



## NEXT DETROIT NEIGHBORHOOD INITIATIVE OVERVIEW

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Next Detroit Neighborhood Initiative (NDNI), a 501(c)3 nonprofit organization which focuses on the transformation of Detroit neighborhoods through reinforcement, revitalization and redevelopment efforts or initiatives. Our “on the ground” experience enables us to provide strategic models for safety management, blight remediation, foreclosure prevention and other critical success factors in stabilizing Detroit neighborhoods. We strive to improve the quality of life in these areas by linking community based organizations to resources to fund initiatives that address neighborhood challenges. Through community engagement, collaboration with philanthropic leaders, and the coordination of governmental resources, NDNI bridges gaps around the neighborhood development delivery system in our city to build a stronger Detroit.

- **Reinforce:** Strategies are designed to strengthen neighborhoods that possess the characteristics of a stable tax base inclusive of moderate recreational activities, have a high percentage of home ownership, requiring minimal investment in the current housing stock.
- **Revitalize:** Goals are to infuse a combination of private, non-profit and governmental resources to provide intervention strategies to reverse negative social and economic trends that are impacting an otherwise stable neighborhood.
- **Redevelop:** Plans are to completely overhaul an area where extreme blight and abandoned structures exist and create an entirely new land use strategy for the neighborhood which will benefit citizens in the existing and surrounding areas.

## NORTHEND NEIGHBORHOOD TYPOLOGY

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The Northend neighborhood is a historic middle-class, African American community that has experienced significant disinvestment and decline over the years. The neighborhood is situated east of Woodward from the New Center Area, Henry Ford Hospital and a growing business district. However, the Northend community has experienced very little of the economic benefit of these anchor institutions.

There are approximately 8,074 residents in the Northend comprised of mostly low to moderate-income households. Over the past ten years Northend has seen as much as a 24% decline in population. Of the four census tracts in the Northend, all have median household incomes of less than \$23,000 and 44% of those households do not have cars. Slightly over 300 Northend residents received human services programming, but only 33 children enrolled in Head Start in 2006.

Access to quality education is a serious concern for the Northend. Currently there are only four public schools located in the neighborhood, and two are slated for closure. Conversely, the Northend has a 65% high school graduation rate and a 70% voter registration rate, demonstrating the well-known commitment of engaged, informed and committed residents that choose to reside in this community.

The Northend neighborhood is generally a mix of poor housing stock, large tracts of vacant land and abandoned properties. Arden Park is the only contiguous stable community within the Northend target area. In the last ten years, 27% of the housing units in the Northend were demolished, leaving significant amounts of publicly owned vacant land and dangerous buildings. This level of disinvestment is also evident in the crime statistics for the Northend. While crime overall decreased in the Northend, as much as 44% near Oakland and Caniff, robbery, larceny and auto-theft remain problematic for this neighborhood.

There is some housing development taking place in the Northend, but none of the projects recently developed, under construction or planned have the scale or density necessary to create the market opportunities needed to make a significant economic impact on the neighborhood. In 2006, 15 development permits were pulled and only one was for a new construction project. As a result, there is very little commercial retail or services available to Northend residents. There are 115 registered business licenses in the target area, however fewer than half of those businesses (40%) provide direct retail services to the community. There are some assets and opportunities, such as the Bing Group and Arden Park in the Northend that can provide substantial leverage to an aggressive community and economic development strategy.

## **NEXT DETROIT NEIGHBORHOOD INITIATIVE**

### **Glossary of Resources**

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B&SE-Building and Safety Engineering

B&E Task Force- Detroit Police Dept. Breaking and Entering Task Force

DAH- Department of Administrative Hearing

DCI- Detroit Community Initiative

DPW- Department of Public Works

DWDD- Detroit Workforce Development Department

DEA- Department of Environmental Affairs

DEGC-Detroit Economic Growth Corporation

DPD- Detroit Police Department

DHWP- Department of Health and Wellness Promotion

DHS-Department of Human Services

DPS- Detroit Public School

DWSD- Detroit Water & Sewerage Department

HUD- Housing & Urban Development

LISC- Local Initiatives Support Corporation

MEDC- Michigan Economic Development Corporation

MPD-Municipal Parking Department

MDOT- Michigan Department of Transportation

MPRI- Michigan Prisoner Re-Entry Initiative

MSHDA- Michigan State Housing Development Authority

MOCA- The Mayor's Office of Community Affairs

NCH-Neighborhood City Hall

ONCR-Office of Neighborhood Commercial Revitalization

OTBD- The Mayor's Office of Targeted Business Development

P&DD- Planning and Development Department

PLD- Public Lighting Department

REC- Recreation Department

# NDNI NORTHEEND COMMUNITY WORK-PLANS

## Issue A: Economic Development

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### **Civic Leadership and Neighborhood Beautification**

***Goal:*** *To implement specific strategies that will enhance economic growth, attract new retail and increase services to complement new housing redevelopment projects, which will help repopulate the area for business development in the Northend.*

#### **City of Detroit Public Efforts:**

***1). Promote small business development.***

**Lead Agency:** OTBD

**Partners:** DWDD, DEGC, CEED

**Outcome Statement:** To create a business environment that promotes entrepreneurship and links residents to economic opportunity as measured by at least 20 participants successfully completing entrepreneurship trainings and 5 participants qualifying for small business loans within 2 years and starting a business in the Northend community.

**Strategy:**

- Recruit and train entrepreneurs
- Encourage business owners to be on the certified business register
- Link entrepreneurs to small business assistance centers for technical assistance
- Encourage contractors in charge with demolishing vacant buildings or clearing the land for development to hire local residents

**Timeline:** 2007- October 2009

# NDNI NORTHEND COMMUNITY WORK-PLANS

## Issue A: Economic Development

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### City of Detroit Public/Private Efforts:

#### *1). Create a comprehensive redevelopment strategy.*

**Lead Agency:** P&DD & LISC

**Partners:** DEGC, Non-Profit Developers

**Outcome Statement:** Create an aggressive, transformational community and economic development business plan for the Northend to guide development efforts and attract private investment.

**Strategy:**

- Identify and select a planning firm to guide the planning process and produce a comprehensive community development business plan and market analysis of the Northend
- Create a resource guide to identify all new housing developments in the area that have already started and those that land has been allocated for future development
- Use Social Compact or Metro Edge to determine buying power of the Northend based on demographic data and other information that can be used to attract businesses

**Timeline:** 2007- 2009

#### *2). Facilitate Housing and Commercial Retail Development.*

**Lead Agency:** P&DD & LISC

**Partners:** DEGC, B&SE, HUD, OTB, DPS, Michigan State Housing Authority, Non-profit Developers, The Bing Group and American Axle Corp.

**Outcome Statements:**

1. Increase density and access to quality, attractive, affordable housing by developing 1,000 units of for-sale and rental mixed-income housing that meets the diverse economic needs of the Northend.
2. Increase access to quality commercial retail that provides a multitude of services that meet the needs of residents by creating and attracting small and medium sized retail to the Northend.

**Strategy:**

- Improve the housing stock through rehabilitation of existing units and new construction
- Prepare land for development by demolishing dilapidated structures and clearing/packaging land for sale

## NDNI NORTHEEND COMMUNITY WORK-PLANS

### Issue A: Economic Development

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- Establish a one-stop center and effective website to ease the development process for investors
- Make the process for getting necessary city approvals (building permits, tax abatements or other incentives) transparent and efficient
- Create a list of all city-owned land and streamline the land acquisition process to more efficiently transfer property to developers, residents, churches, etc.
- Identify all privately owned vacant lots for ownership verification, current & potential use and participation in a vacant lot reclamation initiative
- Jump-start existing proposed residential and commercial developments in the Northend by identifying new developers and providing access to technical assistance, financing, and incentives
- Engage a large scale housing developer with the experience of developing 100 Units of housing or more per year
- Identify needed retail services in the Northend community with emphasis on a grocery store
- Identify alternative uses for obsolete buildings and un-used facilities as a result of recent school closings
- Identify business strips in the Northend to promote small business development and new retail investment on Oakland Ave. and/or other locations
- Provide low interest rehabilitation loans and/or grants to existing businesses

**Timeline:** 2007- 2012

### ***3). Utilize financial incentives to attract private investment.***

**Lead Agency:** P&DD & LISC

**Partners:** DEGC, Financial Institutions MSHDA, HUD, MEDC and Detroit Renaissance

**Outcome Statement:** Create and/or utilize creative financial tools and/or mechanisms to provide incentives for developers and businesses to invest in the Northend.

**Strategy:**

- Aggressively seek to attract new investment dollars to the Northend via federal, state, and local agencies, and public/private partnerships
- Promote economic incentives to attract retail services, i.e., Tax abatements Brownfield development, TIF, BID, NEA, ONCR, Tax credits (worker, housing, new market, etc.) Entrepise Zones and Renaissance Zones
- Target CDBG, NOF, and Bond Funds for development subsidies
- Design creative approaches for use of public funds to fill market gaps and leverage private investment

**Timeline:** 2007- 2012

## NDNI NORTHEEND COMMUNITY WORK-PLANS

### Issue A: Economic Development

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#### **Private Efforts:**

##### ***1). Market and promote new and existing housing opportunities***

**Lead Agency:** Professional Marketing Firm

**Partners:** Non-Profit and For Profit Developers, Detroit Association of Realtors

**Outcome Statement:** Develop and implement an aggressive neighborhood marketing strategy to increase residents and businesses by 10% per year.

#### **Strategy:**

- Retain a neighborhood-marketing consultant that can utilize the community development business plan and market analysis data to develop an aggressive marketing and business attraction plan that can be used in the Northend

**Timeline:** 2008- 2012

# NDNI NORTHEND COMMUNITY WORK-PLANS

## Issue B: Crime Reduction

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### Civic Leadership and Neighborhood Beautification

***Goal: To create a safe environment in the Northend by taking aggressive action to suppress prostitution, larceny, and drug trafficking through residential and business partnerships with the Detroit Police Department.***

#### **City of Detroit Public/ Private Efforts:**

##### ***1). Reduce prostitution***

**Lead Agency:** DPD

**Partners:** DHWP, DWDD

**Outcome Statement:** To reduce the opportunity for visible prostitution, loitering and solicitors by 50% in the first year.

##### **Strategy:**

- Deploy Health Department's Mobile Clinics to address HIV, STD, and drug addiction intervention
- Promote the Fresh Start entry and completion program
- Increase Detroit Police Vice Division presence in the Northend
- Increase church/community based CB Patrols to identify johns and report activities
- Work with neighborhood associations to encourage residents and businesses to report prostitution sightings

**Timeline:** 2007- 2010

##### ***2). Create alternatives to prostitution.***

**Lead Agency:** Project Fresh Start

**Partners:** DWDD, Local Businesses, Community Volunteers, Crime Stoppers, DHWP, Churches

**Outcome Statement:** To deter women from prostitution by providing at least three alternative social services, health and Workforce Development programs specifically targeting prostitutes, as measured by 10% of the enrolled participants staying out of the criminal justice system.

##### **Strategy:**

- Link prostitutes to Workforce Development, job training and employment opportunities after completion of drug rehab
- Identify referral system, social service agency or community mental health organization to link prostitutes to Health Department Drug Abuse intervention or other support systems

**Timeline:** 2007-2012

## NDNI NORTHEND COMMUNITY WORK-PLANS

### Issue B: Crime Reduction

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#### 3). *Reduce drug trafficking*

**Lead Agency:** DPD

**Partners:** DPL, DHWP, Community CB Patrols, Community Volunteers, Public Lighting, Block Clubs, Churches, and Crime Stoppers

**Outcome Statement:** To reduce the opportunities to buy and sell drugs by 10% in the first year.

**Strategy:**

- Establish monthly meetings with PLD to map and identify streetlights that are out
- Improve visibility of streets by 50% through lighting (new or repaired)
- Increase the Health Departments Substance Abuse Intervention Programs
- Increase Detroit Police Departments Narcotic Patrol presence in the community
- Re-educate homeowners and business owners of potential forfeit of home or business due to repeat incidents of drug trafficking through community relations meetings
- Develop resource guides and “Drug Free Zones and We’re Watching this House!” signage to deter drug activity

**Timeline:** 2007-2008

#### 4). *Reduce larceny and theft crimes*

**Lead Agency:** DPD

**Partners:** Crime Stoppers, Block Clubs, Churches, and Community Volunteers

**Outcome Statement:** To decrease home invasions, auto thefts, petty thefts, and other factors related to larceny by 10% the first year.

**Strategy:**

- Increase residential and business security through block club training and survey (audits) to provide DPD inspected security aspects of homes and businesses
- Increase DPD visibility, to decrease incidents of theft
- Conduct warrant sweeps of the area
- Increase loitering enforcement in the area
- Target enforcement in the area
- Conduct security surveys, environmental enforcement, block club meetings
- Create resource guides and “Crime Free Zones and We’re Watching YOU!” signage

**Timeline:** 2007-2008

**NDNI NORTHEND COMMUNITY WORK-PLANS**  
**Issue C: Illegal Dumping and Neighborhood Beautification**

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**Civic Leadership and Neighborhood Beautification**

***Goal: To implement specific strategies that will eliminate illegal dumping by encouraging Northend residents to show pride and to protect the integrity of the community through effective code enforcement and future beautification initiatives.***

**City of Detroit Public Efforts:**

***1). Aggressively fine illegal dumpers.***

**Lead Agency:** DEA

**Partners:** DAH

**Outcome Statement:** Increase the number of tickets and fines for illegal dumping violators by 10% in the first year.

**Strategy:**

- Provide a list of potential repeat offenders specifically from the Northend out of the 311 super log to DEA Inspectors weekly for investigation and possible enforcement
- Conduct two training sessions during the year on the proper use of the 311 call in system for reporting illegal dumping for community members
- Inspect/update all old and current blight violations through 311 to ensure cases are closed

**Timeline:** 2007- 2008

**Public/Private Efforts:**

***1). Prevent illegal dumping from occurring.***

**Lead Agency:** DEA

**Partners:** DPD, Community CB Patrols, GSD and Block Clubs

**Outcome Statement:** Reduce illegal dumping in the Northend by 50% in one-year.

**Strategy:**

- Identify the perpetrators of illegal dumping by partnering with the CB patrols and our private partners to foster participation in a prevention campaign.
- Host three education forums during the year on illegal dumping, rodent control and vacant lot maintenance.
- Provide cameras at various known dump sites to record evidence to prosecute illegal dumpers

**Timeline:** 2007- 2012

**NDNI NORTHEM COMMUNITY WORK-PLANS**  
**Issue C: Illegal Dumping and Neighborhood Beautification**

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**2). Adopt vacant lots for community gardening, greening projects and maintenance**

**Lead Agency:** P&DD

**Partners:** MOCA, NCH, GSD, DPW, REC, B&SE, Bing Group, Local Churches, Local Artist, Cass Tech, CCS and Financial Institutions

**Outcome Statement:** To clean and reclaim vacant lots and demolish 70% of dangerous buildings within 3 years.

**Strategy:**

- Create a process of identification and assignment of lots to faith based groups and community organizations
- Establish 5 (one-Acre) community gardens within one year, with common design characteristics, comprising a mixture of green and garden spaces
- Clean and make available for community use 10 acres of lots to be used for play areas and green spaces
- Provide public art and decorative fencing for public and private vacant lots
- Bring in young people from neighborhood schools to help with the design and clean up of vacant lots

**Timeline:** 2007 - 2009