residents and nonprofits for local improvement projects.

Opportunity Zones—Provide tax benefits to encourage investment in economically distressed areas of Detroit.

Own It Now—Allows buyers to purchase Detroit Land Bank properties immediately at listed prices.

PAYS (Pay As You Stay)—Helps tax-delinquent low-income Detroiters keep their homes through a lower lump-sum or payment plan.

Plant Rehabilitation and Industrial Facilities Tax Abatement—Offers tax breaks for renovating or expanding specific industrial sites in Detroit.

Project Green Light—A real-time crime monitoring program partnering Detroit police with businesses to enhance public safety; participating businesses have blinking green lights on structure.

Proposal N neighborhood improvement bond program—A ballot proposal approved by voters in 2020 which funds the stabilization and demolition of vacant Detroit homes.

Real-Time Crime Center—Supports Detroit law enforcement with technology and surveillance to respond quickly to crime.

Rehabbed & Ready—Detroit Land Bank program makes homes ready for immediate occupancy by new buyers.

Renew Detroit—Offers home repair grants to Detroit homeowners who are either seniors, low-income or disabled.

Road and pedestrian safety initiatives—Aims to reduce traffic injuries in Detroit through infrastructure and design improvements.

Safe Drinking Water Act—Ensures Detroit’s compliance with federal standards for clean, safe public water.

ShotSpotter—Gunshot detection technology used in Detroit to alert police in real time.

ShotStoppers—Refers to Detroit’s strategy of funding six community violence intervention groups under the ShotStoppers program.

Solar Neighborhoods Initiative—Installs solar panels in five Detroit neighborhoods to offset energy needs of municipal buildings.

Strategic Neighborhood Fund—Deliberate investments in housing, parks and commercial corridors to revitalize Detroit neighborhoods.

Streetscape Program—Upgrades Detroit’s commercial corridors with lighting, landscaping and pedestrian-friendly design.

Tangled title—Refers to property ownership issues in Detroit where the legal title is unclear, often preventing heirs from claiming or improving inherited homes.

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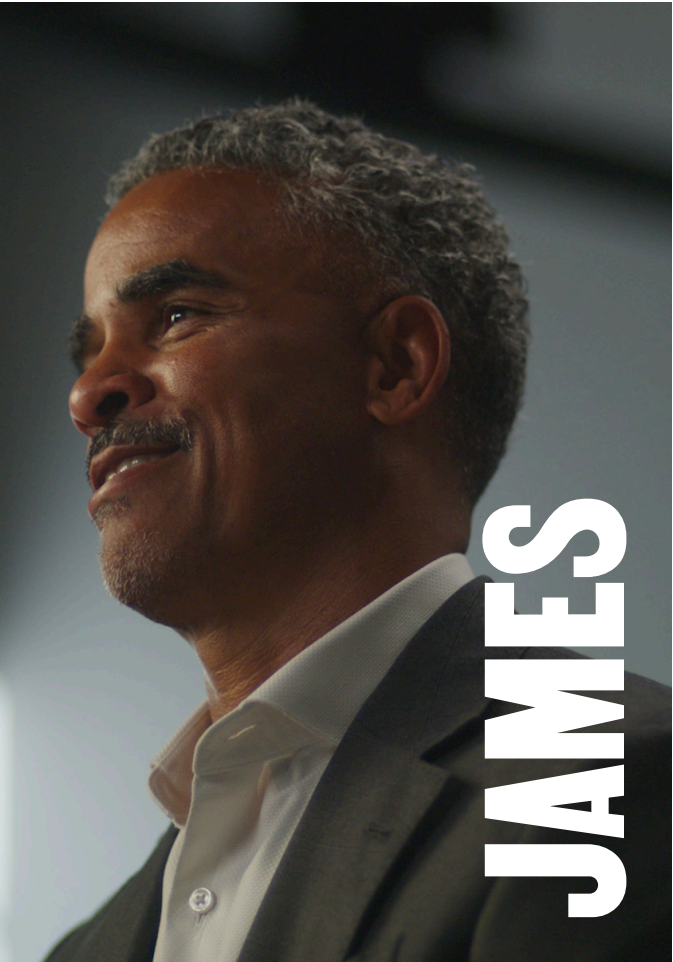
DARRYL

Darryl Oliver was searching for something more in his life when he enrolled in **Detroit At Work** in 2020. After graduation, he set his sights on opening his own business, **We're Here 2**. To undergird his ambitions, he completed the city's **Financial Literacy Empowerment** course which led him to specific training in Home Energy Audit Training (HEAT).

In 2023, Oliver launched his business, **We're Here 2**, providing energy audits and inspections throughout Detroit.

With the city's guidance and education, Oliver has been able to buy his own home and begin creating a wealth legacy for his daughter.

- GENERATIONAL
BLACK WEALTH
- DETROIT AT WORK



JAMES

For over 30 years, James McKissic and his father **James A. McKissic** owned and operated **Mac Galleries**, working to elevate local and national artists with a special focus on well-known and emerging Black talent.

McKissic longed to re-open the gallery in the Avenue of Fashion district. "I wanted to be in the Black business district," he said. **Motor City Match** helped McKissic fulfill that dream.

McKissic sees an analogy between the Avenue of Fashion district and Detroit's historic **Paradise Valley**. "Many of us didn't have the latitude to live where we might want to live. Being a segregated community, we still found a way to make our own business and feed our families."

- GENERATIONAL
BLACK WEALTH
- MOTOR CITY MATCH



JASON

Jason Philpot grew up in the Rosedale Park historic district. Philpot watched his parents struggle through school to become professionals during his childhood. "My mom is one of the hardest working people I know."

Determined to emulate their grit and ambition, Philpot joined **Grow Detroit's Young Talent** and then graduated from Cass Technical High School. Looking for a way to attend college without the burden of student loans, Philpot took advantage of **Detroit Promise**.

Philpot now plays running back for Central Michigan University, where he majors in dietetics as a way to help others overcome the health issues that plagued him as a child.

- GENERATIONAL
BLACK WEALTH
- DETROIT PROMISE
- GDYT



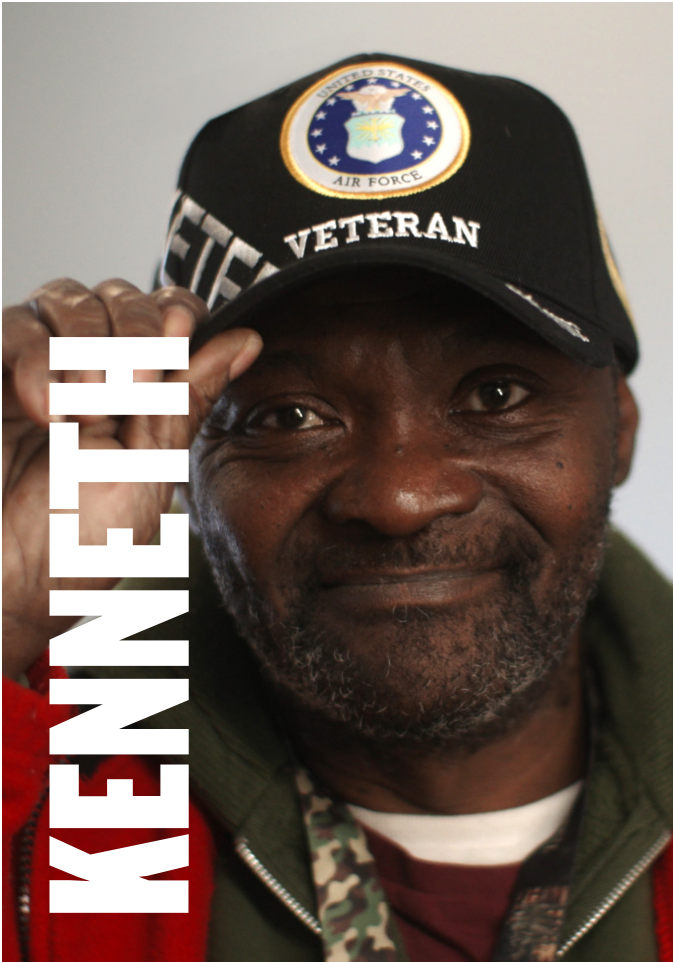
LEONA

Leona Gist-Milton has always loved pickles. She knew from a young age that she wanted to open her own restaurant and that it would have something to do with pickles.

When she learned about Detroit's **Motor City Match** program she applied and won a \$25,000 grant. In 2023, she opened **What's The Dill** where she counts on her family to help service the lines of customers waiting for their pickle sandwich.

- GENERATIONAL
BLACK WEALTH
- MOTOR CITY MATCH





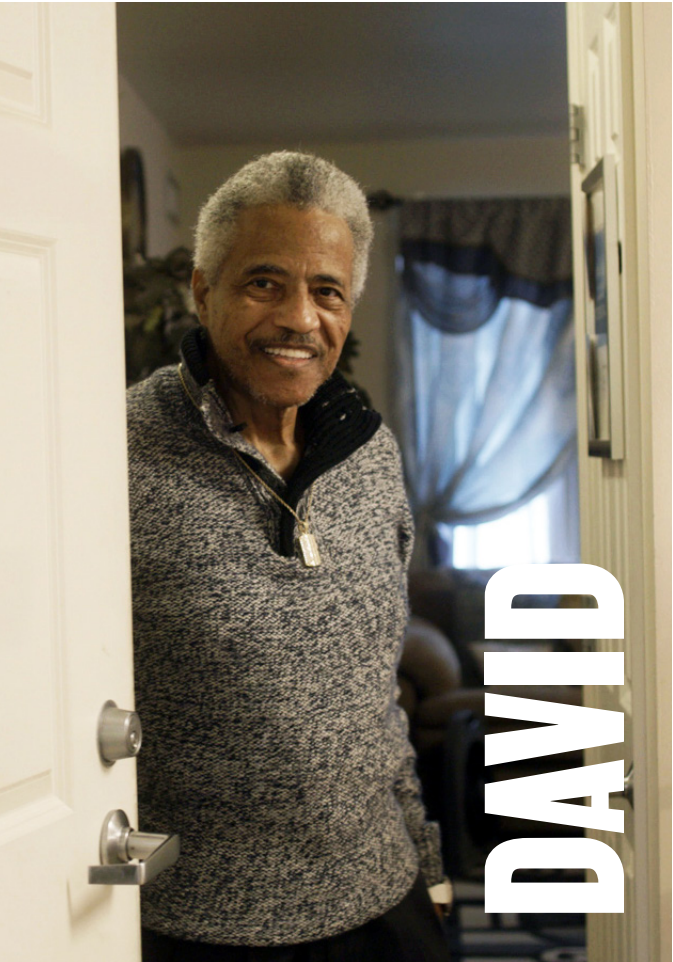
A former Air Force veteran, **Kenneth Carter** found reentry into civilian life challenging after his honorable discharge.

Unable to secure steady employment, Carter found himself unsheltered and discouraged. Volunteers of America stepped in and assisted Carter in finding part-time work. Additionally, he was able to move into a studio apartment in the **Freelon at Sugarhill**.

From this secure position, Carter hopes to find full-time work and reconnect with his family. His main goal is simply to become a better person.

AFFORDABLE HOUSING

DETROIT RESIDENT



David Simpson, 75, is Detroit born and raised. As a Motown entertainer, he's toured through many big cities. Simpson said, "Any other city, I wouldn't be able to afford the rent." Simpson lives comfortably in Detroit's affordable housing apartments at Thome Rivertown for the past eight years. "I love it here."

AFFORDABLE HOUSING

DETROIT RESIDENT



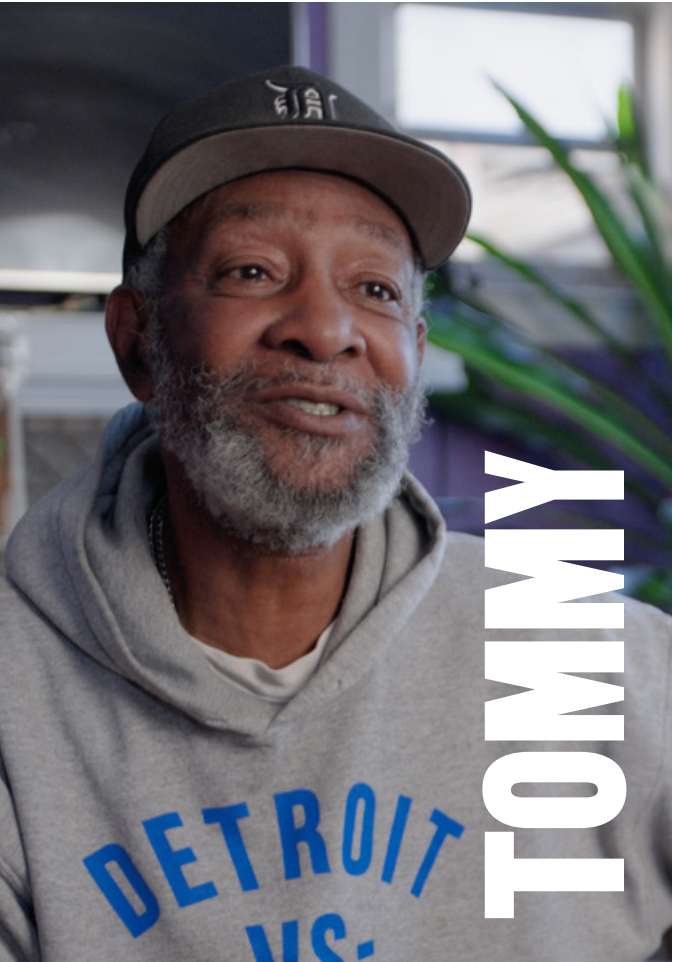
Life wasn't always so kind to **Satin Adams**. With a large household, including six children, she lived in subsidized housing for nearly five years.

In 2023, Adams was introduced to the **Down Payment Assistance Program** through her work with Habitat for Humanity. Their guidance enabled her to jump the previous hurdles to home ownership.

Adams said she was so inspired by the help she received from the DPA, she became a vocal advocate. She assisted over 60 people by connecting them to city initiatives that will help them buy or maintain their own homes.

AFFORDABLE HOUSING

DOWN PAYMENT ASSISTANCE PROGRAM



Tommy Hall purchased his family home where he raised five children and created memories attached to their residence.

Years later, Hall's wife fell ill with a protracted illness causing him to fall behind on his house taxes. The year his wife died, the county repossessed his home. Hall was heartbroken to lose so much so quickly.

He enrolled in the **Detroit Land Bank Authority's Buy Back Program**, designed to educate participants in financial literacy and create reasonable financial goals to buy-back their lost homes. Hall was able to buy back his family home.

AFFORDABLE HOUSING

BUY BACK PROGRAM





KIM

Kim Rodgers, a lifelong Detroiter, has navigated significant life changes, including a divorce which caused her to move in with her sister. When her children became adults, Kim began focusing on building her independence. She works for the city clerk's office as part of her efforts to dedicate herself to community service and to prepare herself for independent living. She wanted to buy her own home and, through Detroit's **Down Payment Assistance Program**, she was able to achieve that dream. Kim is now building generational wealth for her children while celebrating the next, exciting chapter in her life.

- AFFORDABLE HOUSING
- DOWN PAYMENT ASSISTANCE PROGRAM

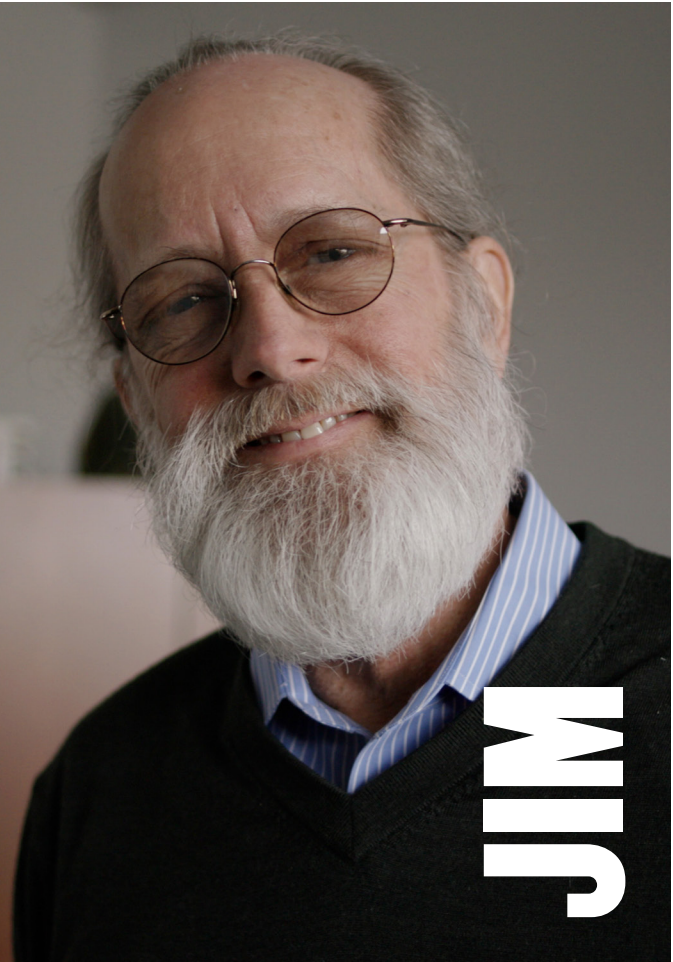
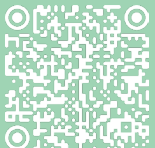


CARMEN

Carmen Dahlberg has lived in Detroit for over a decade with her husband and four children. As a law student, Carmen is very busy and worried about her kids drinking safe tap water. When the Detroit Water and Sewerage Department (DWSD) informed her that they would **replace her lead lines**, free of charge, she was thrilled.

Despite having to perform such a major dig on her property, the DWSD surprised Carmen with how efficiently they performed work. Once the task was complete, DWSD also provided a major clean-up, restoring the property to its former beauty.

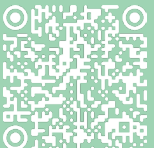
- WATER
- DETROIT RESIDENT
- LEAD LINE REPLACEMENT



JIM

Commissioner **Jim Nash** is a water man. After serving 20 years at the **Oakland County Water Resource**, he was elected Commissioner. The county liked his work so much, he is currently serving in his fourth term. He partnered with the City of Detroit to create regional solutions for climate change water events. Nash and his team have worked to build **green stormwater infrastructure** (bioretention parks) to manage stormwater runoff and alleviate pressure on the overburdened combined sewer systems.

- WATER
- ELECTED OFFICIAL



CHAUNCEY

Chauncey Philson built his professional career as a certified plumber when he began working for the Detroit Water and Sewerage Department. After 17 years, he's seen many changes in technology. Philson loves being involved in the new technology, particularly directional boring.

- WATER
- DWSD EMPLOYEE





CHRISTINE

As vice President of public affairs for **Stellantis North America**, **Christine Estereicher** was excited to hire nearly 10,000 Detroiters to work in its facilities. Stellantis was especially proud to donate \$10 million toward the establishment of the Advanced Manufacturing Academy at Southeastern High School. “It was very important to Stellantis, to the community and to the City of Detroit that we provide career pathways for our neighbors and for the community.”

Beyond their commitment to the public schools, Stellantis also reached out to their neighbors. Estereicher said, “We worked with the City of Detroit Housing and Redevelopment Authority to make over \$5 million available to our neighbors so that they could address needs that they had in their home.”

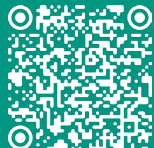
- LARGE-SCALE BUSINESS
- MANUFACTURING



GARY

As chairman of **Huntington Bank**, **Gary Torgow** told the Detroit News, “We love Detroit and are thrilled to be here,” just after Huntington Bank announced it would move its headquarters to Detroit, detailing a \$1 billion plan to benefit the city. Ten million dollars will strengthen the Strategic Neighborhood Fund. Their move to Huntington Tower is the first 20-story office building built in 30 years. Torgow is also the President of the Jewish Federation of Detroit and former chairman of the Detroit Economic Growth Corporation.

- LARGE-SCALE BUSINESS
- INVESTOR



KYLE

“Detroit has an energy you can feel,” and “really great talent,” said **Kyle Degiulio**, who leads Amazon’s economic development policy priorities in the Midwest. That’s why **Amazon** came to the city when it needed 1,000 employees for a new robotics fulfillment center.

DiGiulio also cited the city’s workforce development agency, **Detroit At Work**, that educates and informs candidates of what jobs might fit their career goals and how to apply for them. As a result, “More than half of our workforce here are Detroit residents,” DiGiulio says. Amazon also knows Detroit has a pool of great software engineers; it has a “a 500-person tech hub right in downtown Detroit.”

- LARGE-SCALE BUSINESS
- DETROIT AT WORK



SHANETTA

Shanetta Sloan was a nursing aid for 18 years but has been in the automotive manufacturing field since 2018 at **Flex-N-Gate**. Despite some health problems, she’s still there and is now a team leader. Sloan got the job by walking into a **Detroit At Work** hiring event at the Northwest Activities Center. She sees her tenure at Flex-N-Gate as evidence that the Detroit Automotive Industry is thriving again.

- LARGE-SCALE BUSINESS
- DETROIT AT WORK





JARED

Jared Fleisher runs strategy and government affairs for **Dan Gilbert's Rocket Companies**. Fleisher, born in Los Angeles, attended Harvard and Harvard Law School. But his heart belongs to Detroit. "There's nowhere in the country I'd rather be than here in Detroit."

With more engineers per capita than any other state, several universities and a specialized talent pipeline, it made sense that Dan Gilbert moved his headquarters to Detroit.

- LARGE-SCALE BUSINESS
- ROCKET COMPANIES



KATIE

In her role as managing director at Newlab, **Katie Soven** has attracted over 600 tech start-up companies to Detroit. When the City of Detroit made the historic Book Depository building available, Ford Motor Company took advantage of the city's sweeping incentives to open their tech mobility incubator. In 2023, **Newlab** revealed the nations' first public EV charging quarter-mile road.

Soven continues to invite "inventors, creatives and mischief-makers" to Detroit to join the tech revolution. The newly minted **Technology Innovation Zone**, designed by the City of Detroit, provides a dynamic platform for entrepreneurs, researchers and companies to test groundbreaking ideas.

- LARGE-SCALE BUSINESS
- STARTUPS



CAROLINA

When the City of Detroit partnered with the **Ford Motor Company** to revitalize **Michigan Central Station** into a 30-acre technology and cultural hub, the entire nation paid attention.

Michigan Central Chief Operating Officer **Caroline Pluszczynski** wants to expand the innovation hub's reach by making Detroit the global hub for tech companies. "I think Detroit's a fighter. And now we're fighting to become the future of mobility transportation."

Since its grand reclamation in 2024, Michigan Central has already attracted over 100 tech mobility companies to Detroit.

- LARGE-SCALE BUSINESS
- FORD MOTOR COMPANIES



ISAIAH

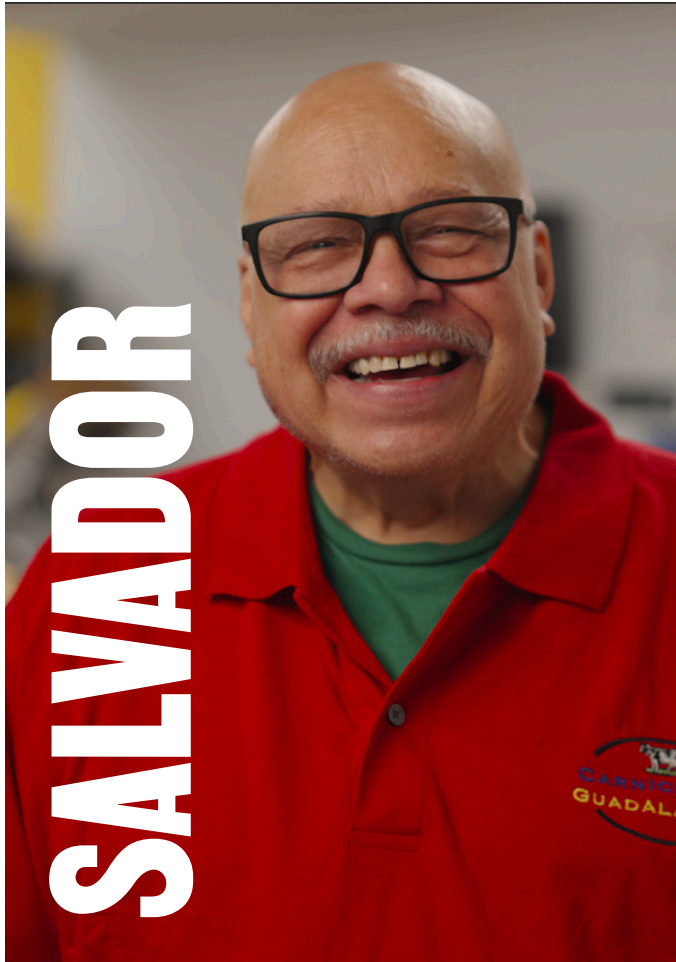
A Detroit native, **Isaiah Magee-Robinson** graduated from college with a political science degree but couldn't find any work. He kept hearing, "You have the education, but no experience," from potential employers. So he turned his attention to Detroit's **Skills for Life** program, part of the **Detroit At Work** initiative. After graduating from their training program, he opened his own electrical business, **Goldmember Electric and Remodeling**.

He developed a business plan that was accepted by **Motor City Match**, who awarded him a grant to start his business.

- SKILLS FOR LIFE
- DETROIT AT WORK
- MOTOR CITY MATCH



SALVADOR



When **Carniceria Guadalajara #2** owner **Salvador Enriquez** immigrated to Detroit from Mexico over 25 years ago, he saw a need in the community that he aimed to fill. "I saw that there were no Hispanic businesses and I had the idea that I could help our community a little by establishing a butchery."

Motor City Match provided the funds needed to buy and expand his business in Southwest Detroit.

- GENERATIONAL HISPANIC WEALTH
- MOTOR CITY MATCH



CHUY



In 1985, **Chuy Lopez** was looking for a way to support his family. "This restaurant," he laughs, sitting in the main dining room of **Taqueria Mi Pueblo**, "used to be the family kitchen!"

He and his mother and aunts used to sell tacos from their living room in their Southwest Detroit family home. "Everybody loved it."

It was this sense of community and family that inspired him to reimagine the home into its current manifestation. Taqueria Mi Pueblo remains a neighborhood favorite and is about to celebrate its 25th anniversary.

- GENERATIONAL HISPANIC WEALTH
- DETROIT RESIDENT



MADISON



Madison Schillig joined the **Detroit Economic Growth Corporation** in 2017 after earning her degree in urban planning with a specialization in urban design from the University of Cincinnati. Her passion for small business success made her the perfect choice when the **Motor City Match** program director position came open in 2023. "Having been a part of this amazing team since 2021, I have witnessed firsthand the program's positive impact on the small business community in Detroit," Schillig said.

- MOTOR CITY MATCH
- SMALL BUSINESS
- DEGC



LASHAWNA



Lashawna Manigault has served the **Detroit Economic Growth Corporation** as the Director for the Business Liaison program for five years. She concentrates mainly on educating business owners on information, resources and programs that are applicable to their success. Her goal is to help business owners navigate city services and to advocate for their growth and sustainability through programs and opportunities. "Our job is to work hand-in-hand with the small business owner. We are helping them solve problems. We are bringing them closer to city services. We advocate to make sure the small business owner's voice is heard."

- SMALL BUSINESS
- DEGC





For many years, **Godwin Ihentuge** worked 60 hours a week. He decided he wanted a change, choosing to open his own Afro-Caribbean fusion restaurant **Yum Village**. While he had an initial business plan, the **Motor City Match** program guided him through the process to make his dreams come to fruition. With a \$50,000 Motor City Match cash grant, Ihentuge transformed his pop-up and food truck operations into a full-service brick-and-mortar dining experience in **Milwaukee Junction**.

"I went through the entire gamut with Motor City Match, from starting the business plan, to getting some money, and to ultimately opening my restaurant," said Ihentuge.

MOTOR CITY MATCH

RESTAURANT



Wanting to open **BFame Boutique** near her west side home, **Lukisha Williams** ran into quite a bit of red tape. "I didn't want to run from my community," she said. But she lacked experience and capital. "I thought it would be simple but with permits and things of that nature, it was hard." This brought her to apply for the **Motor City Match** grant.

"I cried like a baby when they responded" with a \$45,000 cash award. She was introduced to her personal Business Liaison, who helped her untangle the administrative web and suddenly, the Mayor of Detroit attended her grand opening.

MOTOR CITY MATCH

RETAIL



Scarlett Idema, originally from Costa Rica, is a family nurse practitioner. The native Spanish speaker saw that language barriers negatively impacted health literacy for many residents, particularly in Southwest Detroit. This inspired her to open her own bilingual medical clinic, **Medicina Scarlett**, to better serve the community. But there was one problem, she didn't have the funds required to open.

She took advantage of the **Motor City Match** program to turn her idea into reality when she was awarded \$50,000 in Round 24. "They were incredibly helpful. They walked me through every step," she said. Idema used the awarded grant money to support construction costs and the purchase of medical equipment.

MOTOR CITY MATCH

HEALTHCARE



With a background in mental health, corrections and child welfare, **Zienethe (Zina) Holifield** considers herself a social entrepreneur. Holifield's mission is to provide Detroiters with a nonjudgmental space for individuals to manage their emotions constructively. Zina runs her **Motor City Match** business under her motto: "Be a responsible psycho."

The Damage Zone became the 177th Motor City Match business to receive a grant when it accepted \$85,000 to facilitate building renovations, including HVAC upgrades and to buy inventory for its Bethune Community building.

MOTOR CITY MATCH

LEISURE





Jasmine Woods (“Ms. Jasmine”) attended Detroit-Windsor Dance Academy at just five years old and hasn’t stopped dancing since. Trained in ballet, modern, hip-hop and jazz, Ms. Jasmine discovered a new skill set as an instructor.

A born performer, Ms. Jasmine has danced for the Detroit-Windsor Dance Academy, Cass Technical High School and Michigan State University. She uses this experience to guide her students at the **Detroit Dance Center**. The Center received a \$35,000 cash grant through the **Motor City Match** program, in Round 18, and used the funds to establish its permanent studio in Midtown.

MOTOR CITY MATCH

DANCE STUDIO



It’s not surprising **Linda Hendricks** (“Ms. Linda”) began her dance career at age three wearing tap shoes. Energetic and in love with dance, Ms. Linda spent her youth and young adult life competing for Sheryl’s and Wendy’s School of Dance.

Additionally, she holds certifications in the Acrobatic Arts and the Progressing Ballet Technique curriculum. The **Detroit Dance Center** was one of 13 Detroit businesses in Round 18 to receive a **Motor City Match** grant. Round 18 awarded a total of \$500,000, granting the dance studio \$35,000.

MOTOR CITY MATCH

DANCE STUDIO

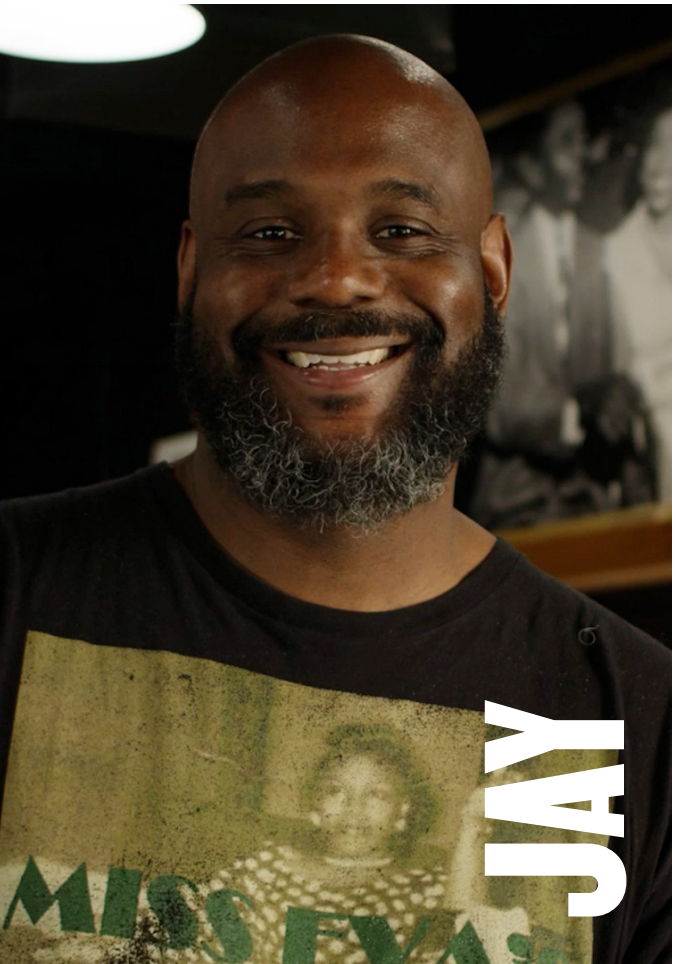


Married 30 years, **Jay and Sarah Williams** began dreaming of what career they could pursue together. “Jay’s a studying historian and I’m a journalist. We love people stories, and we both are big readers.” This natural affinity led them to test the neighborhood waters with a pop-up bookshop three days a week. Their venture was such a success, they took the plunge and opened the brick-and-mortar bookstore, **Next Chapter Books**.

Motor City Match partnered with their vision and provided the necessary capital and support. The Williams duo received \$50,000 in Round 23. “Motor City Match definitely gave us access to capital that we wouldn’t have been able to get.”

MOTOR CITY MATCH

BOOKSTORE



Miss Eva’s is “a luxury underground Harlem Renaissance-inspired speakeasy,” according to owner **Jay Williams**. With a grant from Motor City Match and assistance from ProsperUs Detroit, Williams built Miss Eva’s as a tribute to his late grandmother Eva Franklin, in emulation of the gatherings in her Detroit living room—the community, live music and curated Prohibition-style cocktails. To give it the right character, Williams kept it in Detroit’s North Rosedale Park neighborhood and serves Detroit-based spirits, beers and wine.

MOTOR CITY MATCH

SPEAKEASY





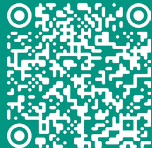
Edith Floyd has lived in Detroit since 1968 and has watched her neighborhood in Van Dyke-Lynch go through many changes. As the city's population declined through the 1980s and '90s, many houses were demolished, leaving behind vacant lots.

"They keep dumping over there," she said. "I want to see something that beautifies the neighborhood."

Floyd got her wish when her neighborhood unanimously chose to be a part of the Mayor's **Neighborhood Solar Initiative**, to install solar arrays in the empty lots. She is especially happy to receive weatherized windows and other energy upgrades as part of the benefits package offered to residents living within the solar initiative area.

SOLAR INITIATIVE

DETROIT RESIDENT



Born and raised in Detroit, **Angela Mann** is invested in her neighborhood. "I'm excited about the Mayor's **Neighborhood Solar Initiative**. "Solar feels impactful," she said. "The solar fields will be a pretty picture compared to the empty lots."

Mann's home is over 100 years old and she looks forward to the energy upgrades afforded to those residents living within the solar arrays zone. "My windows are crying for help," she laughed.

Mann forecasts Detroit's place at the forefront of energy programs in the nation. "I see Detroit being one of the leaders. We're pioneers so why not be a pioneer in solar as well?"

SOLAR INITIATIVE

DETROIT RESIDENT

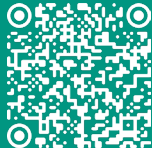


Joshua McAninich grew up in Detroit, moving to the State Fair neighborhood in 2008. As a father of four, he is concerned about rising energy costs. This made him an advocate for the Mayor's **Neighborhood Solar Initiative**. "I'm glad to see the City of Detroit looking to lead not only from an environmental perspective, but also from a cost-saving perspective."

Like the rest of his neighbors, he is excited about the energy upgrades afforded to neighbors living within the solar arrays zone. "The opportunity to have grant money to work on our houses, just do basic things like roofs that we wouldn't be able to do otherwise, is going to change the stability of our neighborhoods."

SOLAR INITIATIVE

DETROIT RESIDENT



Haley Henley's house in the Van Dyke/Lynch neighborhood was in desperate need of repairs that she couldn't afford, but she'd lived there since 1975 and didn't want to leave. Then the city of Detroit stepped in with its **Neighborhood Solar Initiative** and \$15,000 in energy efficiency upgrades: new wiring, lighting fixtures, a water heater, insulation and a furnace.

In addition to the lower power bills, Haley appreciates being consulted on the location and details of the solar fields. She feels her input was valued. "I am proud to know that when the solar fields are complete, I can say that I had a part in creating it,"

SOLAR INITIATIVE

DETROIT RESIDENT





Jetty Wells has been president of **CNBC (Cherokee, Norfolk, Berg, Chippewa) block club** since 2019, but the neighborhood association started more than three decades earlier. “It’s a new generation of people here now.” In 1988, the original Cherokee block club formed to help the people in the neighborhood know their neighbors and band together to get all the city services to which they were entitled. One way the block club does that is with a newsletter to all its neighbors.

The Department of Neighborhoods also helps. “They come to our meetings, different representatives every month, to tell us about what they have to offer. We’ve kind of built relationships with those people.”

- NEIGHBORHOODS
- BLOCK CLUBS



Jessica Ramirez is the leader of the **Detroiters Helping Each Other block club**, located in District 6. She faced many challenges during her life and founded her block club, originally in 2011, because she wanted to make sure others don’t have to go through the same ordeal.

Her block club provides food, such as fruits and vegetables, to those in need for free. The organization’s mission is simple: Detroiters take care of each other, “No matter where you go, no matter what part.”

Jessica believes that block clubs not only help neighbors, but residents all across the city, “you network and the city helps if you want to do a block clean up. So it’s very beneficial.”

- NEIGHBORHOODS
- BLOCK CLUBS



Chris Porreca maintained a Dean’s List Scholar GPA while double majoring in biology and psychology at University of Michigan Dearborn. As a full-time student, he also volunteered at Trenton’s Oakwood Hospital Emergency Department. So, at his graduation, it was a natural progression to join the **Detroit Fire Department** as a paramedic. Porreca says his favorite part of the job is the interactions he has with both Detroiters and visitors.

- EMS
- SAFETY



Zeek Williams is the CEO and founder of **New Era Detroit**, a **community violence intervention** group dedicated to stopping crime and building a network of trust in the community. Founded in 2014, New Era Detroit makes key relationships in the community and works with high-risk individuals through violence intervention programs like ShotStoppers and Hood To Hood. “We’ve actually taken knives and guns out of people’s hands.”

He describes New Era as a resource hub, and people come to them for just about anything, from de-escalation tactics to help with light bills, “We get 50 to 60 calls a day and we want to make sure that we’re able to provide those services and if we don’t have it, we have the resources to be able to send them somewhere else.”

- CVI
- SAFETY



OUR TEAM

Creative Director Kenneth Paylor “KP” directed and led the development of the project, creative process, content strategy, channel activation, direction of writers, and video production.

Team Lead and **Project Manager Sam Talbot** guided the team, outlined and executed the strategic vision and project deliverables across multiple channels, including TV, radio, podcast and print.

Art Director Vinnie Roberts designed a visual language through type, archival material and graphics that captures Detroit’s historic transformation as both a work of art and a testament to its people.

UX Designer and **Front-End Developer Domonique Baul** implemented the project’s content into a visually compelling online experience, upholding accessibility best practices and engaging visual storytelling. She also hosted the Legacy podcast series.

Lead Writer and **Editor Abigail Blythe Batton** played a key role in the creation of the project’s narrative style and cohesive editing, quickly becoming an indispensable contributor.

Team Researcher, Writer and **Editor Stephen Bitsoli** provided thorough research and thoughtful documentation of Detroit’s 10-year overnight success. He ensured every chapter consistently followed AP guidelines.

Senior Video Editor and **Video Director Justin Chretien** engaged with and captured inspiring visual narratives. Through sharp editing he ensured all video assets remained consistent and brand-focused.

Producer James Choi created video and audio assets that highlighted the empowering stories of Detroiters. He guaranteed all work aligned with the project’s core, creative vision.

Writer Astana Gaffney aided in the creation of the book’s chapters, editing and writing content. In her role as Social Media Coordinator, she orchestrated engaging posts and curated captivating social copy.

Producer Bernie Smilovitz brought the playbook’s stories to life as an on-camera talent and content producer, delivering engaging and on-brand videos.

Special thanks to **Dee Marx-Prosi, Vickie Thomas, Cristin Trosien, Lauren Bradford, Corey Gipperich, Carl Kondat, Jeff Tabb, Matlide Rodriguez, Jeremy Brockman** and **M2 Creative**.



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