Community Reinvestment Strategy
Detroit

Many Detroiters will recall the commitment to the revitalization of the City of Detroit made by mayoral candidate Dennis W. Archer in 1993, in which he outlined the need to target activities for both the downtown and the neighborhoods of Detroit.

Soon after election into office, Mayor Archer established the 1994 Detroit Land Use Task Force. After their four-month deadline, the Detroit Land Use Task Force published a report titled, "A Framework for Action: A Report for Community Discussion". The report provided a general vision of possible land development and overall reinvestment opportunities that could be considered in Detroit's land use planning and development process and practices.

After obtaining feedback from the Detroit community through a series of community forums in 1994 and 1995, the Task Force noted that the forum's feedback focused on the need to continue the land use planning process, and in doing that, recognize the importance of following:

- The involvement of both Detroit public and private planning professionals and the local community leaders in translating the Land Use Task Force report's general guidelines into specific policies for land use in each community area;
- The recognition of the value of preserving and building on Detroit's heritage by adopting a common sense approach to land use that balances historic, social, cultural, and economic values and considerations;
- The assurance that existing residential, commercial, recreational, and institutional uses are reinforced through land use policies that protect and enhance viable existing uses and jobs wherever possible, and;
- A balance of the need to protect public health and safety with the need to facilitate, on an economically realistic basis, the reuse of contaminated sites.

After receiving both this input and that of the City of Detroit Planning and Development Department, the Land Use Task Force recommended that a process be led by the City of Detroit Planning and Development Department; which has become the City of Detroit Community Reinvestment Strategy (also known as CRS).

Based on the Land Use Task Force report, the City of Detroit Community Reinvestment Strategy was designed by an ad-hoc committee of twenty local neighborhood and community leaders in the fall of 1996, known as the CRS Ad-Hoc Process Design Committee. In the four months that they met, they initiated the design of the CRS structure to attempt to continue the process of making reality out of the general guidelines, goals, and objectives begun in the Land Use Task Force report toward a specific Community Reinvestment Strategy for each of the neighborhood planning areas of the city, now known as Neighborhood Cluster Planning Sectors (or "Neighborhood Clusters"). From this background, the CRS process also identifies the assets, strengths, land use and other reinvestment opportunities for individual

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neighborhoods in Detroit, and recommends both neighborhood-level and citywide reinvestment priorities for the next five to ten years.

The City of Detroit Community Reinvestment Strategy seeks to achieve the involvement the local community leadership as an integral part of the process, to incorporate (to the maximum extent available) planning already undertaken by community organizations in the City, and result in a foundation of reinvestment recommendations (such as the designation of specific areas in each Neighborhood Cluster for site clearance, residential rehabilitation, new residential, institutional, industrial, entertainment and open space uses as well as for community/retail service centers).

The objectives of the Community Reinvestment Strategy are to:

1. Identify and prioritize opportunities for reinvestment that offer the most potential for improving the neighborhood, community and city as a place to live and do business;
2. Identify existing barriers to reinvestment and to recommend the type of investment activity and location where it would be most effective to the community.
3. Develop a common community planning database that can be used to attract investments, support project planning, and enhance community decision-making.

This Neighborhood Cluster Community Reinvestment Report is a summary of information collected from a variety of sources. The process began by connecting information gaps, by bringing together existing community information from U.S. Census data with planning information created by neighborhood and community development organizations. The CRS process then provided a way to update and enhance the existing community information by involving the community to lead building condition surveys and focus groups, as well as community visioning, goal setting, and reinvestment recommendation meetings within the following Neighborhood Cluster planning topic areas:

- Neighborhood Commercial Facilities;
- Housing;
- Transportation;
- Job Centers;
- Environment;
- Youth Development, and;
- Special issue areas facing this community.

To manage the task of collecting this information and democratically determine these priorities and recommendations, each Neighborhood Cluster had a board of fourteen to twenty community-elected members who were elected at a citywide meeting in February 1997.

Neighborhood Cluster Board members represented residents, property and business owners, neighborhood and community-based institutions, educational interests, and other community stakeholders. (Please fill in specific information about your Cluster Board here). Each Neighborhood Cluster and its Board were supported by central core staff housed at the City of Detroit Planning and Development Department and Technical Assistance Teams.

Ultimate project responsibility rests with the City of Detroit Planning and Development Department, who will work with each neighborhood cluster to carry out the priorities and recommendations set forth in this report. A primary outcome of the City of Detroit Community Reinvestment Strategy is to determine the common land use and community economic development and policy issues from across the City based on this and the other Neighborhood Cluster Community Reinvestment Reports that need to be improved in order to strengthen this foundation of Detroit's revitalization. Those issues are outlined in the Citywide Community Reinvestment Report, to be available in February 1998.