

Redevelopment and Equity: Examining the Impacts of Revitalization in a Resurgent Detroit



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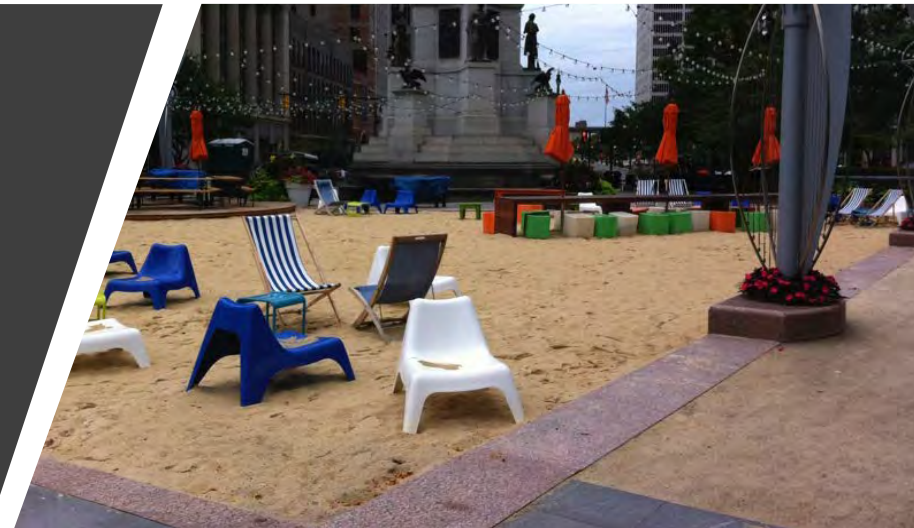
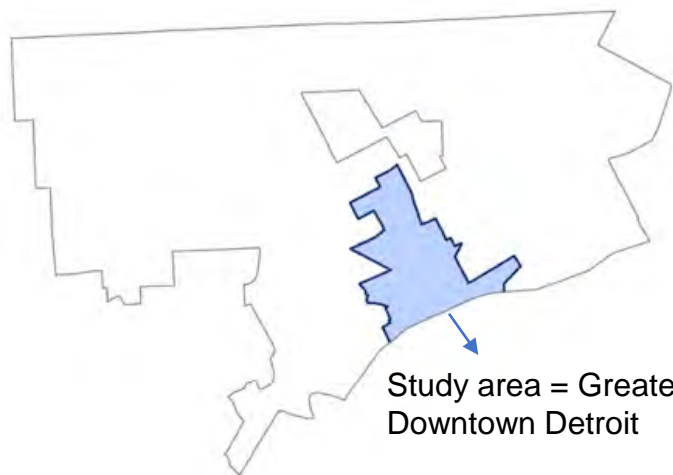
Outline of talk

- Brief context
 - Overview of select regeneration initiatives
 - Impacts of revitalization
 - Planning for spatial justice: Broadening equitable development approaches
 - Q&A
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Research question & methodology

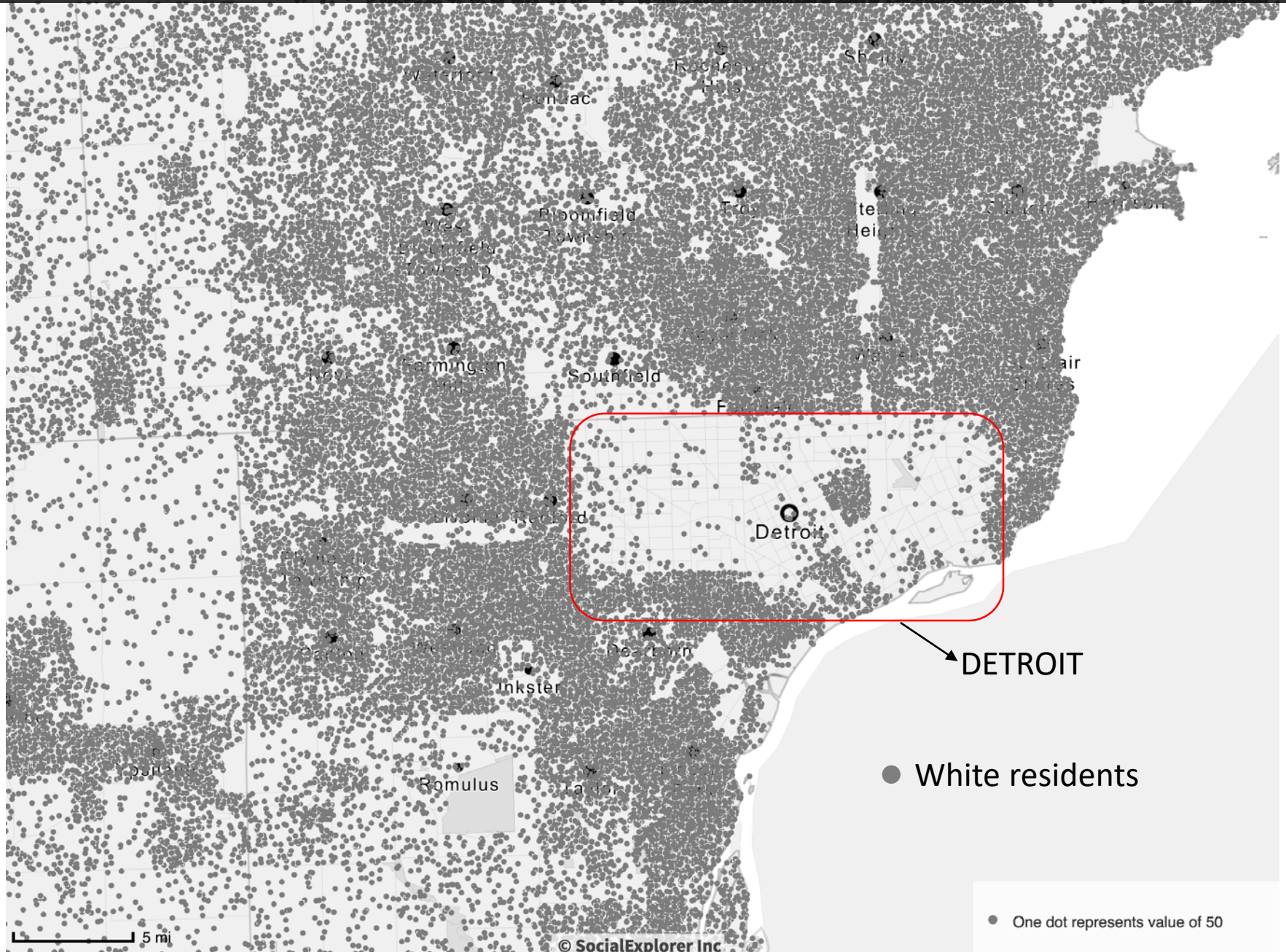
What are the social and housing impacts of recent regeneration initiatives in Greater Downtown Detroit?

Mixed-methods approach



Total Population: White Alone ACS 2015 (5-Year Estimates)

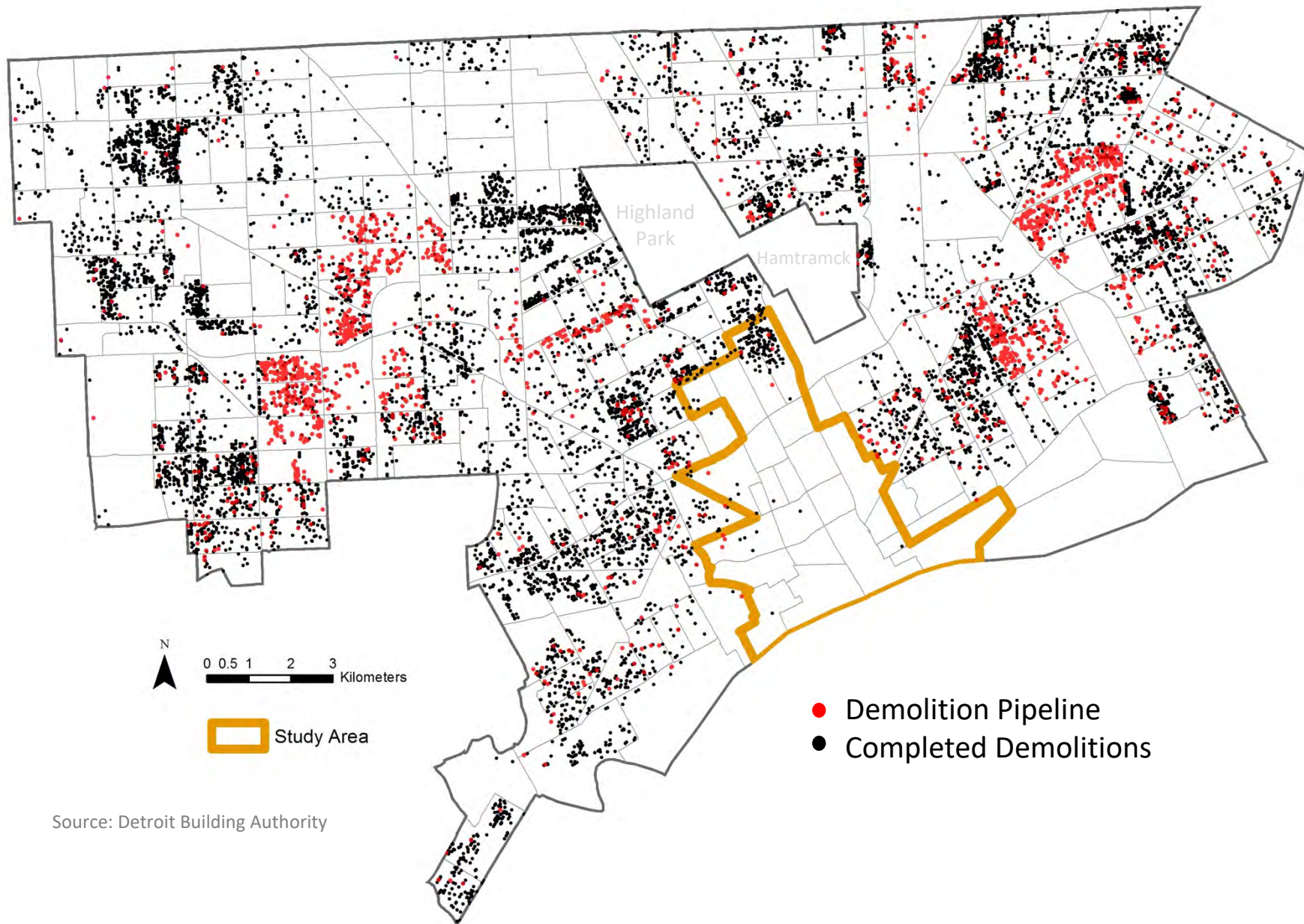
Dot Density Map of Racial distribution in Detroit Region (2015)





From 1950 – 2010, Detroit lost over 1.1 million residents, while the surrounding suburban areas gained over 1.9 million residents.





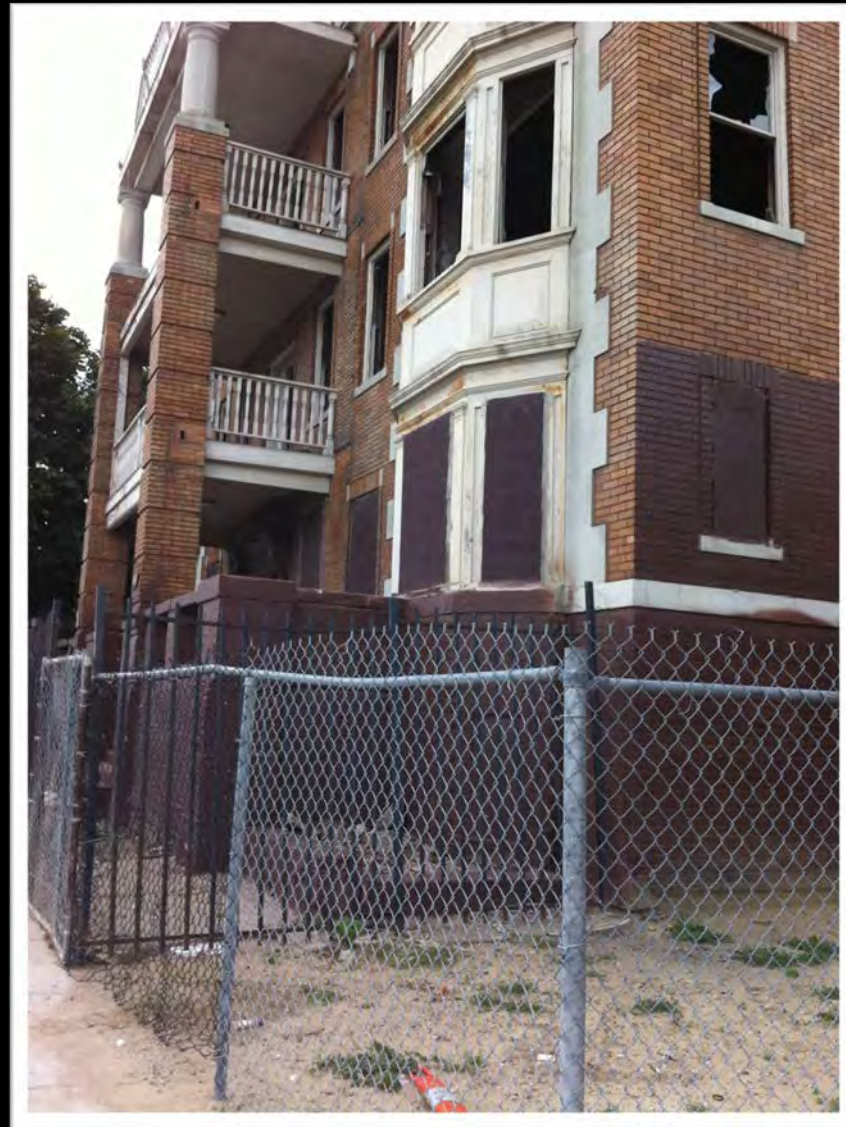
Source: Detroit Building Authority

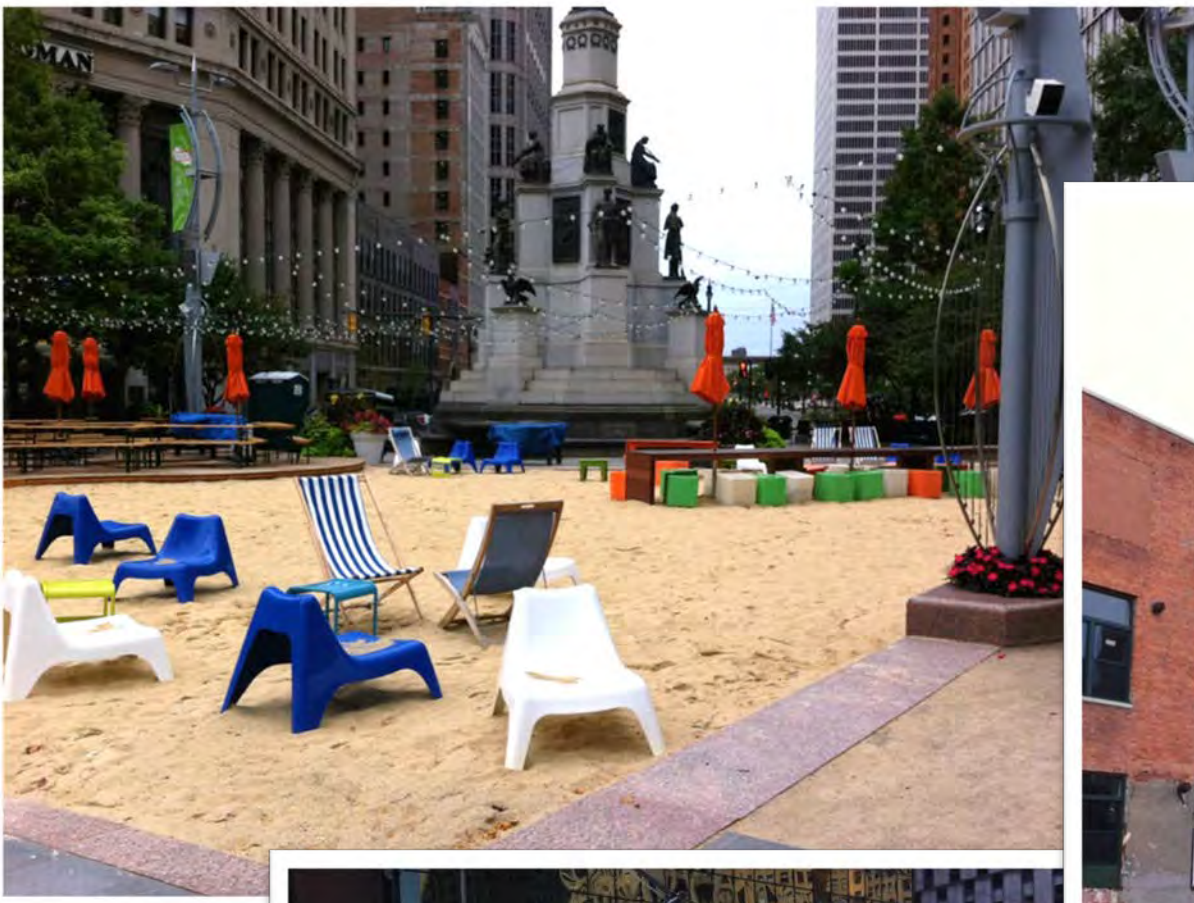
Completed & planned demolitions (2014 to March 2017)

The face of Detroit's urban landscape

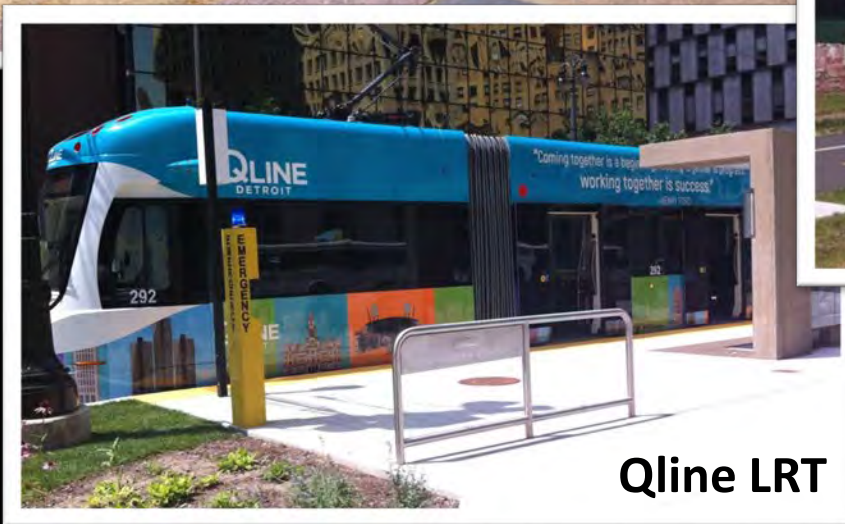


Source: Bing maps Bird's eye view – Near Motorcity Casino (Trumbull & Ash)





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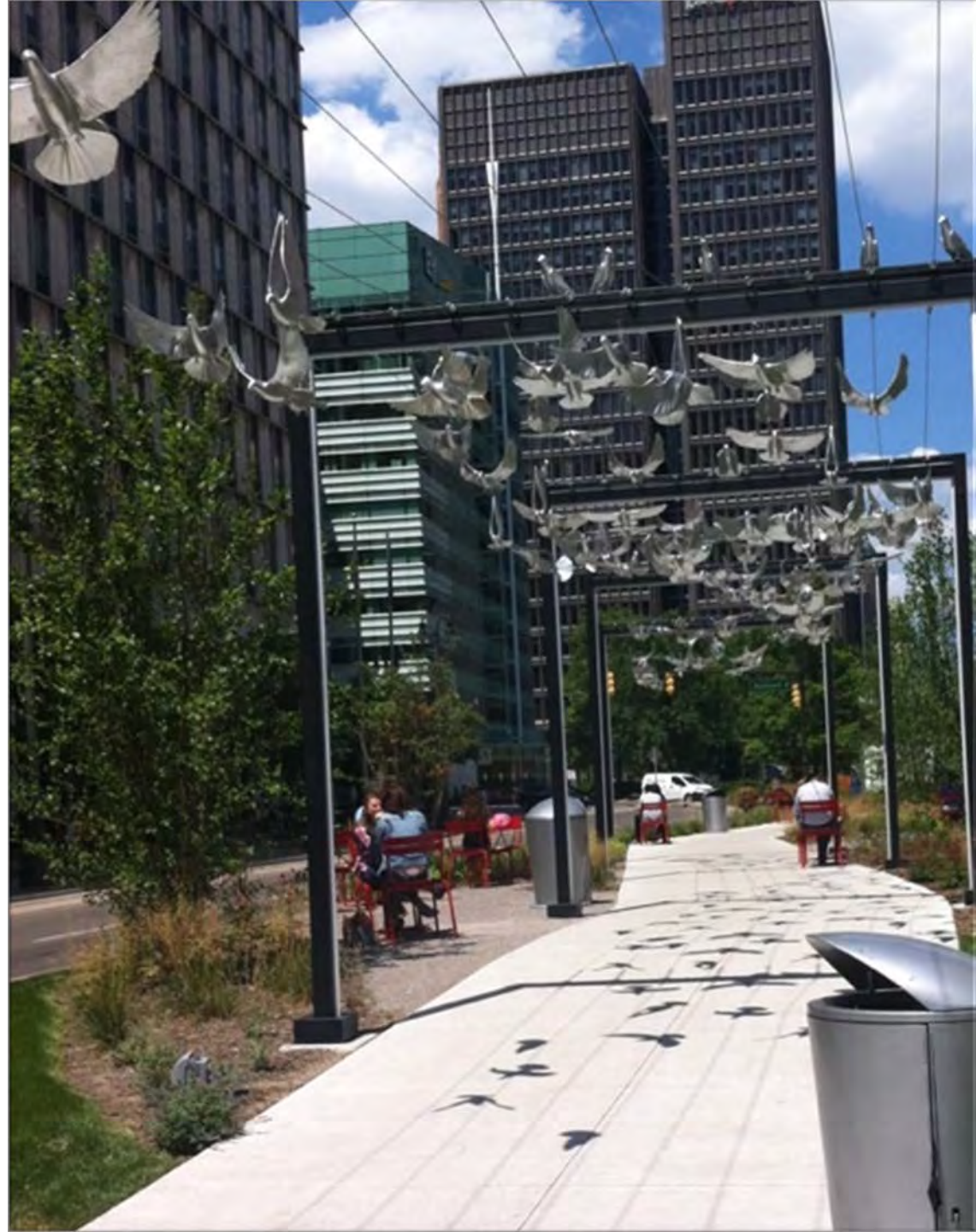
Qline LRT



Dequindre Cut greenway

This reinvestment has been fueled by:

- Property tax abatements (e.g. Neighborhood Enterprise Zone (NEZ); Obsolete Property Rehabilitation Act; Commercial Rehabilitation Act)
- Grants from private philanthropic foundations
- Anchor Strategy – to revitalize Midtown Detroit



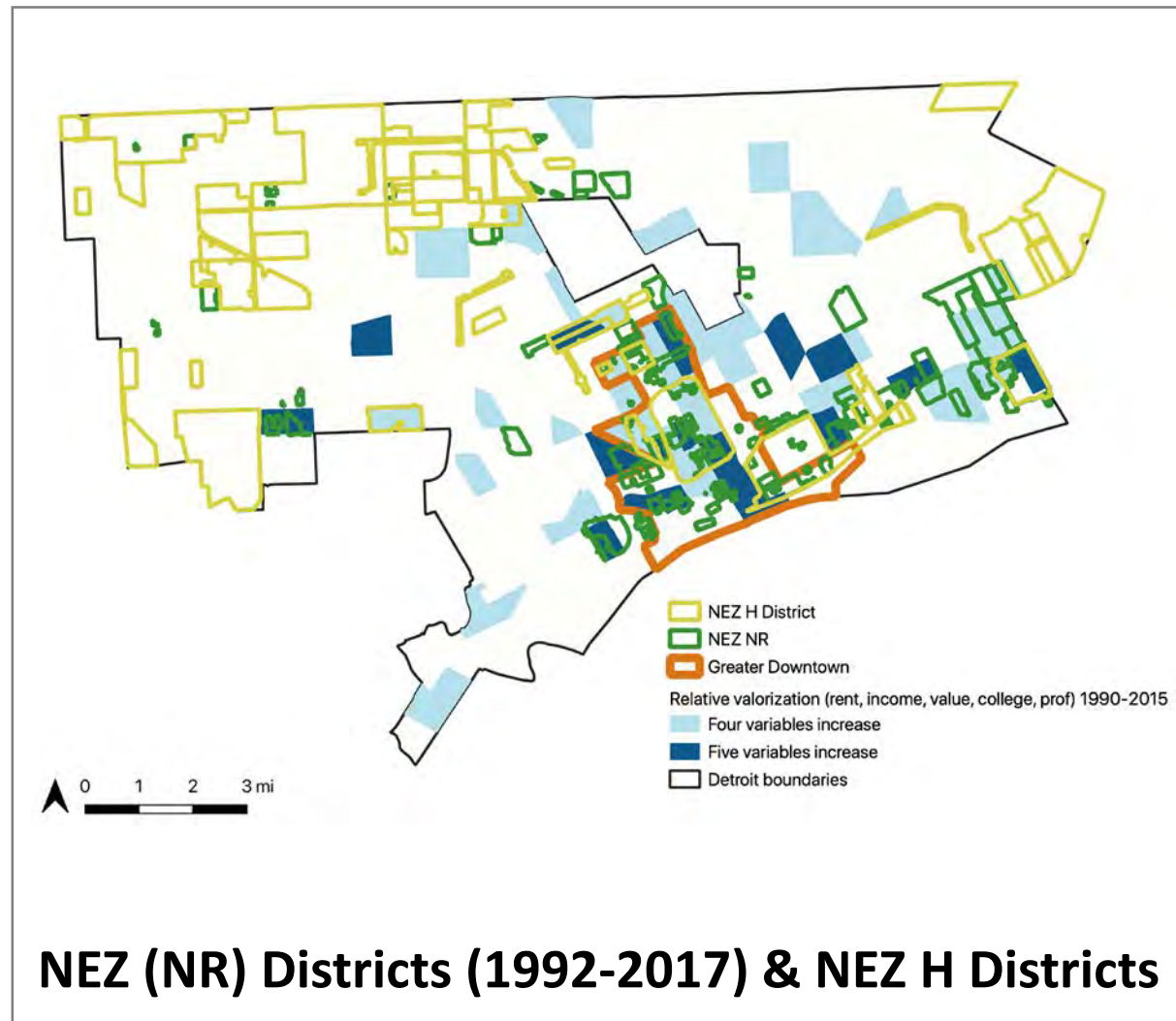
Property tax abatements

Neighborhood Enterprise Zone (NEZ):

1. New and Rehab (NR) programs;
2. Homestead (H) program

Obsolete Property Rehabilitation Act (OPRA)

Commercial Rehabilitation Act (CRA)



Private foundation grants

- In declining cities, revitalization helped by private philanthropic organizations
- Kresge – which is a \$3.8B foundation – took the lead in funding Detroit Future City, U3 Anchor Strategy and M-1 (now called Qline) LRT
- Woodward Corridor Initiative (WCI) launched in 2010

Kresge Foundation – Total Grants awarded in Detroit (2009-2015)

Year	Amount	No. of Grants
2009	\$ 45,523,640	35
2010	\$ 12,312,125	43
2011	\$ 19,670,354	43
2012	\$ 19,055,230	81
2013	\$ 23,066,198	51
2014	\$ 131,575,564*	81
2015	\$ 12,703,770	56
Total	\$ 263,906,881	390

Ford Foundation's total grants awarded in Detroit (2006-2018) = \$272.4 million (273 grants)

Anchor Strategy



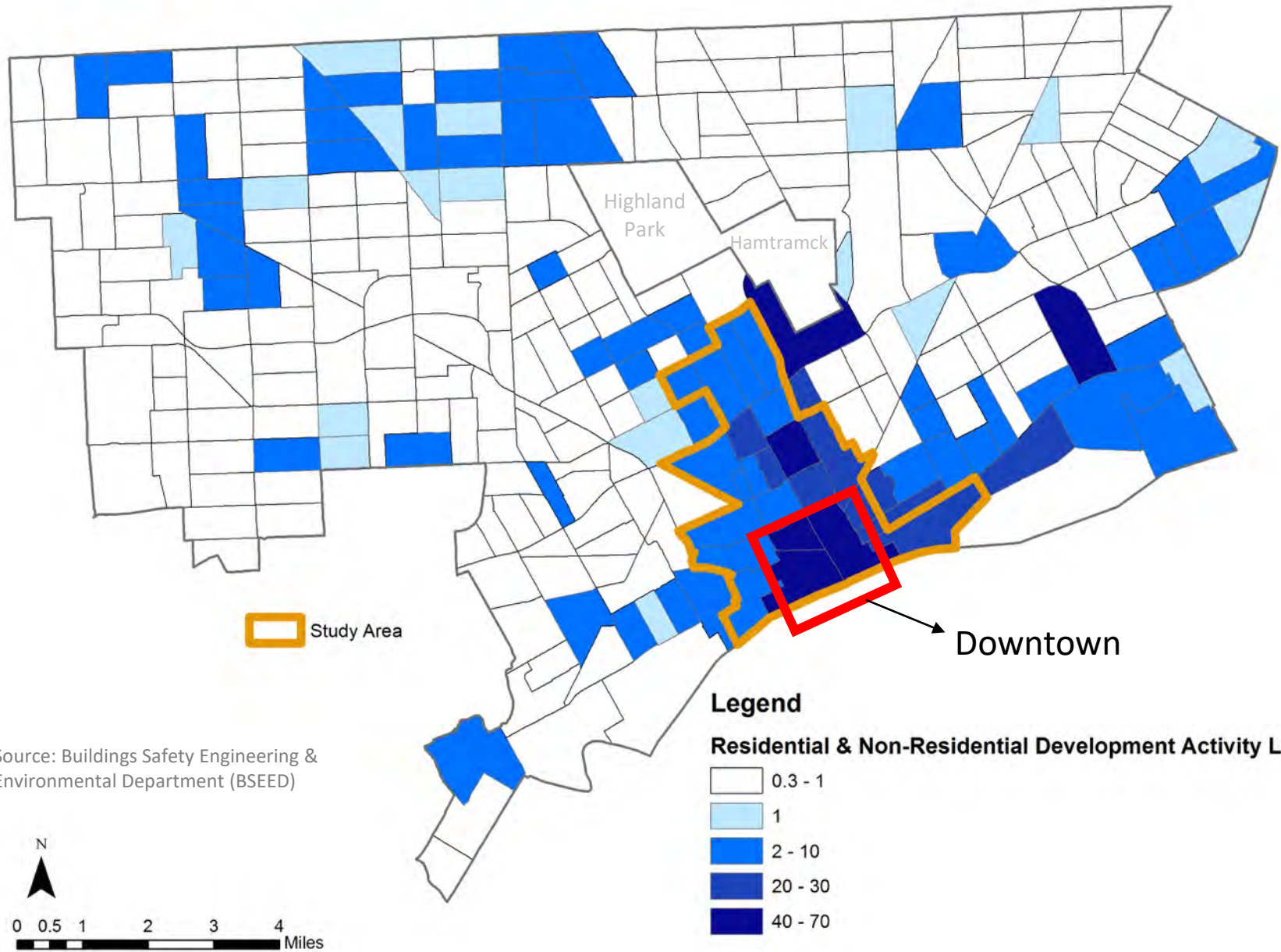
New homeowners: Forgivable loan up to \$20,000

Existing homeowners: up to \$5,000

New Renters: \$2,500 for first year's rent & additional \$1,000 for second year

Existing renters: \$1,000





Positive development activity in Detroit (2010-2015)

Socio-demographic change (2010-2015)

Newcomers tend to be young, white, professionals

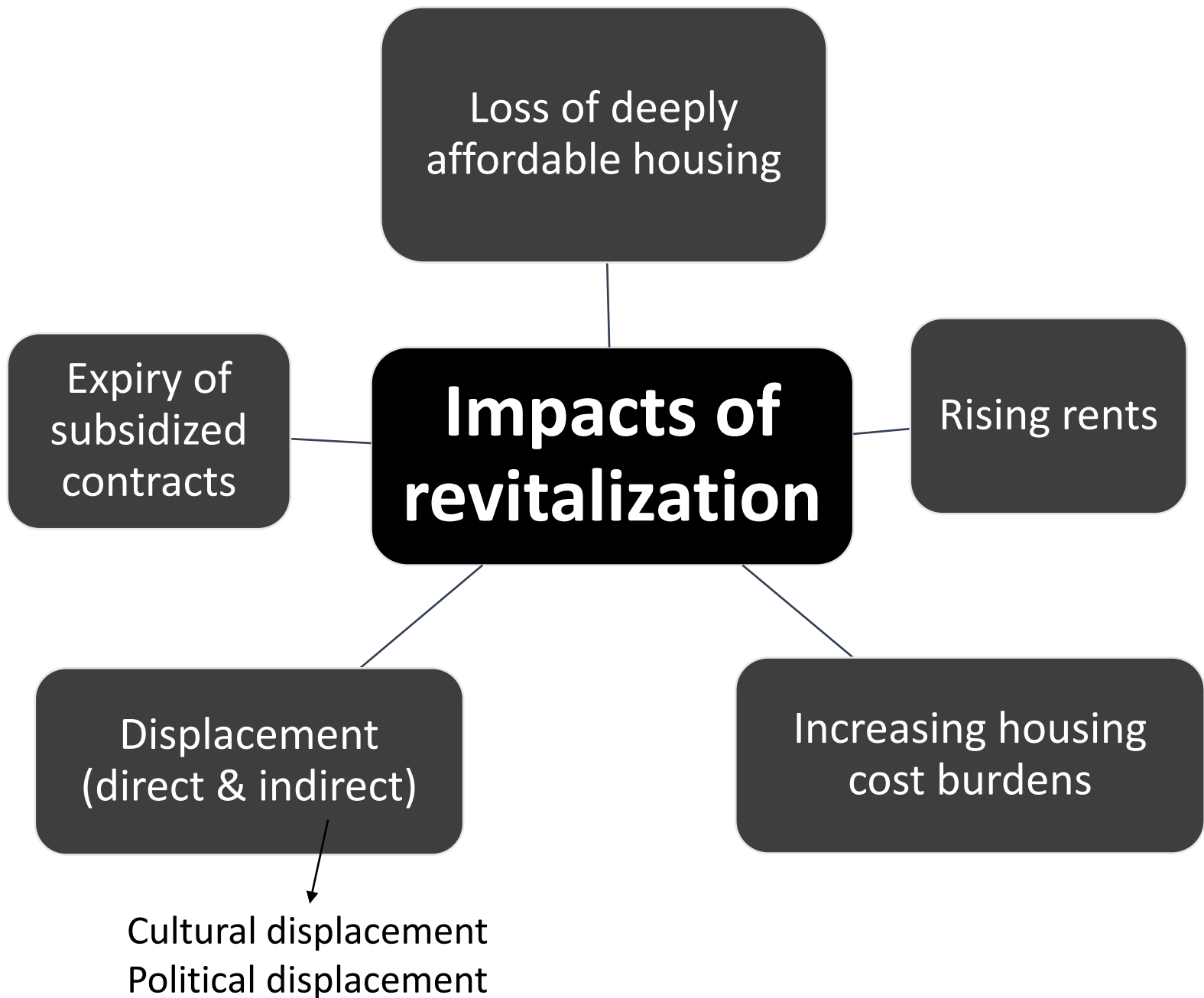
	DOWNTOWN (5207 CT)	STUDY AREA	DETROIT
CHANGE IN WHITE POPULATION	+69.4%	+62.5%	+18.9%
CHANGE IN BLACK POPULATION	+4.6%	+7.4%	-11.5%
CHANGE IN 20-34 YEAR OLDS	+40.9%	+38.8%	+1.1%
CHANGE IN TOTAL POPULATION	+22.4%	+18.3%	-8.2%
% OF PROFESSIONALS & MANAGEMENT (2010)	29.9	37.9	22.4
% OF PROFESSIONALS & MANAGEMENT (2015)	42.8	46.2	22.5

In 2010, black population made up 69% of the downtown.
In 2015, black population made up 59% of the downtown.



Regeneration = gentrification?

- For many critical scholars, the term “regeneration” is seen as a euphemism for gentrification (Porter & Shaw, 2009).
- But do conceptual boundaries between regeneration and gentrification exist? If so, when does regeneration become gentrification?



Conversion & Displacement:

The Griswold was a project-based Section 8 subsidized building that housed over 100 low-income seniors in downtown Detroit.



The Griswold is now The Albert

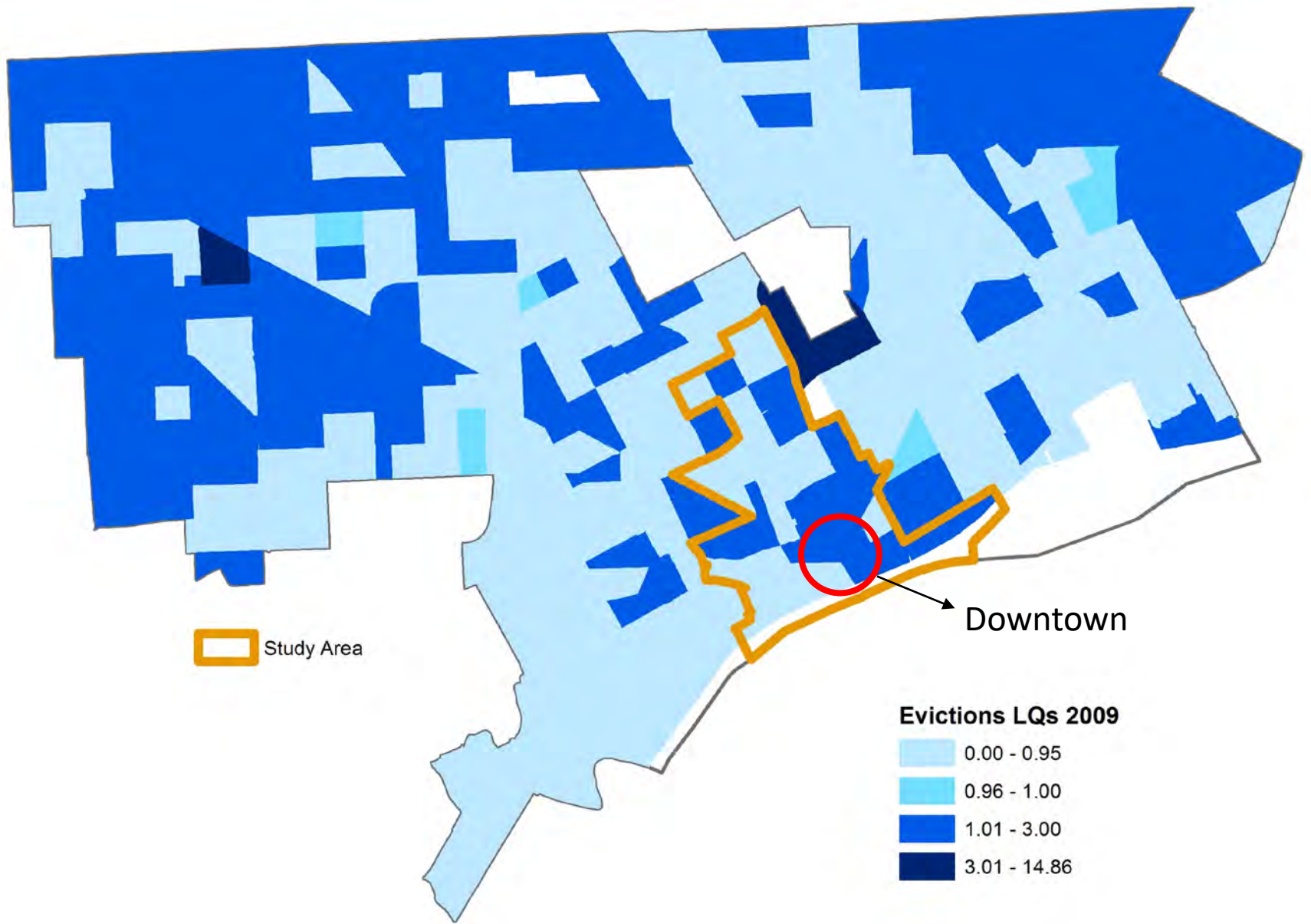


Evictions data in Detroit

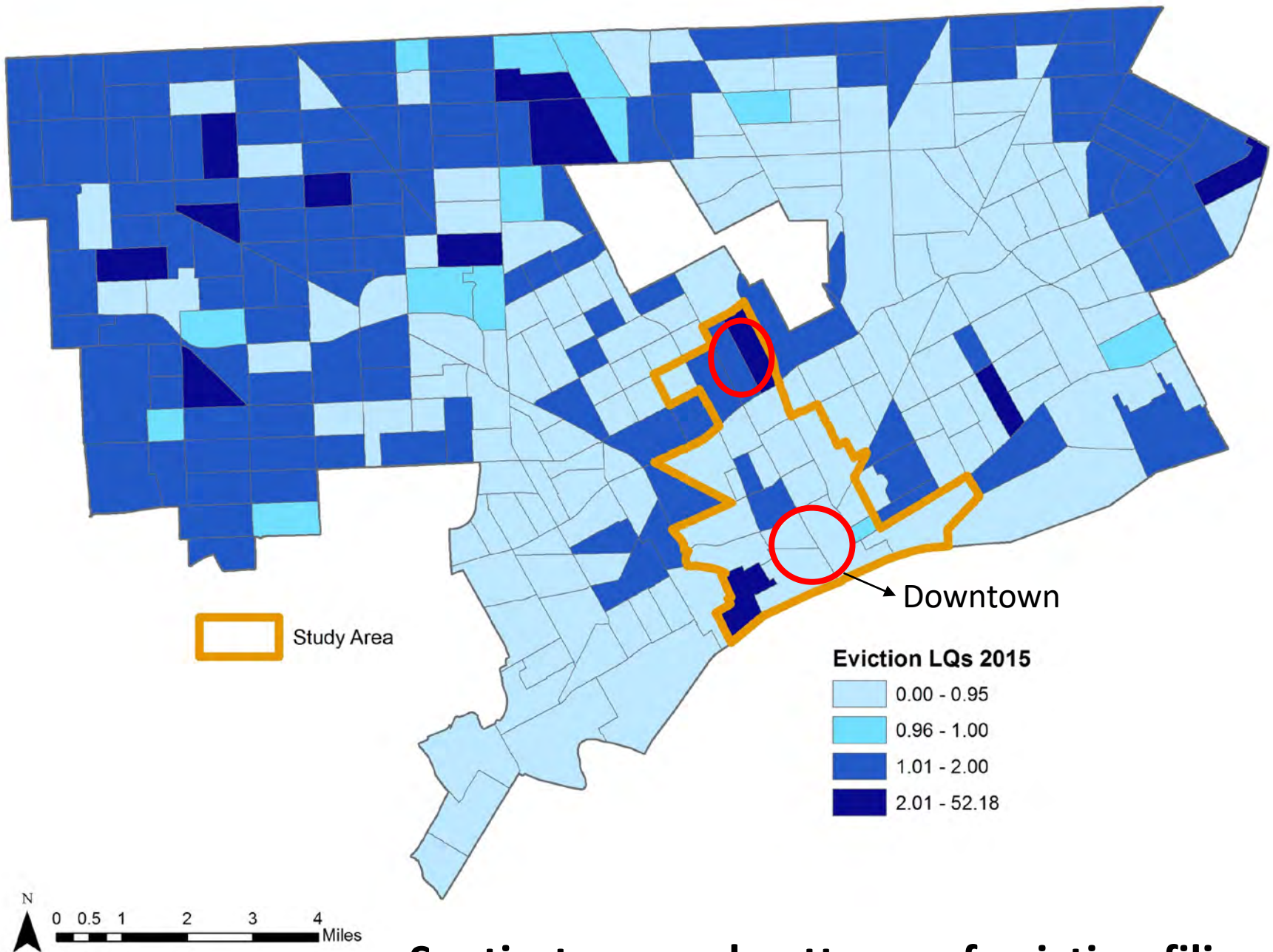
36th District Court: Over 232,000 eviction cases (2009-2015). Average is about 33,000 cases a year.

Evictions can be viewed as a form of gentrification-induced direct displacement or pre-gentrification or non-gentrification forms of displacement (Chum, 2015; Sims, 2016).



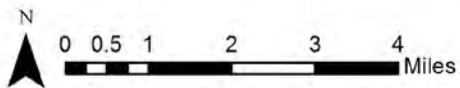
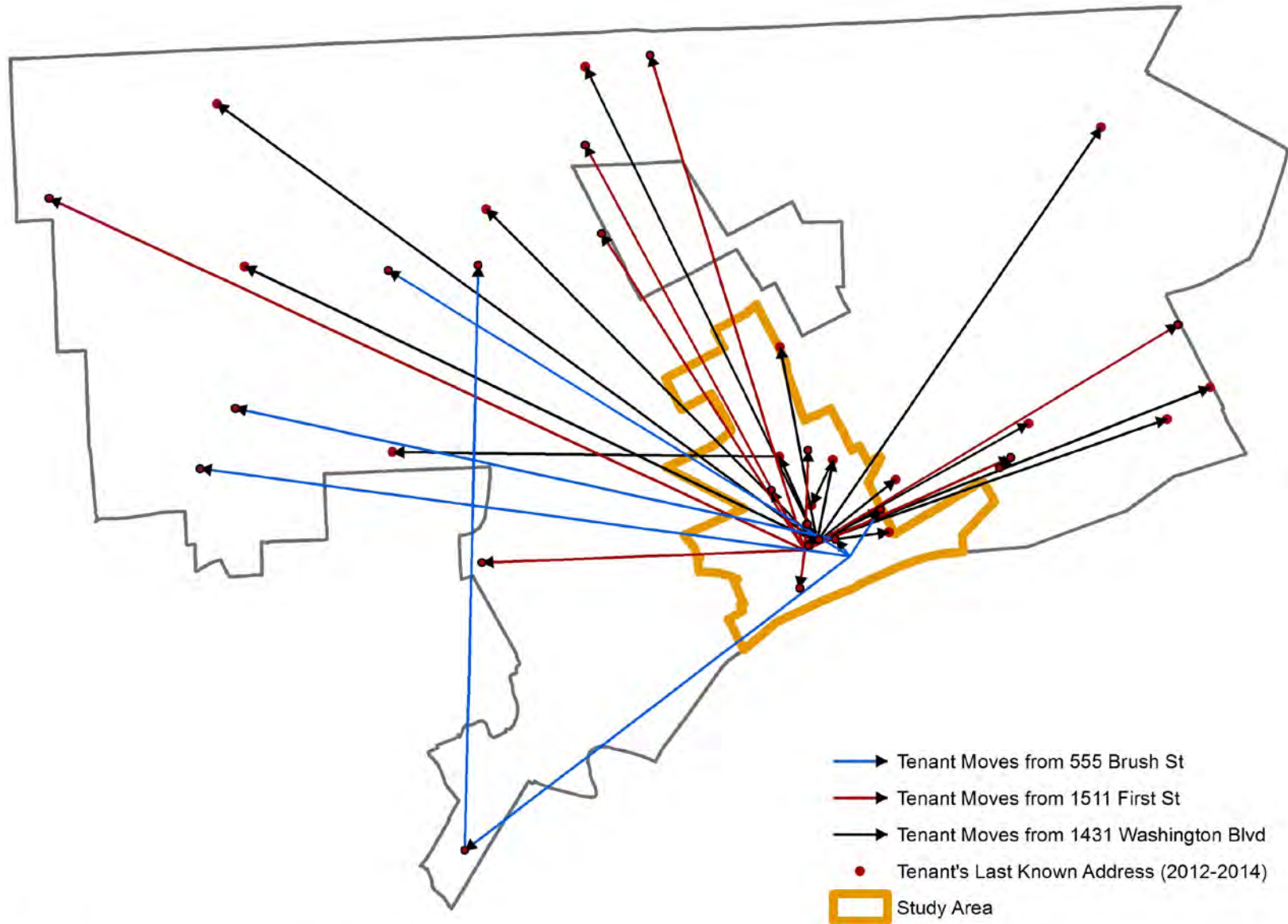


Spatio-temporal patterns of eviction filings



Spatio-temporal patterns of eviction filings

Tenant moves out of the downtown (2012-2014)



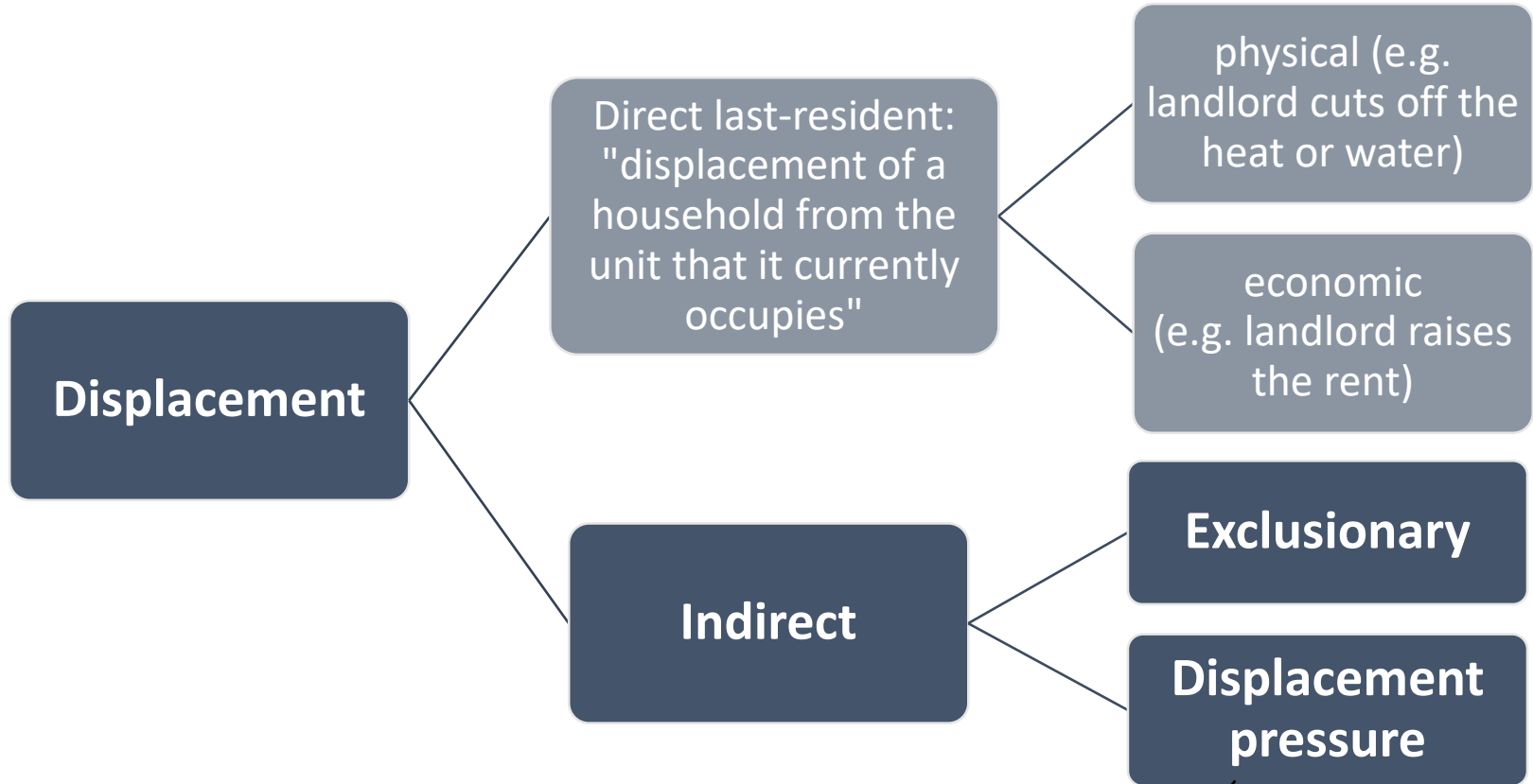
(re)conceptualizing *displacement*

- Undertheorization of displacement processes (Davidson, 2008; Davidson & Lees, 2010)
- Going beyond spatial understandings of *displacement* (Davidson, 2009)

“Put simply, displacement understood purely as spatial dislocation tells us very little about why it matters. We **miss the very space/place tensions (Taylor, 1999) that make space a social product (Lefebvre, 1991, p. 26).**”

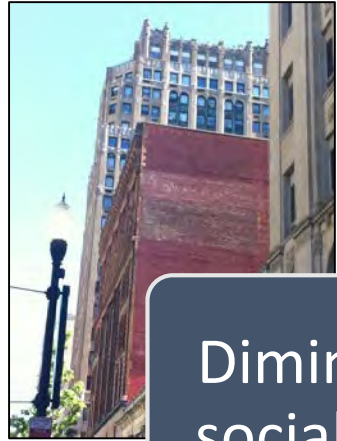
(Davidson, 2009: 223)

Marcuse's (1985) conceptualization of displacement



Existing businesses & residents may be under displacement pressure, as stores, services and restaurants change to cater to the tastes of more affluent newcomers.

Lived experiences of indirect displacement



Class remake
& changes in
retail and
amenities

Feelings of
exclusion



Diminishing
social space

Fears of
direct
displacement

Loss of sense of
place and
inability to
claim rights to
social space





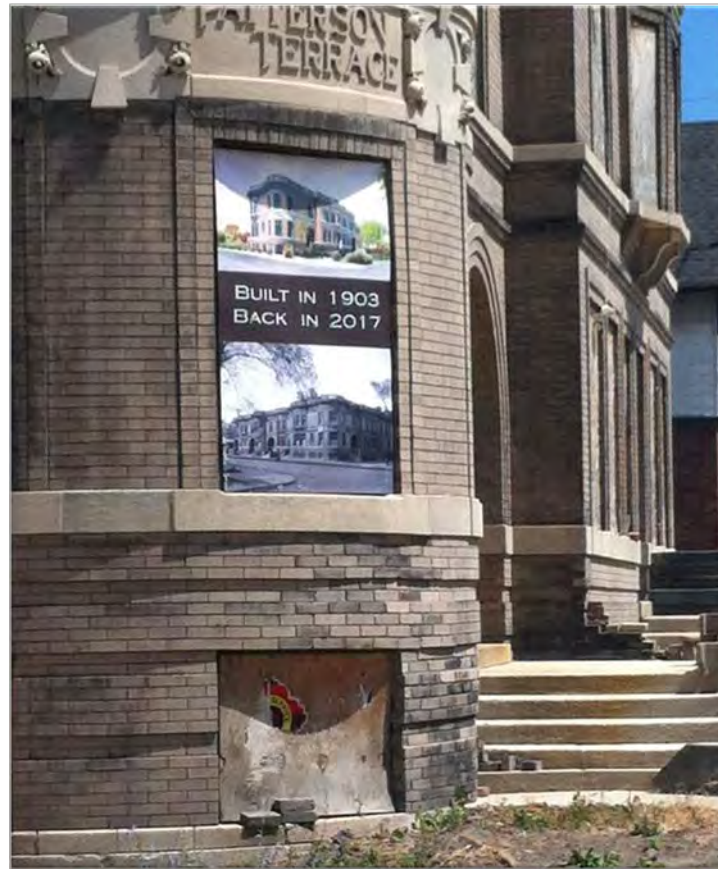
Planning for spatial justice

- Broadening equitable development approaches to include understanding of indirect displacement
- Identify spaces of belonging by asking: Where do non-gentrifying residents feel most at home and connected to the community?
- These spaces could then be protected and enhanced through use of value capture tools (e.g. community benefits agreements)

Brief Summary

- When revitalization efforts are successful in generating reinvestment and growth, they may also result in severe negative consequences for vulnerable populations.
- Planners can be more proactive in anticipating these impacts to ensure that benefits are equitably distributed. The question of 'who benefits' should be a central concern for planners and policymakers.
- Indirect displacement holds serious implications for equitable planning initiatives.





Thank you!
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