

# The Time is Now

A New Vision for Greater Regent Park





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# Executive Summary

**Greater Regent Park is at a tipping point. In recent years, this traditionally strong and stable residential neighborhood in northeast Detroit has seen increases in vacancy, blight, crime, and mortgage and tax foreclosures, which collectively threaten its future. The time is now to reverse these trends and recreate the neighborhood as an area of strength within Detroit.**

## Goals

This neighborhood plan revolves around four goals:

- Develop Assets to build community cohesion and deter crime, with the following strategies:
  - » Improve safety by involving residents in radio patrols and beat meetings and implementing design choices that discourage crime.
  - » Improve facilities, specifically by developing the McGregor Elementary site into a community center, strengthening Heilmann Recreation Center and Bringard-Boulder Park, and improving bus stops and routes to school.
  - » Unify the neighborhood under a common identity, involving residents in the creation and expression of this identity.
- Address Blight to create a safe and maintained neighborhood, with the following strategies:
  - » Demolish, rehabilitate, or board up vacant (and dangerous) structures for future use by advocating for demolitions, dealing with squatters, making vacant homes look occupied or boarding them up, and continuing to purchase and rehabilitate selected houses.
  - » Create a clean, safe-looking neighborhood by organizing neighborhood clean-ups, creating community gardens and public art, and forming partnerships to enforce codes.
  - » Ensure that every vacant lot has a plan by providing residents with information on side lot transfers and creating green spaces through parcel connections and native plantings.
- Protect Investment to create a stable neighborhood with a healthy mix of owners and renters, with the following strategies:
  - » Improve the owner-occupied housing stock and stabilize ownership in the neighborhood by facilitating minor and major home repairs, preventing tax and mortgage foreclosures, and appealing residential property tax assessments.
  - » Encourage renters to become homeowners by promoting homeownership training and supporting rent-to-own and key-to-own homeownership programs.
  - » Inform landlords about property maintenance standards.
- Engage Residents to unite the people of Greater Regent Park under a common vision of a safe neighborhood, committed to the future, with the following strategies:
  - » Involve residents in addressing neighborhood concerns by forming a network of block clubs and developing a community policing strategy.
  - » Establish LifeBUILDERS as a neighborhood-wide resource for organizations by developing a comprehensive web and social media strategy, organizing neighborhood-based committees, and developing and mobilizing student-driven community organizations.

Together, these goals and accompanying strategies will help LifeBUILDERS, other local organizations, and residents take control of their neighborhood's future.

In the short term, LifeBUILDERS can implement the most urgent strategies in specific areas to reverse disinvestment. The new City of Detroit administration's commitment to neighborhoods, the availability of Hardest Hit and Fire Escrow funds for demolition, the appointment of a new District Manager for District 3, and an active council member for District 3 provide opportunities for concerned residents and organizations to take immediate action to reclaim the neighborhood.

Some of these urgent strategies, like advocating for the demolition of vacant, open, and dangerous homes and hosting neighborhood clean ups, can be implemented neighborhood wide. Strategies like these are important because eliminating major sources of blight will create a perception of neighborhood investment, establishing a basis for future commitment to the area.

LifeBUILDERS and others can implement the other most urgent strategies through a phasing process that covers two types of zones, Preserve and Transform. The most highly prioritized zone is Preserve, which includes the strongest areas of the neighborhood (in terms of occupancy, home-ownership, and conditions) towards the north. Safeguarding these areas will create a foundation from which LifeBUILDERS can expand into more disinvested areas.

The following are priorities in the Preserve Zones:

- Advocate for the demolition of vacant, open, and dangerous homes.
- Address vacant lots to contain blight.
- Prevent tax and mortgage foreclosures to keep residents in their homes and prevent additional vacancy.
- Rehabilitate homes to create attractive housing for new residents.
- Form block clubs to create a network of residents that can address neighborhood problems.

The recommendations for Transform Zones focus on stabilizing areas that have been weakened by disinvestment and neglect towards the south and southwest. These areas have high vacancy, unutilized lots, and high crime rates.

The following are priorities in the Transform Zones:

- Advocate for the demolition of vacant, open, and dangerous homes.
- Address vacant lots to eliminate blight and opportunities for crime.

The time is now. By implementing impactful phased strategies in a resource-efficient manner across Greater Regent Park, LifeBUILDERS and others can address the growing disinvestment with the immediacy it demands, creating a Greater Regent Park with residents known for their safety, resilience, and sense of pride.





Life **BUILDERS**

# 1. Introduction

# Introduction

## Greater Regent Park & The Plan

**By engaging residents, developing assets, addressing blight, and protecting investments, Greater Regent Park can strengthen its stable residential blocks while transforming others. These efforts will work towards creating a neighborhood with residents known for their safety, resilience, and sense of pride.**

## Greater Regent Park

<b>Location</b>	Northeast Detroit.: bounded by Gratiot Avenue to the west, Kelly Road to the east, 7 Mile Road to the south, and 8 Mile Road to the north (See Figure 1.1)
<b>Area</b>	1.32 square miles
<b>Population</b>	10,376
<b>Major Assets</b>	Chandler Park Academy, Eastland Mall (at 8 Mile and Kelly Road), Fisher Magnet Upper and Lower Academies, Heilmann Recreation Center, LifeBUILDERS, the Regent Park Homeowners Association, and the Regent Park Scholars Charter Academy

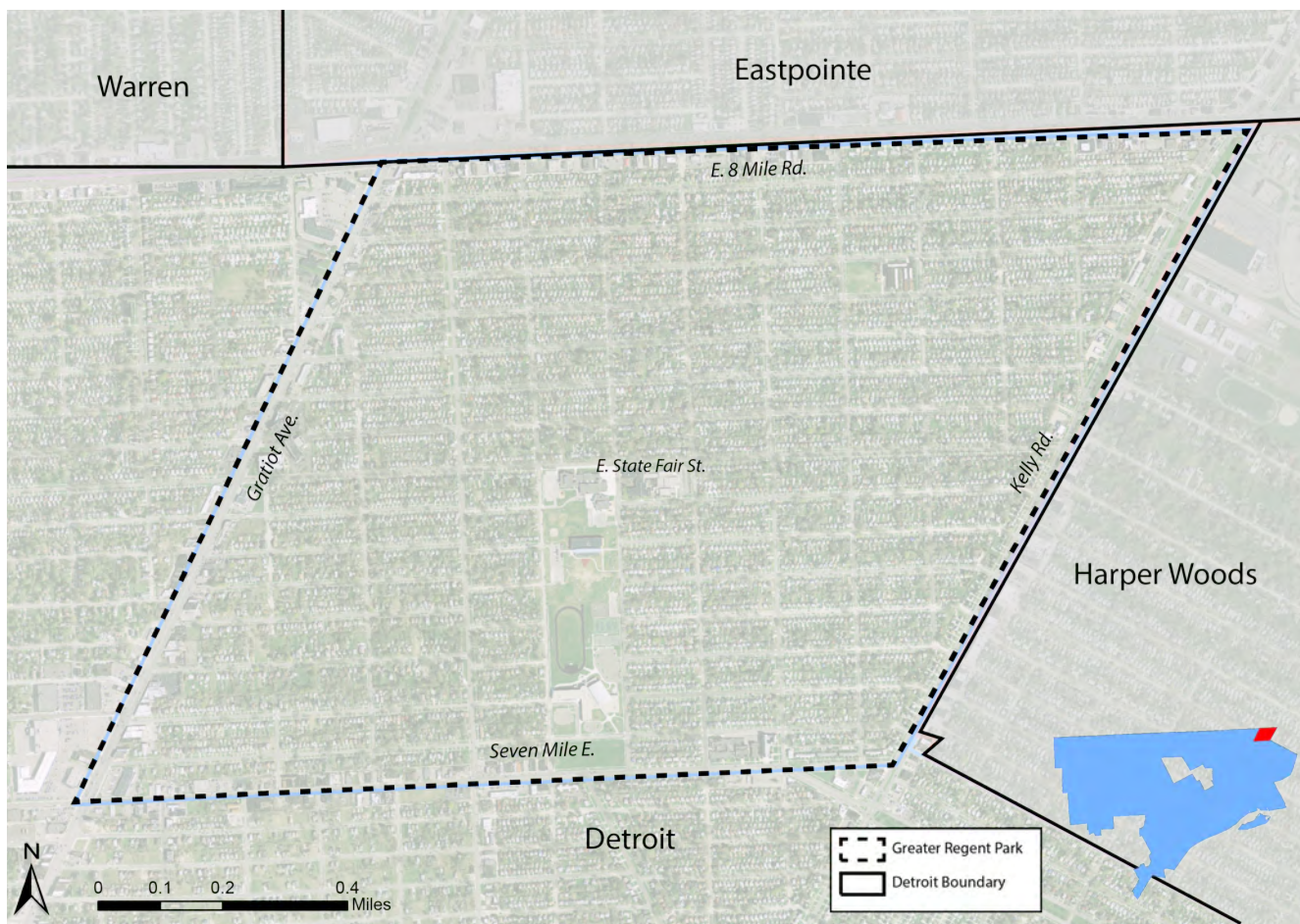


FIGURE 1.1 | Greater Regent Park and vicinity

SOURCES: Michigan Geographic Data Library, 2013, *Statewide City Layer Dissolved*;  
SEMCOG, 2010, *Southeast Michigan Imagery Project*;  
City of Detroit, 2003, *City of Detroit Boundaries*.

# The Challenge

Greater Regent Park, the area within Gratiot, Kelly, 7 Mile, and 8 Mile Roads, has faced ongoing disinvestment over the last few decades. Still, the area has a large number of homeowners.

## *LifeBUILDERS*

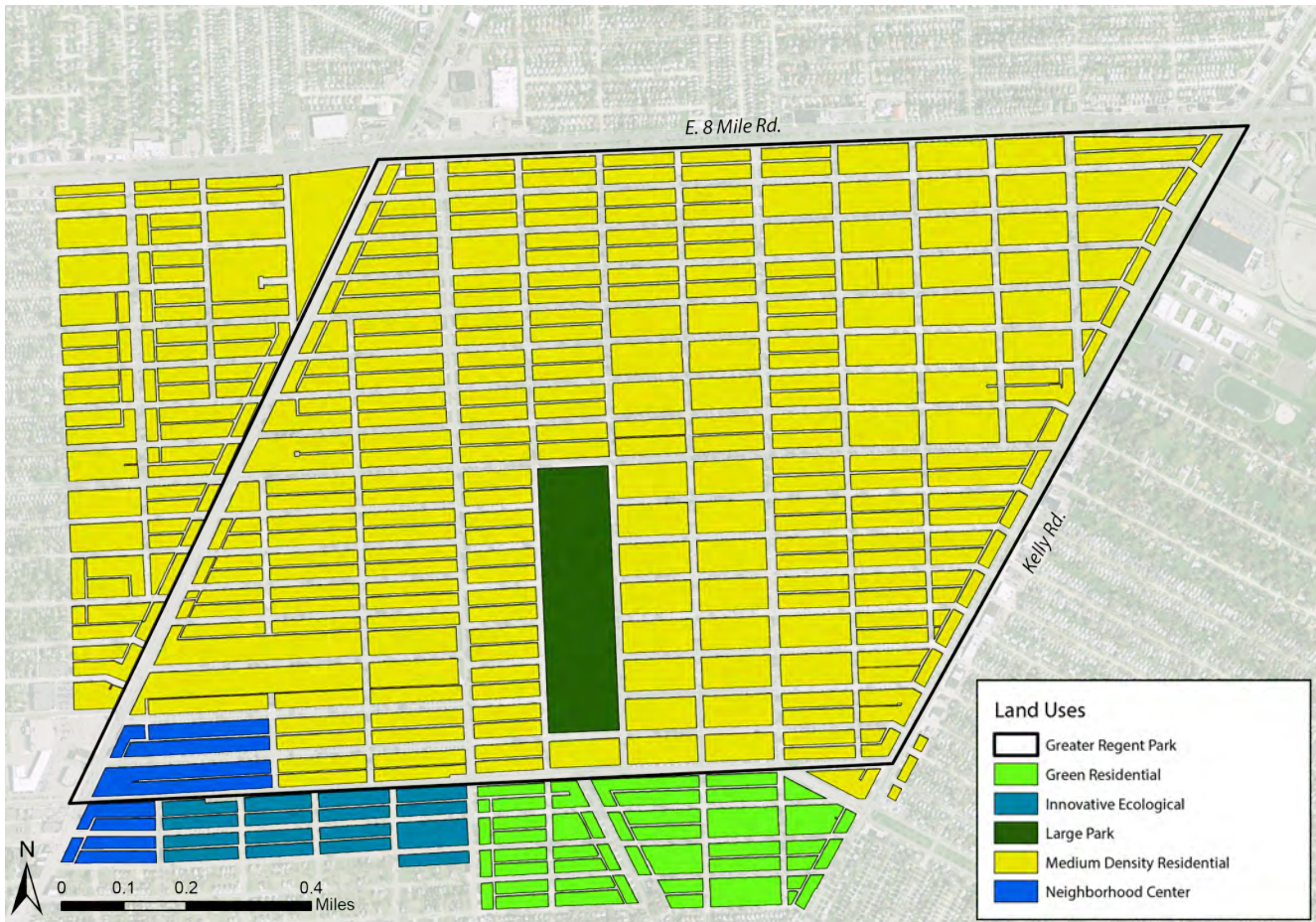
LifeBUILDERS, a faith-based nonprofit organization, has been working to empower youth through education, encouragement, and job opportunities and build “communitas,” a community where everyone is equal. LifeBUILDERS has rehabilitated 25 homes in the neighborhood since 2005 and is in the process of purchasing McGregor Elementary, with the intention of building a community center.<sup>i</sup> Now, the organization is seeking City of Detroit designation as a Community Housing and Development Organization (CHDO), which would enable them to expand their housing and neighborhood development activities.

This plan offers strategies for LifeBUILDERS’ efforts and the neighborhood moving forward. Data and input gathered through community meetings, interviews, and a windshield survey inform the recommendations in this document.

## *Relation to DFC and CDAD*

This plan exists alongside a number of other planning efforts for Detroit, including the Detroit Future City (DFC) Strategic Framework, Community Development Advocates of Detroit’s (CDAD) Strategic Framework, and the City of Detroit Master Plan. DFC provides a 50-year vision for the area as a traditional single family neighborhood (Figure 1.2). CDAD suggests a more fine-grained vision. It shows a range of single family home densities with the strongest traditional residential areas to the north and east (Figure 1.3). Both DFC and CDAD follow the vision of the City of Detroit Master Plan, in which Greater Regent Park’s land use remains Low Density Residential (Figure 1.4). Many of the goals and policies of the Detroit Master Plan for this area focus on the need for adequate parks and recreational opportunities.





**FIGURE 1.2 | Detroit Future City's 50-year vision**

*SOURCE: Detroit Works Project, 2012, Long Term Planning Technical Planning Team, shapefiles received March 2013.*



FIGURE 1.3 | CDAD's typologies for Greater Regent Park

SOURCE: CDAD Strategic Framework, 2013, Residential Typology Analysis, retrieved April 2014 from: [datadrivendetroit.org/projects/cdad/](http://datadrivendetroit.org/projects/cdad/)



FIGURE 1.4 | Future land uses for Burbank neighborhood as presented by the City of Detroit Master Plan

SOURCE: City of Detroit, 2013, <http://www.detroitmi.gov/DepartmentsandAgencies/PlanningDevelopmentDepartment/Planning/LongRangeandCommunityPlanning/CurrentMasterPlan.aspx> (Cluster 2 map)

This plan combines the vision of DFC and the detailed focus of CDAD and works in accordance with the City of Detroit Master Plan’s vision for the Burbank neighborhood. In addition, this plan addresses many unique challenges for the area and provides site-specific strategies, focusing on four goals that can contribute to strengthening Greater Regent Park:

## *Goals of the Plan*

### **Develop assets**

Assets create the foundation of a stable neighborhood. This plan seeks to leverage the assets the neighborhood already possesses, including its schools, parks, businesses, community organizations, and stable areas and the collective skills and knowledge of residents.

### **Address blight**

Illegal dumping, abandonment, and other forms of disinvestment have disturbed areas of the neighborhood. This plan reimagines these areas as sites for future assets.

### **Protect investments**

Safe, affordable, and attractive housing strengthen a neighborhood. This plan provides resources and tools for assisting renters, owners, and landlords with their residential property concerns.

### **Engage**

Continued success for a neighborhood depends on meaningful involvement by residents. This plan seeks to promote ongoing engagement among residents.

## Outline

This plan is organized as follows:

### Chapters 2

Describes the neighborhood conditions and recent history of Greater Regent Park

### Chapters 3-6

Provide long-term and short-term strategies for achieving the four goals of this plan

Chapter 3 Develop assets

Chapter 4 Address blight

Chapter 5 Protect investments

Chapter 6 Engage residents

### Chapters 7

Provides maps for prioritizing and implementing high-priority strategies in Greater Regent Park



This icon represents potential partnerships for LifeBUILDERS.



This icon represents ideas or suggestions for LifeBUILDERS to consider.

## REFERENCES

1. Partnership Icon Source: Collaborate by Baruch Mostovits, <http://thenounproject.com/bmoskovits/>
2. Idea Icon Source: Light bulb by Shane David Kenne, <http://thenounproject.com/term/light-bulb/7582/>

## NOTE

- i. Larry Johnson, personal communication, February 12, 2014.



The image shows the exterior of a building with a red brick wall on the left and a maroon awning. The awning features the text "Life BUILDER" in white and green. Below the awning is a glass door with a silver handle and a sign that says "WELCOME TO LIFE BUILDER". To the right of the door is a window with a green tint. The foreground shows a concrete sidewalk leading to the door, flanked by small bushes and potted plants. The sky is clear and blue.

Life BUILDER

## 2. Neighborhood Conditions

# Neighborhood Conditions

## Greater Regent Park stands at a tipping point.

Greater Regent Park was established as a single family residential neighborhood, with small lots, walkable blocks, and convenient access to local businesses and major commercial corridors. It was home to several community anchors including McGregor Elementary School and a handful of churches. The neighborhood has historically had high home ownership, low crime, and thriving community groups like the Regent Park Homeowners Association. Since the 1960s, Greater Regent Park has provided a safe, stable haven to residents. In the last decade the stability of the neighborhood has been seriously challenged. Tax and mortgage foreclosures put many residents who want to stay in the area at risk of losing their homes. Ownership instability, property disinvestment, blight, and high rates of crime are major concerns for current residents and deterrents to outsiders. Greater Regent Park stands at a tipping point.

LifeBUILDERS has been making positive change in the neighborhood: empowering youth, reclaiming the neighborhood, and building *communitas*. Building on positive momentum, residents can set Greater Regent Park on a course for stabilization, reinvestment, and a shared vision for the neighborhood. By addressing these challenges in a strategic, phased manner, organized residents can reverse the trend and create a better future for Greater Regent Park.



# The Birth of a Neighborhood

Greater Regent Park's formation as a neighborhood can be traced back to the 1951 Detroit Master Plan. The plan uses schools as the central feature of each neighborhood, forming a vital social, recreational, and educational core to Detroit neighborhoods.<sup>1</sup> This was true for Greater Regent Park, where McGregor Elementary and several private schools, surrounded by blocks of single-family homes, anchored the neighborhood for many years. At its peak, the area had a population of over 15,000 residents in 1960, compared with 10,376 in 2010 (Figure 2.1), and the police and fire departments employed many residents from the area.

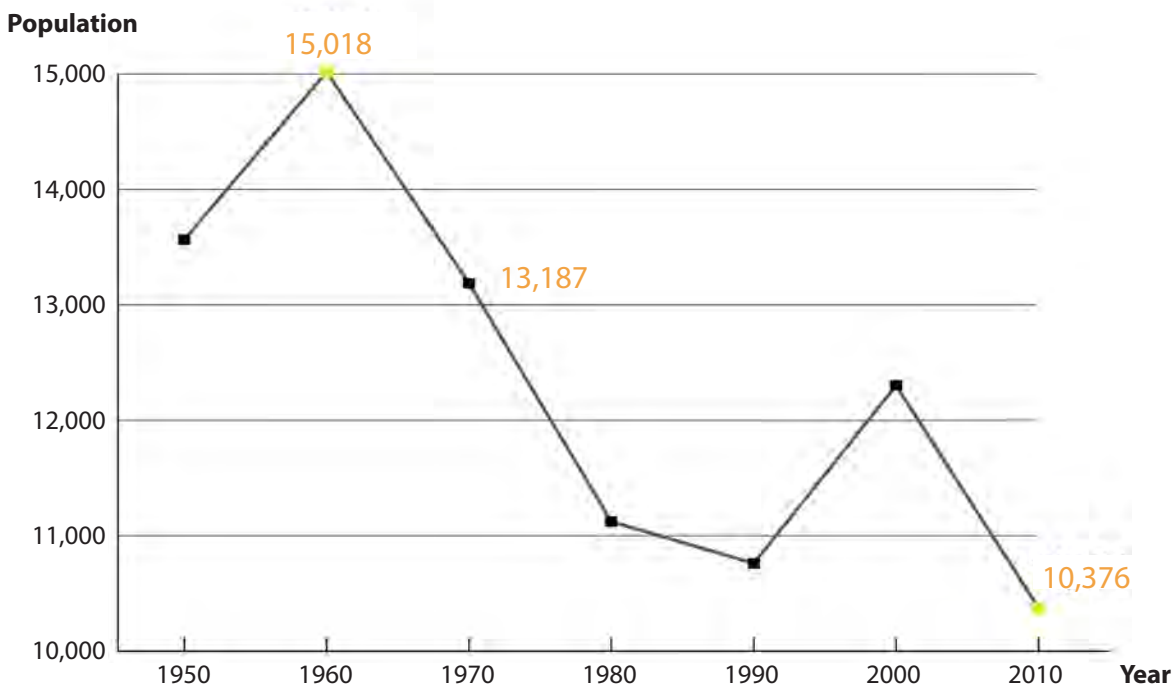


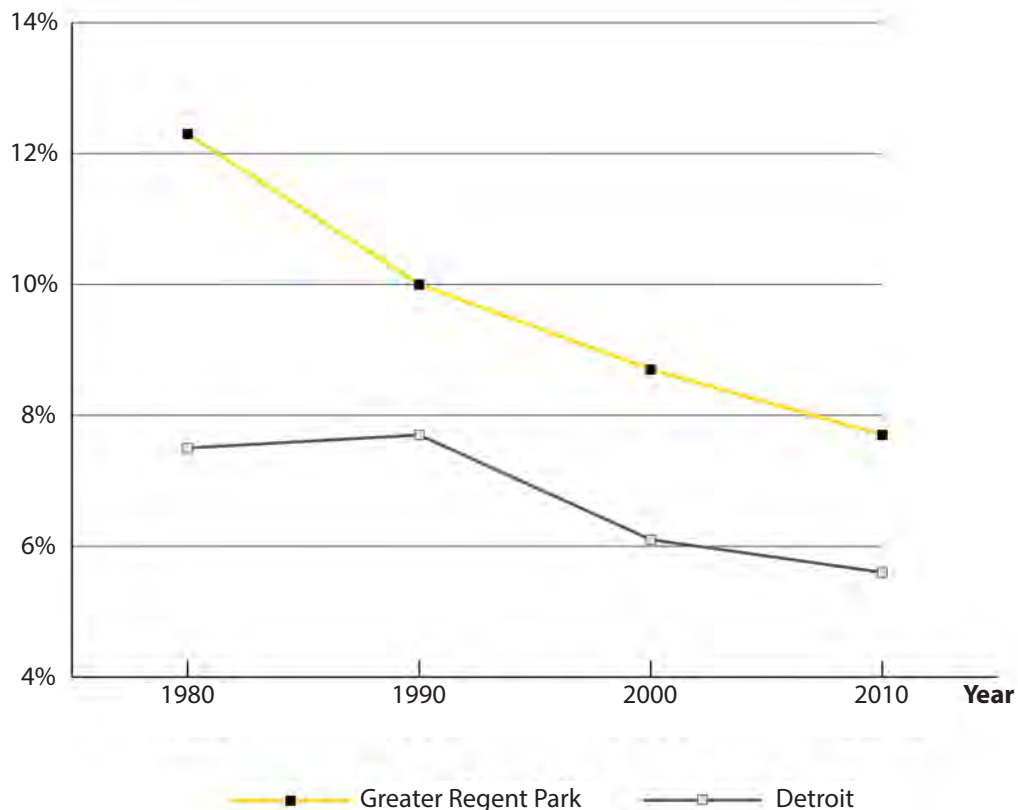
FIGURE 2.1 | Population change in Greater Regent Park from 1950 to 2010

SOURCES: Social Explorer, US Census Bureau 1950 - ORG:T1, Total Population;  
US Census Bureau 1960 - SE:T1, Total Population;  
US Census Bureau 1970 - SE:T1, Total Population;  
US Census Bureau 1980 - STF1:T1, Urban and Rural (Persons);  
US Census Bureau 1990 - STF1:P1, Persons;  
US Census Bureau 2000 - SF1:P1, Total Population;  
US Census Bureau 2010 - SF1:P1, Total Population.

# Recent Challenges and Changes

Despite its strong foundation, the area has faced a two-fold challenge. First, while public jobs used to compose a significant proportion of the residents' jobs, contributing to a large population of off-duty police officers and stable household incomes, this has declined in recent years. For many years the City of Detroit required its employees to live within city limits,<sup>2</sup> and so they often clustered near one another in certain neighborhoods. Greater Regent Park was one of these neighborhoods. The Resident Act of 1999, however, removed the residency requirement and some residents suggest that this led many households to move to areas outside of Detroit. Whether this is the direct cause is unclear, but over the period of 1980 through approximately 2010 the share of publicly-employed residents in Greater Regent Park fell by nearly half (Figure 2.2).

**Share of publicly-employed residents**

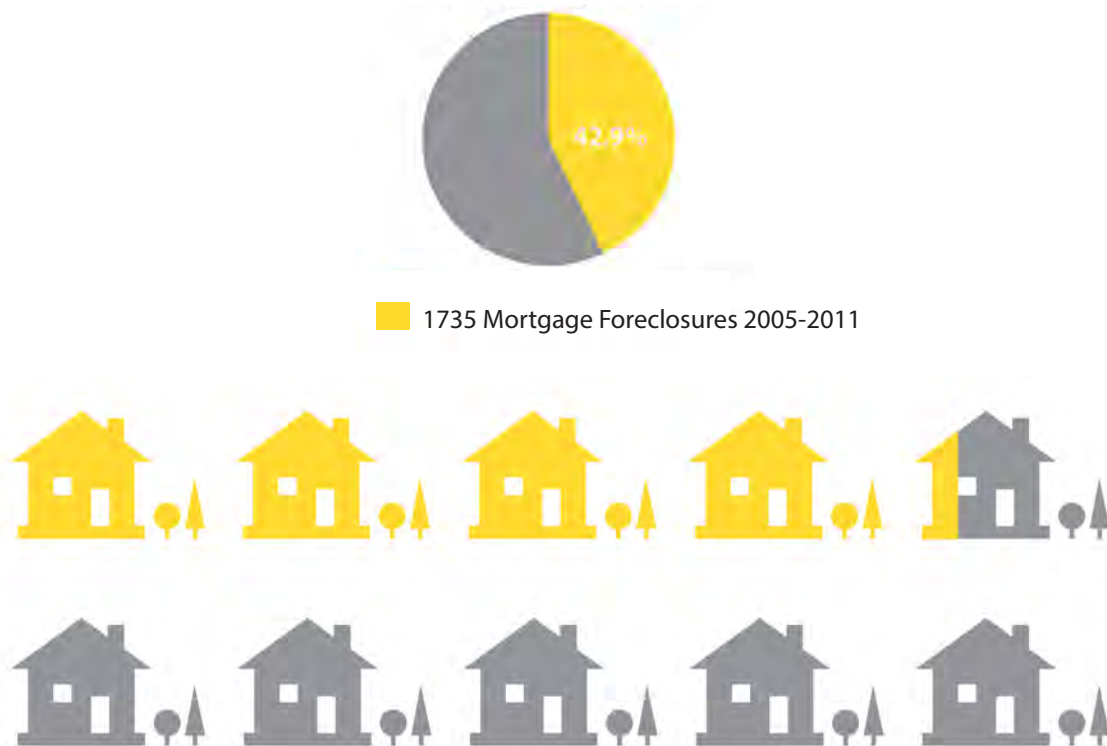


**FIGURE 2.2 | Public employees as a percent of the employed workforce living in Greater Regent Park and Detroit**  
Conversations with residents suggested that lifting the residency requirement led to public employees moving away from Greater Regent Park. This may have influenced their decisions, but the data show public employment had been falling before the act was lifted. The effect is the same; a concentrated population of public employees has slowly left the area.

SOURCES: Social Explorer, ACS 2008 - 2012 (5 Year Estimates) - ACS12\_5yr:C24050, Industry by Occupation for Employed Civilian Population 16 Years and Over;  
US Census Bureau 2000 - SF3:T85, Industry by Occupation for Employed Civilian Population 16 Years and Over;  
US Census Bureau 1990 - STF3:P77, Industry;  
US Census Bureau 1980 - STF3:T73, Industry.

The second challenge was the mortgage foreclosure crisis and the deep recession that began in the mid-2000s. Like many areas throughout the country, the residual effects of the crisis linger in Greater Regent Park. In spite of improved economic conditions following the recession, homeowners still struggle to keep their homes.<sup>3</sup> With stagnant job growth alongside an otherwise improving national economy, many households face rising housing costs without rising income. Similarly, many households owe more than their homes are worth. This contributes to high tax and mortgage foreclosure rates, widespread vacancy, depressed home values, and disinvested blocks. As of March 2014, the mortgage foreclosure rate for Greater Regent Park’s zip code was 1 in every 611 households, or 373 total properties in some stage of foreclosure. The number of mortgage foreclosures from 2005 to 2011 was equivalent to about 43 percent of the structures in 2009 (Figure 2.3). Greater Regent Park makes up about one-sixth of the 48205 zip code.<sup>4</sup> This has meant fewer homeowners compared to renters, lower membership in the homeowners association, and physical deterioration of many existing homes.

**Total 4,049 Residential Structures in 2009**

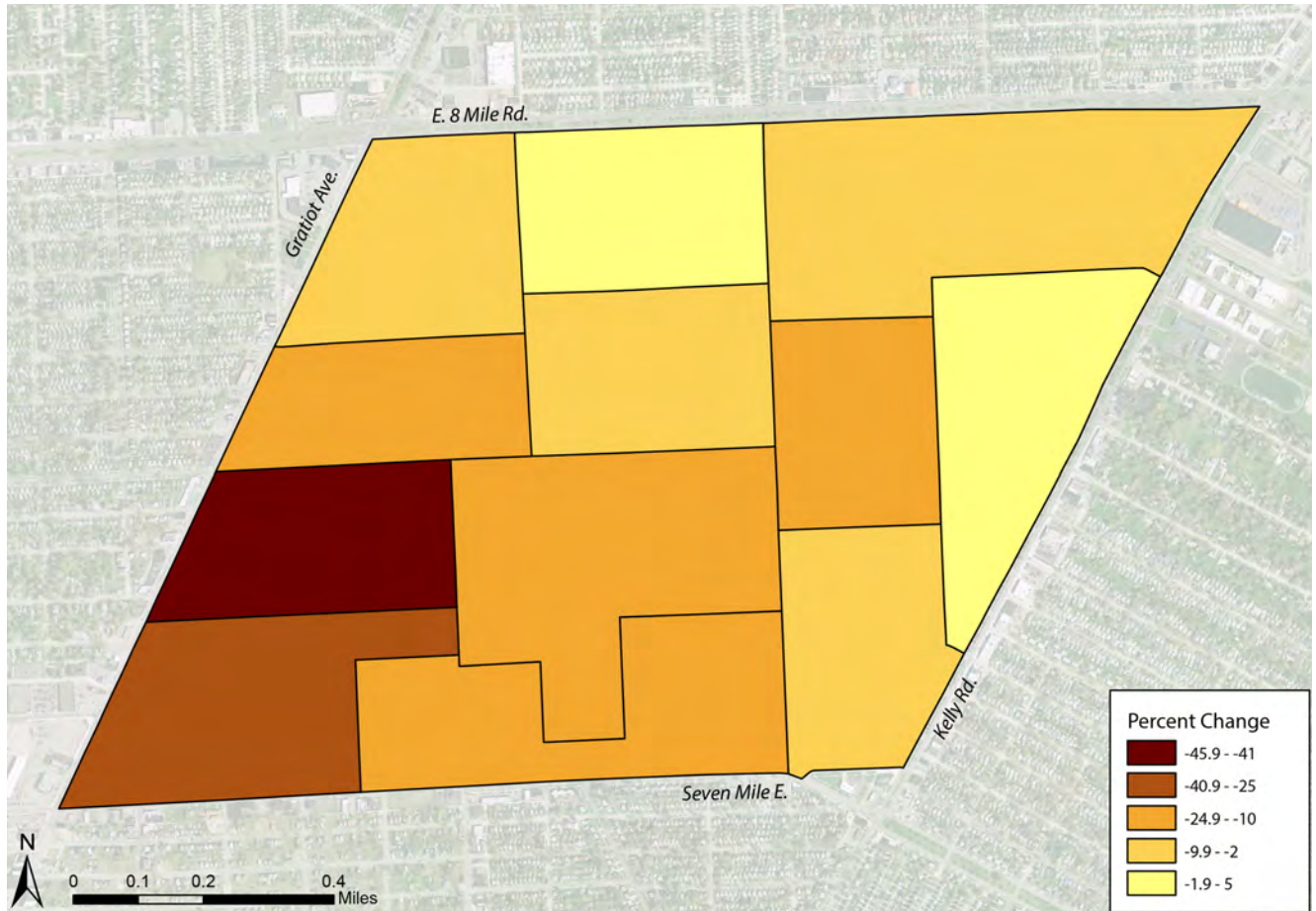


**FIGURE 2.3 | Number of foreclosures in Greater Regent Park from 2005 to 2011, and the effective proportion**  
Greater Regent Park had 1,735 mortgage foreclosures out of 4,049 residential structures.

*SOURCES: 2005-2010 foreclosure data from First American CoreLogic;  
2011 foreclosure data from Wayne County Register of Deeds;  
Residential parcel data from Detroit Residential Parcel Survey.*

## Population Changes

The combination of decreased public employment and a depressed housing market has led to significant population, economic, and housing changes. The population of Greater Regent Park has declined 15.7 percent from 2000 to 2010, compared with 25.1 percent in Detroit as a whole.<sup>4</sup> Figure 2.4 shows what proportion of residents each area gained or lost, with the southwest losing between 10 and 46 percent and the north and east actually gaining in some areas.



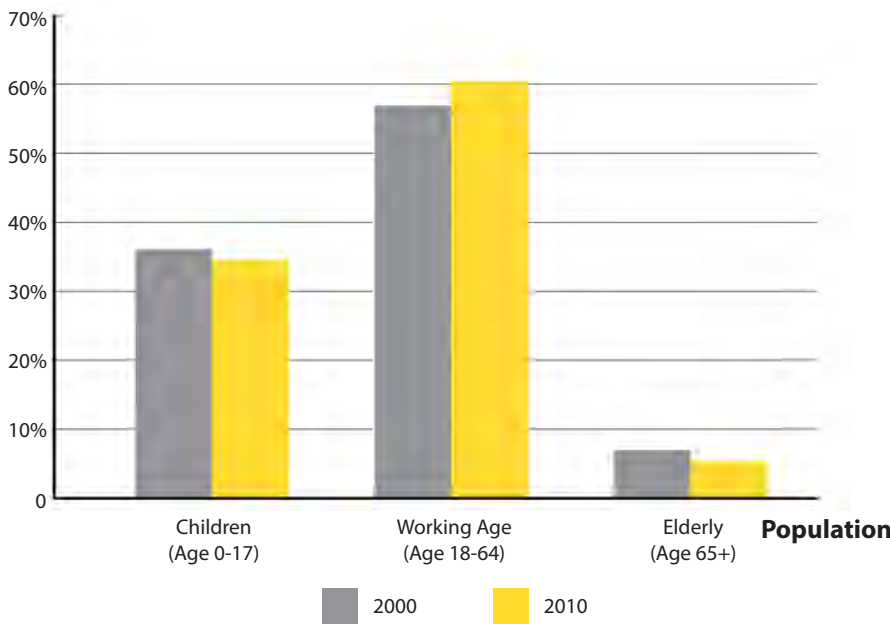
**FIGURE 2.4 | Population change from 2000 to 2010**

While population has declined in nearly all areas, the greatest decline has been in the southwest corner. Areas north of East State Fair Street and along Kelly Road have been more stable.

*SOURCES: Social Explorer, US Census Bureau 2000 - SF1:P1, Total Population;  
US Census Bureau 2010 - SF1:P1, Total Population.*

The population changes have affected age groups differently, with the median age decreasing slightly from 28.3 in 2000 to 27.4 in 2010.<sup>5</sup> The area's working age population has increased relative to other age groups, however, as Figure 2.5 shows.

**Percent**

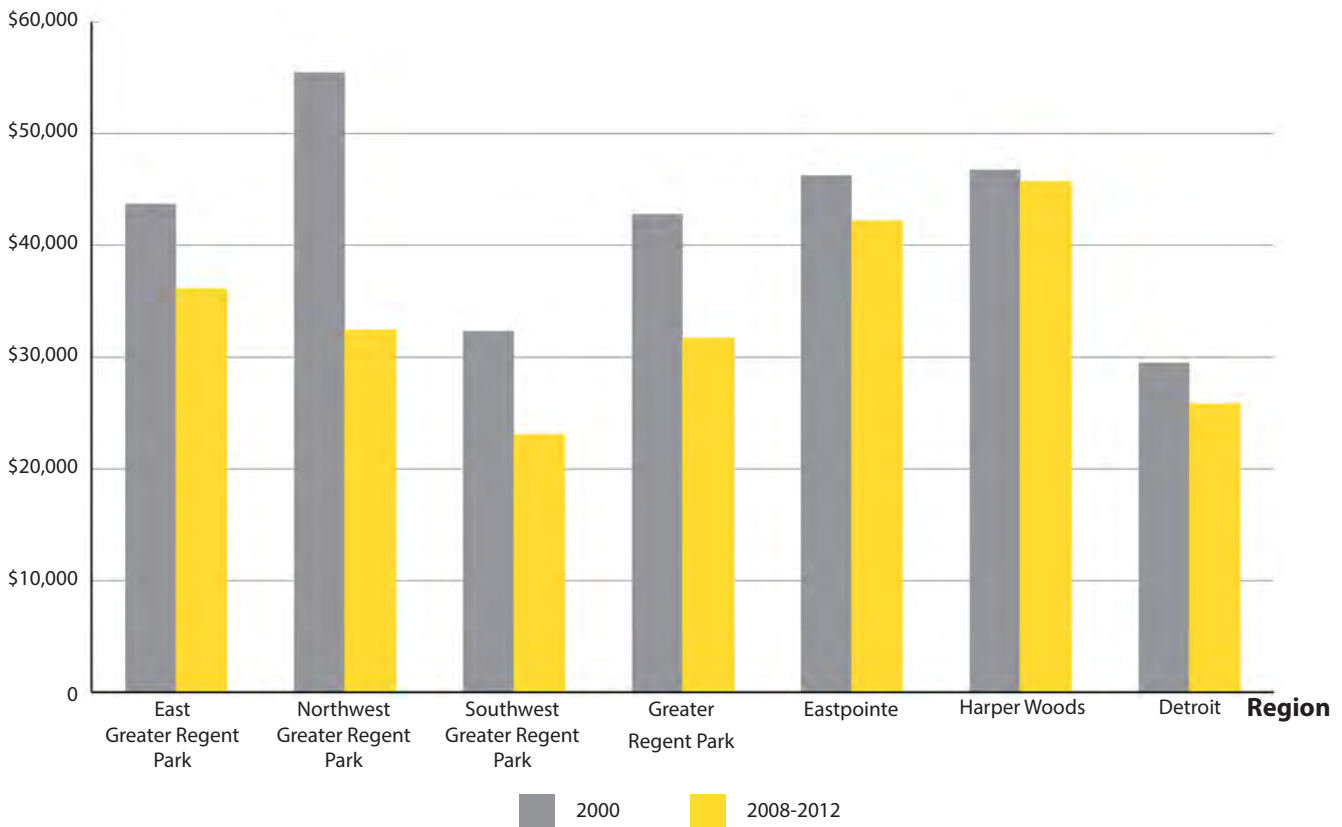


Economically, Greater Regent Park has fared better than Detroit as a whole, but lags its suburban neighbors. Median household income for Greater Regent Park remains higher than Detroit (\$31,645 and \$26,955 for the period 2008-2012, respectively) but \$10,000 less than neighboring areas Harper Woods and Eastpointe (Figure 2.6). Similarly, the percent of population unemployed stood at 30 percent for the period 2008-2012, compared with 28 percent in Detroit and 17 and 18 percent in Eastpointe and Harper Woods, respectively. <sup>6</sup>

**FIGURE 2.5 | Population percentage by age in Greater Regent Park**

SOURCES: Social Explorer, US Census Bureau 2000 - SF1:P12, Sex By Age; US Census Bureau 2010 - SF1:P12, Sex By Age.

**Median Household Income**



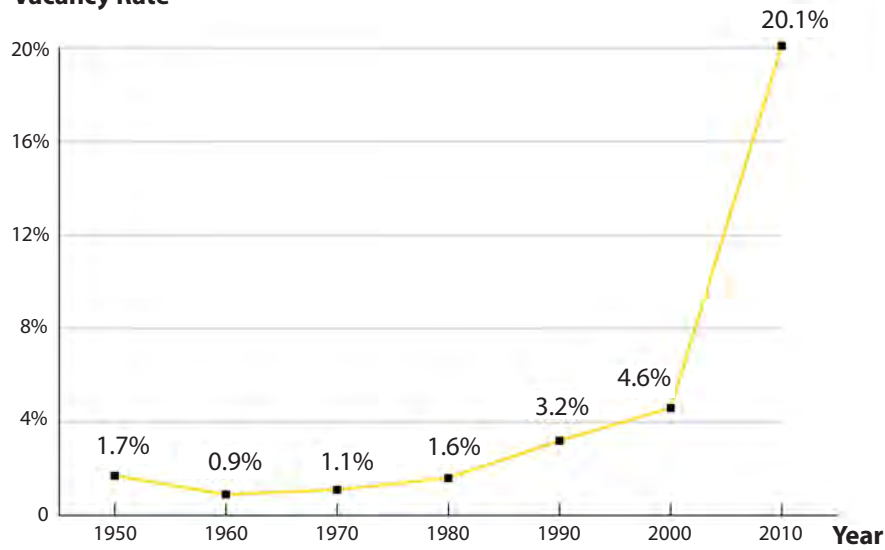
**FIGURE 2.6 | Median household income**

SOURCES: Social Explorer, US Census Bureau 2000 - SE:T93, Median Household Income In 1999 Dollars; ACS 2008 - 2012 (5 Year Estimates) - ACS12\_5yr:B19013, Median Household Income In The Past 12 Months (In 2012 Inflation Adjusted Dollars), margins of error not shown.

# Housing

Greater Regent Park traditionally has had a stable housing market. From 1950 to 1980, vacancy was below 1.7 percent, as shown in Figure 2.7. Greater Regent Park has seen considerable, albeit uneven, changes to its housing stock, owner occupancy levels, and property values across the entire neighborhood. From 2000 to 2010 the rate of vacancy increased to just over 20 percent. As Figure 2.8 shows, the rate of owner-occupied housing is higher in Greater Regent Park than in Detroit as a whole, but remains slightly lower than its suburban neighbors.

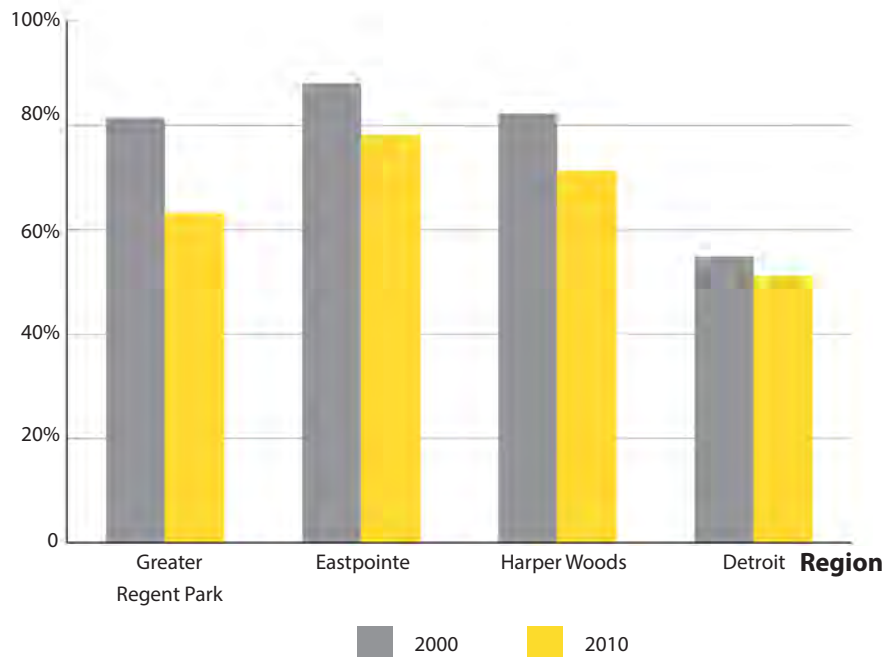
**Vacancy Rate**



**FIGURE 2.7 | Vacancy trend in Greater Regent Park**

SOURCES: Social Explorer, US Census Bureau 1950 - ORG:T17. Tenure, ORG:T19, Vacancy; US Census Bureau 1960 - ORG:T38, Tenure And Vacancy Status; US Census Bureau 1970 - ORG:H035, Occupancy/Vacancy Status; US Census Bureau 1980 - STF1:T5, Occupancy Status; US Census Bureau 1990 - STF1:H2, Occupancy Status; US Census Bureau 2000 - SF1:H3, Occupancy Status; US Census Bureau 2010 - SF1:H3, Occupancy Status.

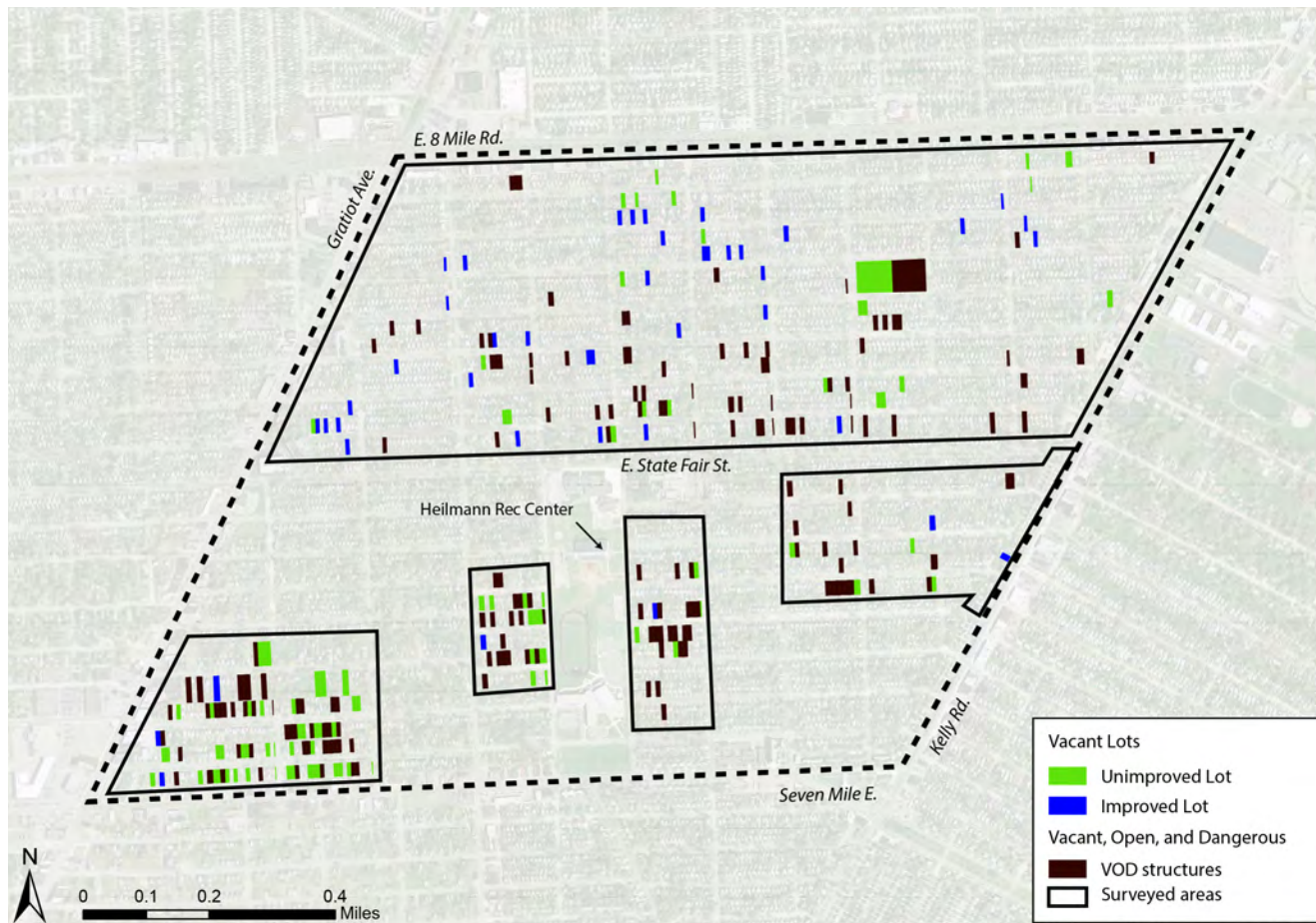
**Percentage of Owner Occupied**



**FIGURE 2.8 | Percentage of owner-occupied housing units**

SOURCES: Social Explorer, US Census Bureau 2000 - SF1:H4. Tenure; US Census Bureau 2010 - SF1:H4. Tenure

Greater Regent Park has a large number of vacant, open, and dangerous (VOD) structures and vacant lots to contend with. In a survey of over 3,000 properties,<sup>7</sup> vacant lots composed only 5 percent, VOD structures 6.2, and vacant structures as a whole less than 13 percent,<sup>ii</sup> with most of these concentrated near Gratiot Avenue and Seven Mile Road (Figure 2.9). This is an increase from 2009, when vacant lots composed only 2.4 percent, VOD structures 2.6 percent, and vacant structures as a whole at 12 percent.<sup>8</sup> In Detroit in 2009, the last year for which complete data are available, 9 percent of all structures were vacant, and 20 percent of all properties were vacant lots.<sup>9</sup>

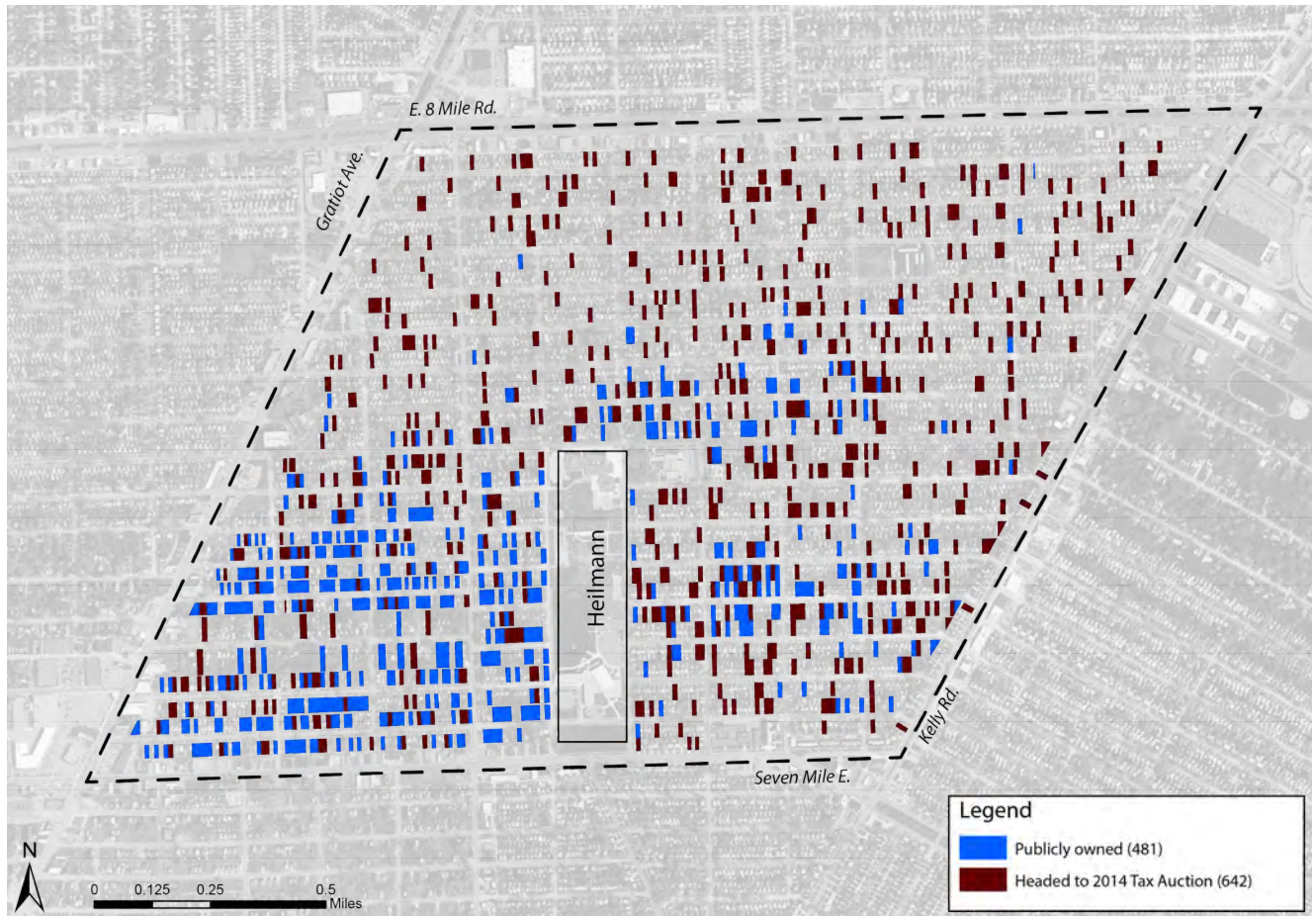


**FIGURE 2.9 | VOD structures and vacant lots**

This map shows a concentration of VOD structures near Gratiot Avenue and Seven Mile Road as well as Heilmann Recreation Center. While VOD structures and vacant lots exist in the north and west areas, they are less concentrated, and many lots are maintained by residents. The portions of the map without data are where no windshield surveys took place.

SOURCES: Authors' windshield survey, February, 2014, Available from: <https://app.localdata.com/>;  
 Restore Northeast Detroit, 2013, NED Sample Survey [Data File]. Retrieved April 2014 from:  
<https://app.localdata.com/>.

Greater Regent Park has a large number of properties foreclosed due to unpaid taxes as well as many already in public ownership. Publicly-owned properties concentrate in the southwest area, while properties to be offered for sale in the fall 2014 Wayne County tax auction extend throughout much of Greater Regent Park, as Figure 2.10 shows. Some of these property owners will pay their back taxes before then and avoid auction, but others will not. Unlike vacant structures or lots, which are more concentrated and readily visible, tax foreclosure is a threat affecting the entire neighborhood.



**FIGURE 2.10 | 481 publicly owned and 642 tax foreclosed properties in Greater Regent Park**

Many of the publicly owned properties are also vacant and are therefore easy to spot when driving around Greater Regent Park, while properties at risk of auctions are not as readily apparent. If owners do not pay their taxes, interest, and fees to redeem their properties, they will be offered for sale at the tax auctions. Investors will buy many; the rest will become publicly owned. The threat to the neighborhood therefore may not be readily visible; this map illustrates the gravity of the tax foreclosure situation.

*SOURCES: Detroit Parcels (2012), City assessor's data for 2012 [Data File], received January 2013 from Data Driven Detroit; MLB owned in Far North East Side (2012), Property owned by Michigan Land Bank [Data File], received February 2014 from the Michigan Land Bank Fast Track Authority; Detroit Property Inventory (2012), Property owned by the City of Detroit as of late 2012 [Data File], Retrieved January 2013 from Data Driven Detroit; Wayne County First Refusal (2012), Foreclosed properties that did not sell at the 2012 auction and are now owned by the Detroit Land Bank [Data File], Retrieved January 2014 from Detroit Land Bank; 2013 Tax Auction properties not sold (2013), List of properties that did not sell in the 2013 tax auction that are now held by a public entity, [Data File] received March 2014 from <https://whydowntweownthis.com/>; Properties Headed to the 2014 tax auction (2014), List of properties in Greater Regent Park that were tax foreclosed in March 2014 and headed to the 2014 fall tax auction, [Data File], Retrieved April 2014 from <https://whydowntweownthis.com/>.*



## Crime and Safety

According to area residents, criminal activity has increased in recent years. The data available suggest concentrations of violent crime near Heilmann Recreation Center along with dispersed crime throughout Greater Regent Park.<sup>10</sup> Conversations with area youth reinforced this sentiment, as Figures 2.11 and 2.12 illustrate.

*"If I could change something in my neighborhood, it would be gangs, homeless people, abandoned houses, population of murderers, [and more] programs."*

*-Student Participant*

*Source: Youth Community Meeting. LifeBUILDERS. 2014.*



FIGURE 2.11 | Vonte Dillard participates in a mapping and visioning exercise with University of Michigan students and LifeBUILDERS

SOURCE: Margi Dewar

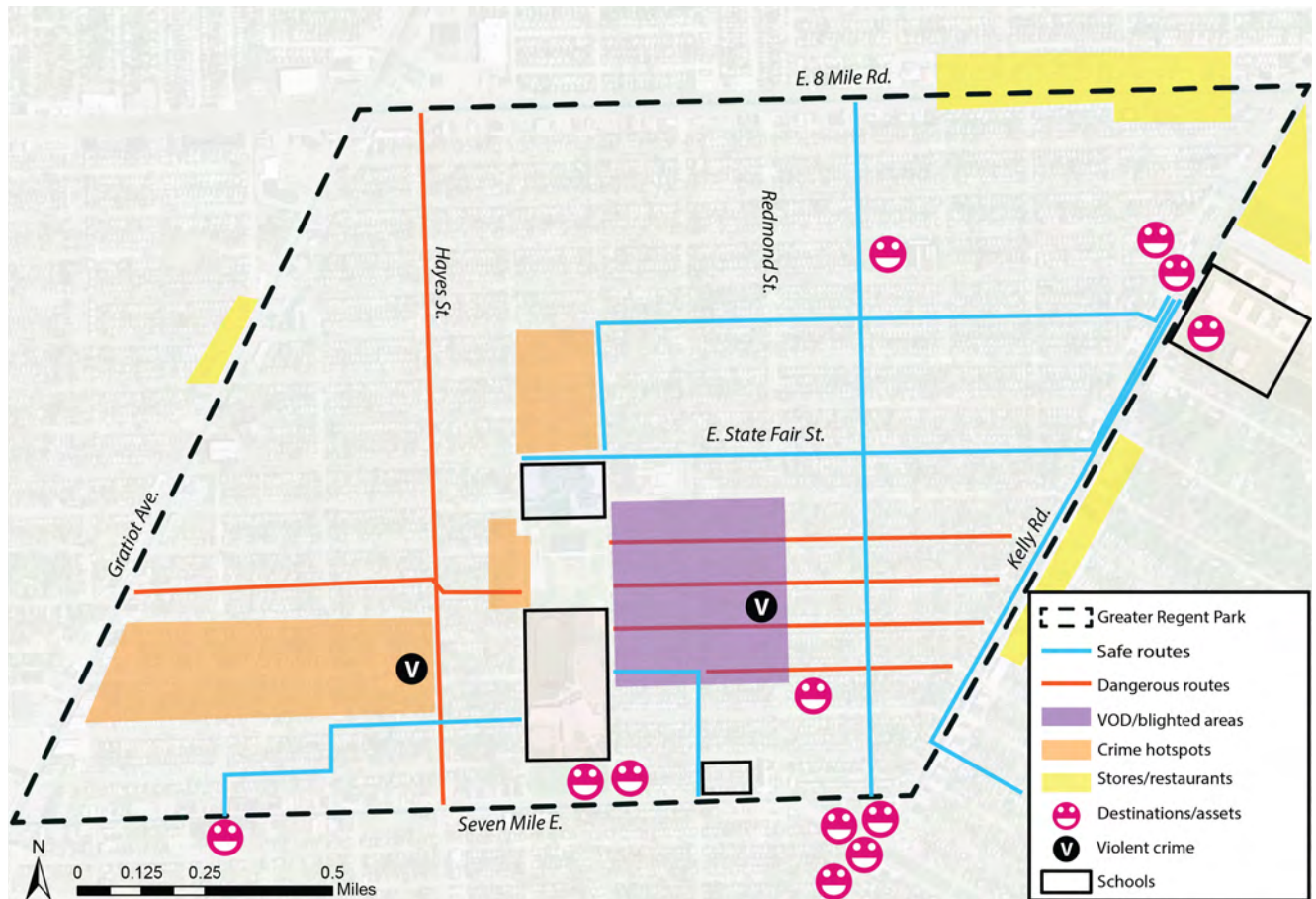


FIGURE 2.12 | Results from a youth mapping exercise at LifeBUILDERS

In this exercise, area youth were asked to draw locations within Greater Regent Park that are most relevant to them. The map above shows some walking routes, destinations, and crime hotspots for resident youths.

SOURCE: SEMCOG, 2010, Southeast Michigan Imagery Project.

## Looking Forward

Greater Regent Park has weathered numerous hardships. What remains are residents and business owners resolved to reclaim the neighborhood. A number of committed residents and organizations appear to maintain a sense of community and ownership in the stronger areas of the neighborhood, boarding up vacant structures and mowing vacant lots. The businesses at Seven Mile Road and Gratiot Avenue remain a commercial hub for northeast Detroit.

The many religious organizations in the area, like St. Jude's Catholic Church, Resurrection Lutheran Church, and LifeBUILDERS, also fortify the neighborhood. LifeBUILDERS has strengthened blocks in Greater Regent Park by rehabilitating homes and building connections with area residents. With the purchase of the former McGregor Elementary School, LifeBUILDERS may be able to add a new community center at the core of Greater Regent Park in the future. LifeBUILDERS, the Regent Park Homeowners Association, city leadership, and other partners are prepared to do even more. While Greater Regent Park faces significant challenges, connecting with public, private, and nonprofit partners and resources provides residents choices on how to create a safer and more stable Greater Regent Park.

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4. Social Explorer, Social Explorer, US Census Bureau 2010 - SF1: T1. Total Population; US Census Bureau 2000 - SF1: T1. Total Population
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7. "NED Sample Survey 2014," Restore Northeast Detroit,
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9. "Detroit Residential Parcel Survey Overview Presentation," Data Driven Detroit (2009), [http://www.detroitparcelsurvey.org/pdf/Detroit\\_Residential\\_Parcel\\_Survey\\_Presentation.pdf8](http://www.detroitparcelsurvey.org/pdf/Detroit_Residential_Parcel_Survey_Presentation.pdf8)
10. Crime Mapping. <http://www.crimemapping.com/> A search was conducted for violent crimes such as Assault and Homicide on April 29, 2014 that occurred in Greater Regent Park.

## NOTES

- i. Greater Regent Park composes about 21 percent of the 48205 ZIP code land area. The ZIP code is the smallest geography available for this type of data.
- ii. The number of vacant structures is based on visual inspection of the property, not official public documents. The exact number of vacant structures may vary from the number cited.



# 3. Develop Assets



# Develop Assets

## Safety, image + facilities



**A Greater Regent Park that leverages and connects the assets the neighborhood possesses and uses them to deter crime and build neighborhood cohesion and identity.**

Assets are valuable people, places, and organizations that can be used as building blocks for a neighborhood's future. The greatest asset Greater Regent Park possesses is its large number of stable housing blocks. A high home ownership rate and investment by property owners contribute to the stability of a neighborhood.<sup>1</sup> In 2010, the home ownership rate in Greater Regent Park was 63.2 percent,<sup>2</sup> markedly higher than the City of Detroit overall at 51.1 percent.<sup>3</sup> This chapter provides a list of strategies for strengthening all of Greater Regent Park's assets, which include its schools, parks, businesses, and community organizations (Figure 3... 1) and the collective skills and knowledge of residents.

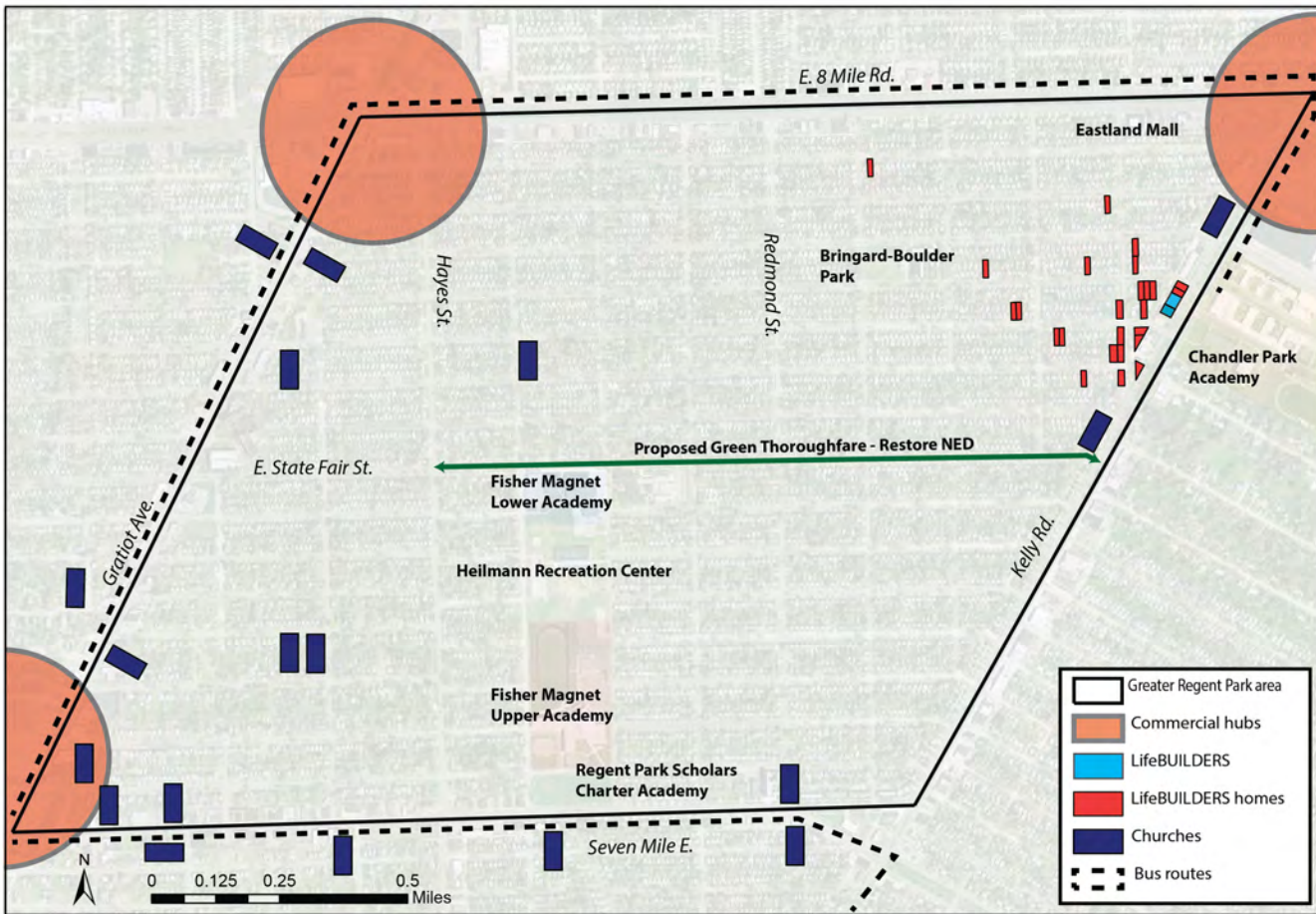


FIGURE 3.1 | Neighborhood Assets in Greater Regent Park

SOURCE: SEMCOG, 2010, Southeast Michigan Imagery Project; Proposed Green Thoroughway: Restore NED; Bus Routes: City of Detroit, Department of Transportation, www.detroitmi.gov

## Recommendations

### Improve Safety Infrastructure

- Involve residents in community policing strategies, including radio patrols and beat meetings
- Implement crime prevention through environmental design

### Improve Neighborhood Facilities

- Develop McGregor Elementary site into a community center
- Strengthen the Heilmann Recreation Center

### Strengthen Neighborhood Image

- Create an identity for the neighborhood
- Communicate this identity to residents and outsiders

# Improve Safety Infrastructure

Residents identified safety as the highest priority. Open vacant homes, dark alleyways, uncut grass, and other forms of disinvestment make a neighborhood vulnerable and can attract crime. Community organizations and residents can take steps to reinforce the neighborhood as an environment that is secure at all times of day.

## 1

### Involve residents in community policing strategies, including radio patrols and beat meetings

*Residents can serve as the first line of defense against neighborhood crime. Providing residents with safety information and involving them in safety efforts can bring about early successes for deterring crime.*

- Hold regular monthly beat meetings with the Detroit Police Department (DPD) and utilize other forms of communication with police officers (through the Skillman Foundation-funded iPads, cell phones, and integrated computer systems the police force has received) (see the Engage Residents chapter for further information about building relationships with DPD).
- Create radio patrols where residents walk or drive around the neighborhood with radios and contact the police about suspicious activity (see case study).
- Apply to Michigan Community Resources' SAFE mini-grants. Funding from these grants can be used towards radio patrols. The areas eligible for these grants vary from year to year, so verify that Greater Regent Park is eligible before applying.
- Hire private groups to secure the neighborhood using either private security companies as in East English Village or hiring off-duty police officers as in Jefferson East.



*Partner with Detroit Police Department, 9th District, Officer Brad Hawkins.*

*Contact Jim Ward of Green Acres Neighborhood Patrol (see case study) to help in the creation of a neighborhood patrol.*

#### **Green Acres Neighborhood Patrol** Green Acres, Northwest Detroit, MI

The Green Acres neighborhood started a neighborhood patrol in 1986 to combat the rising number of home invasions in the neighborhood. The City of Detroit has an ordinance that allows neighborhood patrols to exist and also reimburses a portion of “start-up and on-going costs” (e.g. gas, signage, radios). The patrol includes residents who patrol in their cars and call the police directly when they see suspicious activity. Patrollers work on a rotating schedule seven days a week, with one nighttime and one daytime patrol.<sup>4</sup>

LifeBUILDERS can use this program as a model, possibly utilizing the same funding sources.



# 2

## Implement crime prevention through environmental design

*Residents can adopt certain design standards, or Crime Prevention Through Environmental Design (CPTED) strategies, that deter crime by creating an environment that minimizes the opportunity for crime. Many of these design standards are relatively inexpensive and easy to implement.*

- Encourage CPTED by holding workshops, run by DPD officers who are trained in these strategies, and providing flyers. Residents can adopt best practices like building fences that are not above a certain height or are see-through and keeping bushes trimmed (see CPTED case study).
- Create signage for block clubs and vacant homes to promote an image of resident investment. This deters crime by creating the perception that people care and are watching.



*The Detroit Public Lighting Authority has already begun deterring crime through environmental design with a pilot to install LED street lights in the area.*

### Crime Prevention Through Environmental Design

Portsmouth, VA

The Portsmouth Master Plan provides information about the CPTED strategies of natural surveillance (e.g., “design streets to increase pedestrian and bicycle traffic” and “create landscapes that provide surveillance, especially in proximity to designated points of entry and opportunistic points of entry”), natural access control (e.g., “use a single, clearly identifiable, point of entry” and “eliminate design features that provide access to roofs or upper levels”), and natural territoriality (e.g., “display security system signage at access points”).<sup>5</sup>

LifeBUILDERS can present these design recommendations to residents to identify items they can implement to improve neighborhood safety.



SOURCE: <https://www.portlandoregon.gov/oni/article/320548>

# Improve Neighborhood Facilities

Bringard-Boulder Park and Heilmann Recreation Center create the basis of Greater Regent Park’s recreational infrastructure. Bringard-Boulder Park features two baseball fields and is adjacent to a LifeBUILDERS’ future development. The Heilmann Recreation Center, located between the Fisher Magnet Lower and Upper Academies, has membership exceeding 300, features a swimming pool, dance and fitness classes, a gym, an arts and crafts room, a game room, six computers, and rooms that can be rented out for events. Using these sites as a foundation, this plan recommends ways to improve and expand on the facilities of Greater Regent Park to create an even stronger neighborhood.

## 1

### Develop the McGregor Elementary site into a community center

*According to the advisory committee and area youth, McGregor, which was closed by Detroit Public Schools in 2008,<sup>6</sup> is a haven for criminal activity. LifeBUILDERS and residents in the area have a new vision for the McGregor site as a community center.*

- Within the next 1 to 3 years, secure the McGregor building by boarding up windows and doors and installing security cameras and lighting. Maintain the site by picking up trash and mowing the lawn. Begin a community garden and outdoor activities such as resident picnics and barbeques.
- In the following 3 to 5 years, build a community center. Use the center as a hub for asset directories (a local business directory, skill bank, and human services directory) and offer programs for area residents—job training, tutoring, day care, and sports clubs.

LifeBUILDERS’ Youth	Greater Regent Park Residents
<ul style="list-style-type: none"> <li>• Garden</li> <li>• Sports clubs, games and activities</li> <li>• Indoor gym</li> <li>• Life counseling and prep services</li> <li>• Outdoor space (park and playscapes)</li> <li>• Daycare (toys for smaller kids to play with)</li> <li>• Meeting rooms (for community groups)</li> <li>• Computer room</li> <li>• Transportation access</li> <li>• Resale shop and snack bar</li> </ul>	<ul style="list-style-type: none"> <li>• Senior center</li> <li>• Community garden</li> <li>• Tutoring center</li> <li>• Creative space (with workshops)</li> </ul>

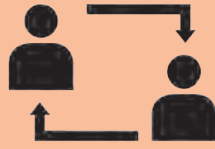
TABLE 3.1 | Residents’ vision for McGregor Site

SOURCE: Community Youth Meeting and Resident Survey

## 2

### Strengthen the existing neighborhood recreational spaces

*Residents reported that they often do not use community facilities within the neighborhood. In particular, many residents do not like using the Heilmann Recreation Center because they feel the park is unsafe. Children stated that Bringard-Boulder Park is unusable, especially because the McGregor site attracts criminal activity. For these reasons, strengthening current facilities is a high priority.*



*Connect the Heilmann Recreation Center to residents (through meetings hosted by the General Services Department) to ensure residents have a say in the allocation of dedicated Premier Park<sup>i</sup> funding.<sup>7</sup>*

*Involve block clubs and residents in informally maintaining Bringard-Boulder Park, which the Recreation Department has listed as repositioned and no longer being maintained. LifeBUILDERS could formally take on responsibility for the park as part of the McGregor site development.*

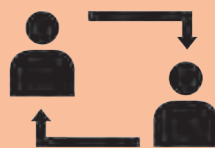
*Expand programming for the neighborhood park system, such as joining a sports league for youth, such as Think Detroit PAL or Eagle Sports.*

## 3

### Improve access to transportation

*Improved transportation is vital to promoting a sense of community and safety within Greater Regent Park. Residents need to be able to easily reach locations both within Greater Regent Park and the surrounding communities to increase access to employment, commerce, and recreational opportunities.*

- Incrementally improve the existing transit structures in place by improving bus shelters, seating, and signage.
- Encourage multimodality, by adding bike racks at bus stops and schools.



*Work with Fisher Academy and Regent Park Scholars Charter Academy to implement the Safe Routes to School program. Funding for this program, which can be accessed through the Michigan Department of Transportation (MDOT), provide a means to improve routes to facilitate students' walking and biking to schools.*

*Enhance the existing transportation infrastructure with renovated bus shelters and additional signage through DDOT's Adopt-A-Shelter Coordinator.*

*Partner with the 8 Mile Boulevard Association, which is leading the process of improving bus shelters along 8 Mile Road and Eastland Mall (see Doorstops Detroit case study).*

# Unify the neighborhood under a common identity

For a neighborhood to thrive, residents need to have a sense of pride, vision, and positive identity.

## 1

### Create an identity for the neighborhood

*Positive stories emerging from a neighborhood will encourage current residents and attract newcomers, but residents will only buy into the image if they are a part of creating it. LifeBUILDERS can host visioning events that will strengthen the social fabric of the blocks and the neighborhood as a whole.*

- Involve residents in visioning the neighborhood's future through meetings, door-to-door outreach, events, and surveys and work actively with residents towards that vision.
- Hold series of competitions for local residents, artists, and craftspeople to design a new neighborhood logo.
- Take photographs of the neighborhood to show neighborhood assets and life.



**The Idora Neighborhood Association  
Youngstown, OH**

Idora has, until recently, faced the challenges of having too much empty space: closed stores, unoccupied rental houses, vacant lots, and abandoned buildings. Concerned residents got involved and, after a year of outreach, found there was a strong desire to re-envision the area.

**LifeBUILDERS can use Idora as a model of a neighborhood that has successfully and positively impacted its image/reputation. Possible initiatives include the installation of a community mural painted with the help of children, a program where empty spaces are managed by neighbors, the creation of community gardens and pocket parks, and a tree replanting project.**

*SOURCE: "Timeslide," 46th Street Mural Project, <http://46thstreetmuralproject.blogspot.com>*

*SOURCE: <http://46thstreetmuralproject.blogspot.com/2010/08/46th-street-mural-project-is-almost.html>*

# 2

## Express this identity to residents and outsiders

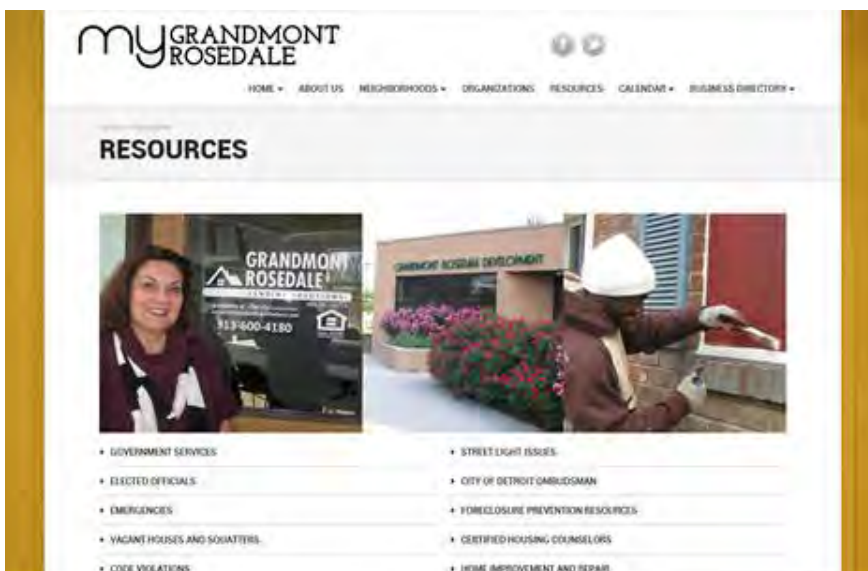
*Having an active neighborhood starts with residents knowing what events are going on and what resources are available in their area. LifeBUILDERS currently has Facebook and Twitter accounts and a webpage that link them to residents.*

- Display useful resources and neighborhood images on LifeBUILDERS' website and at other public spaces (see My Grandmont Rosedale case study). LifeBUILDERS' website could provide the following information:
  - » **Current Events:** covers LifeBUILDERS' and others' efforts to strengthen the neighborhood, as well as special events
  - » **Housing:** lists houses for sale or rent in the neighborhood, home renovation tips, homeownership training
  - » **Connections:** provides the information collected and maintained by the neighborhood association directory and personal inventory capacity directory
  - » **Business:** covers resident owned or local businesses
  - » **Spotlight:** recognizes the individual achievements of residents, such as volunteers, contest winners, or simply provides fun facts about the area
- Encourage the creation of signage and public art, such as murals that capture the spirit of the neighborhood, in high traffic areas.



*Work with trusted realtors to create a marketing strategy in which they sell not only houses but also this new image.*

*Consult with Brightmoor Woodworking, a non-profit that works with teenagers to create neighborhood signs to provide the youth with marketable skills, to develop a similar youth involvement program to establish neighborhood identity.*



### My Grandmont Rosedale Grandmont Rosedale, Detroit, MI

Created by a residents, the My Grandmont Rosedale website is a one-stop shop for community resources such as local businesses, government services, and foreclosure prevention. This website provides a successful example of how a neighborhood's identity and information can be shared through a community website.

LifeBUILDERS can use this website as a model for their own.

SOURCE: "About Us" and "Resources," My Grandmont Rosedale, <http://www.mygrandmontrosedale.org>



SOURCE: Margi Dewar

### Brightmoor Woodworking Detroit, MI

Brightmoor Woodworking is a non-profit that works with teenagers to create neighborhood signs to provide the youth with marketable skills. Profits from the signs pay for the workshop. These signs provide a feel of identity and ownership for their neighborhood.

LifeBUILDERS can use this model as a way to provide more signage for the Greater Regent Park area, while at the same time encouraging youth involvement and education.

SOURCE: "Signs," Yea-Detroit, [www.yeadetroit.com/signs/](http://www.yeadetroit.com/signs/)



SOURCE: <https://roadtrippers.com/blog/will-these-delightfully-tacky-benches-convince-detroit-citizens-to-take-the-bus>

### Doorstops Detroit Detroit, MI

Doorstops Detroit is "a collaboration between designers, artists, riders and community residents" that aims to improve bus stop conditions through seating, and shelters. The covered seating is made out of "salvaged and repurposed materials" and features art by local artists. In 2013, 25 covered seating areas were placed throughout the city.

LifeBUILDERS can replicate this model, involving local residents in the design and creation of bus shelters.

SOURCE: "About," Doorstops Detroit <http://doorstopsdetroit.org/about/>

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7. Ingrid White, personal communication, April 14, 2014

## NOTES

- i. The Premier Park program, which includes the Heilmann Recreation Center, focuses Detroit's limited resources on parks that the City's Recreation Department considers a priority. These parks will receive improvements and maintenance (lawn cutting and daily litter and trash removal) on a more frequent basis. In the summer of 2014, Heilmann is slated to receive the following improvements: repairs to the play structure, new protective rubber surfacing underneath the play structure, a redesigned entryway and driveway, a security gate around the parking lot, graffiti removal, and new wooden bollards. These improvements alone are not enough. Coordinating an outreach effort with Detroit's General Services Department could lead to better resident engagement and understanding in what programs residents need and want.







# 4. Address Blight

# Address Blight

## Clean, safe + renewed



**A clean, safe looking Greater Regent Park where vacant and dangerous properties are either demolished, rehabilitated or boarded up for future use, and every lot has a plan for its future.**

Illegal dumping, abandonment, and other forms of disinvestment stand in the way of neighborhood quality of life. These factors have increased in recent years, concentrated on the blocks closest to 7 Mile Road and Gratiot Avenue but also dispersed through more intact blocks. The recommendations in this chapter could be applied at any time in any order but are best applied following the phased approach outlined in Chapter 7.

To make the best use of limited resources, LifeBUILDERS could consider applying one or two of the approaches below to make addressing blight more effective:

- Focusing efforts near areas used by youth, such as schools<sup>1</sup>
- Concentrating efforts on a small number of blocks
- Focusing on intact blocks
- Directing blight-fighting work near neighborhood assets like parks and community centers
- Targeting highly visible areas<sup>2</sup>
- Identifying and prioritizing problem property owners



FIGURE 4.1 | Vacant, open, and dangerous houses on Liberal St.

SOURCE: Melanie Batke, Zachery McKinnon, and Scott Olejarczyk

## Recommendations

### Demolish, Rehabilitate, or Board Up Vacant and Dangerous Structures for Future Use

- Advocate for demolitions
- Make vacant homes look occupied or board them up
- Continue to purchase and rehabilitate houses

### Create a Clean, Safe Looking Neighborhood

- Organize neighborhood clean-ups
- Create community gardens
- Create public art
- Form partnerships to enforce city codes

### Ensure that Every Lot has a Plan for its Future

- Advise residents on the Side Lot Transfer Program
- Create green spaces through parcel connections and native plantings

## Poor housing conditions and vacancy levels affect nearly every block.

For all properties with a structure, housing in poor condition is concentrated in the southwest and near Heilmann Recreation Center but affects many other areas as well. The portions of the map without data are where no windshield surveys took place.

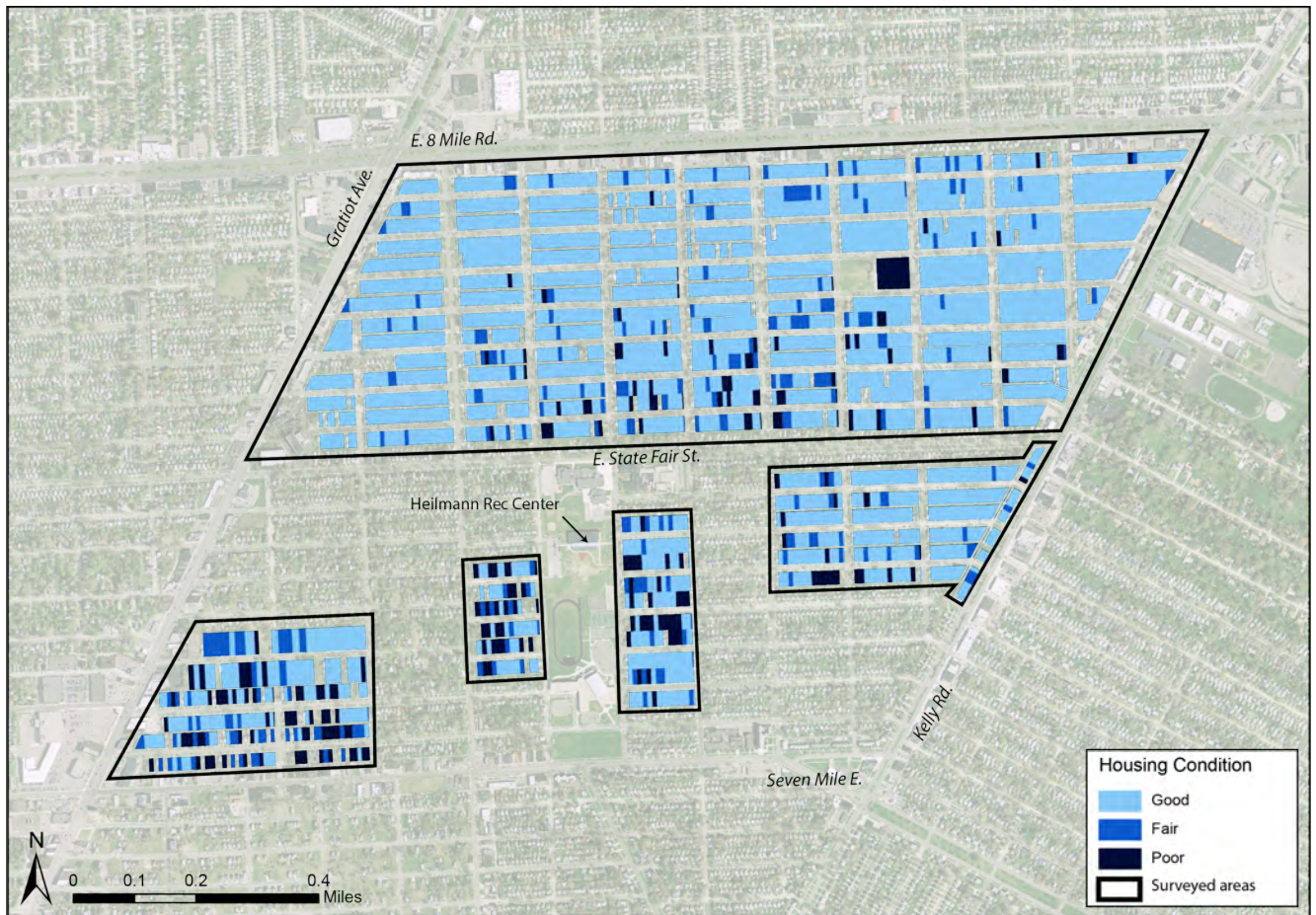


FIGURE 4.2 | Condition of housing structures

SOURCE: Authors' Surveys (2014), [Data File], February 2014 available at <https://app.localdata.com/>; Restore Northeast Detroit (2013), NED Sample Survey [Data File], received April 2014 from: <https://app.localdata.com/>; SEMCOG (2010), Aerial photos from Southeast Michigan Council of Governments, [Zip file], received January 2013 from Data Driven Detroit

Vacant, open, and dangerous (VOD) structures are vacant and uncared for. This contrasts with vacant homes that are boarded up or show signs of property maintenance. Figure 4.3 shows that while VOD structures occur throughout Greater Regent Park, they cluster in the southwest and near Heilmann Recreation Center. Improved lots almost exclusively occur north of E. State Fair Street.

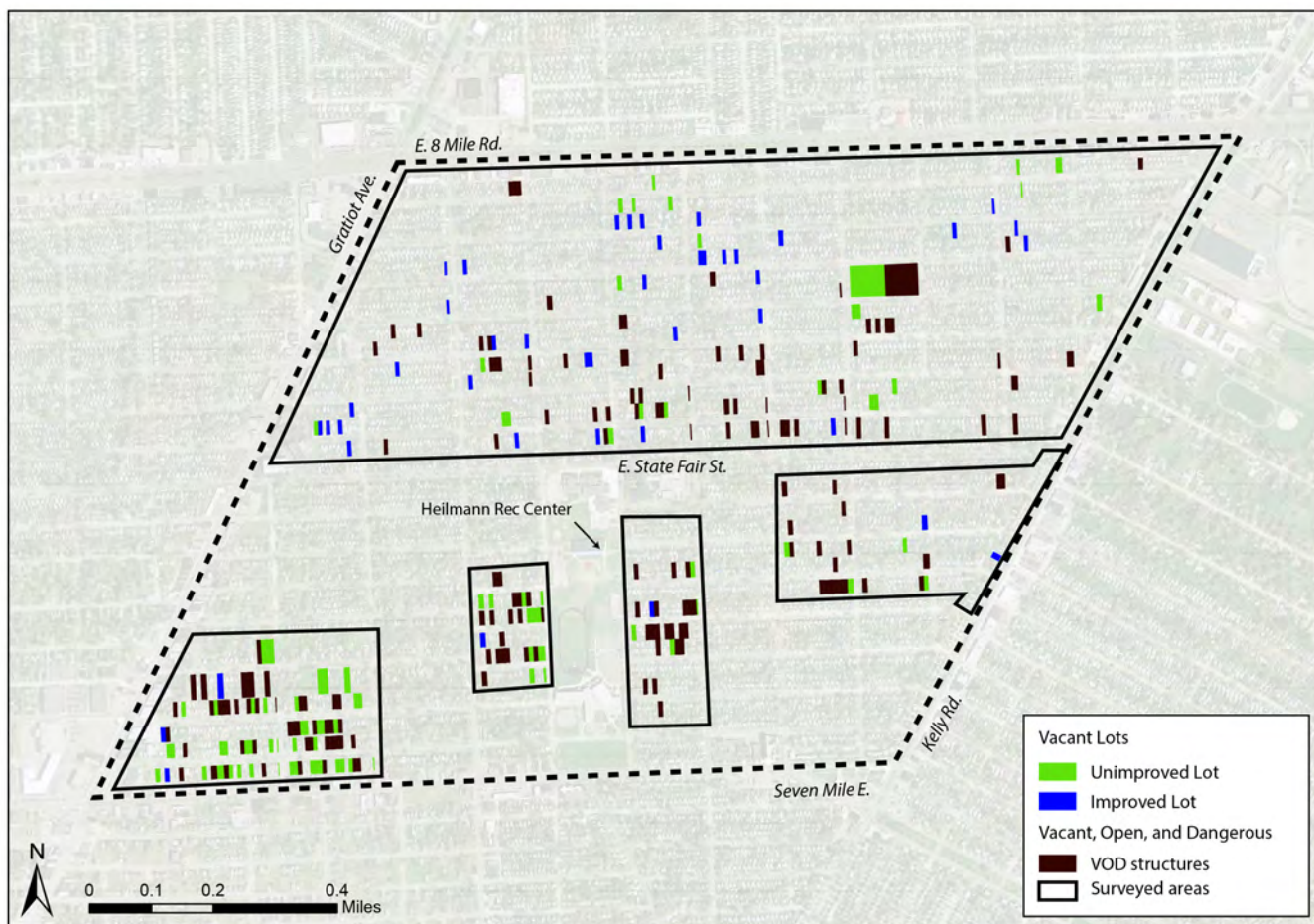


FIGURE 4.3 | Vacant, open, and dangerous (VOD) properties

SOURCE: Authors' Surveys (2014), [Data File], February 2014 available at <https://app.localdata.com/>; Restore Northeast Detroit (2013), NED Sample Survey [Data File], received April 2014 from: <https://app.localdata.com/>; SEMCOG (2010), Aerial photos from Southeast Michigan Council of Governments, [Zip file], received January 2013 from Data Driven Detroit

# Demolish, Rehabilitate, or Board Up Vacant and Dangerous Structures for Future Use

The following strategies focus on advocating for demolitions, rehabilitating properties that are candidates for acquisition, and boarding up properties that cannot be addressed right away.



## Advocate for demolitions

To better target demolitions throughout its service area, LifeBUILDERS can promote its list of demolition priority properties to local officials. Because of the size of Detroit, city officials have difficulty making appropriate demolition decisions in every neighborhood. LifeBUILDERS and area residents are in a good position to recommend structures for demolition based on their day-to-day exposure to these properties.<sup>1</sup> Once LifeBUILDERS has identified clusters of structures that are candidates for demolition, they can proactively bring this list before Neighborhood District Manager Garry Bulluck and Assistant District Manager Ray Solomon; District 3 Councilmember Scott Benson; the Buildings, Safety Engineering and Environmental Department; Detroit Police Department Community Liaison Brad Hawkins and the Detroit Land Bank Authority.

It may be particularly helpful to advocate among these contacts for usage of “Hardest Hit” demolition funds in the Greater Regent Park area. Hardest Hit Funds were allocated from the US Treasury Department to relieve economic stress in areas hard hit by the mortgage crisis. In Detroit this funding is focused on relieving the blighting effects of vacant properties on active, intact blocks. The Hardest Hit funding administrators intend to obligate program funds by next year for demolition of government owned properties. Officials already have six target areas, which are based on the Detroit Future City plan, but may be open to working with organized community groups outside of these areas to spend these funds.<sup>3</sup> There is a good chance that if LifeBUILDERS makes officials aware of structures ready for demolition in Greater Regent Park, they could direct Hardest Hit Funds to the neighborhood.

Periodically, LifeBUILDERS may want to reach out to entities such as Data Driven Detroit or the Detroit Land Bank Authority to find updated data regarding property conditions and public ownership. A city-wide survey of property conditions by Motor City Mapping is complete and will likely be released in 2014. Once the survey is released, LifeBUILDERS could contact Data Driven Detroit to receive updated information. As of the writing of this plan, there are 145 VOD structures in Greater Regent Park shown in Figure 4.3 (see Chapter 7 and Appendix IA for priority demolitions).

## Demolition Process

The agency in charge of demolition will vary by property ownership. In general, publicly owned property demolition is managed by the Detroit Land Bank Authority. The demolition of privately owned properties is handled by the city's Buildings, Safety Engineering and Environmental Department (BSEED), Demolition Division.

Mayor Duggan is in the process of transferring a portion of demolition responsibilities to the Detroit Land Bank Authority, so it is good to check on who is responsible as these changes occur.

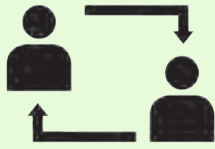
The quickest ways of finding a first indication of property ownership is to search the City Assessor data: [www.detroitmi.gov/DepartmentsandAgencies/PlanningDevelopmentDepartment/CityOwnedParcels.aspx](http://www.detroitmi.gov/DepartmentsandAgencies/PlanningDevelopmentDepartment/CityOwnedParcels.aspx) or Wayne County Treasurer data: [http://www.waynecounty.com/treasurer/treasurer\\_payonline.htm](http://www.waynecounty.com/treasurer/treasurer_payonline.htm)

***Important: The owner listed on the property is not necessarily the current owner of the property. To find out current ownership, verify information with the Register of Deeds.<sup>4</sup>***

Below is a summary of BSEED's how-to guide for residents on getting a structure demolished<sup>5</sup>:

1. Report suspect buildings to the BSEED at the Abandoned Building Hotline at (313) 224-3215. Be sure to include the building address.
2. BSEED staff will investigate the property and attempt to contact the owner.
3. All owners or agencies found to have a legal interest in the property will be notified of a hearing to present all pending charges.
4. If the owner fails to appear in court or fails to address the charges, BSEED will recommend either demolition or another remediation to the Detroit City Council.
5. If the Detroit City Council decides to demolish the building, it may take over two months to carry out the order.
6. If the property owner is granted a deferral or the property is owned by a government agency, such as HUD, further delays are likely.
7. Residents who are interested in seeing demolitions occur should monitor the status of the properties by attending City Council hearings to advocate for demolition, for example, or regularly contacting their district representatives.

The Demolition Division stresses that no one can take someone's property away without due process of law. The Demolition Division will make every effort to inform property owners of impending demolition including a hearing in court. For more information on demolitions, contact Dilip Patel, Demolition Division Supervisor, at (313) 224-3215 or [pateld@detroitmi.gov](mailto:pateld@detroitmi.gov).<sup>6</sup>



Contact the Buildings, Safety Engineering and Environmental Department (BSEED), Demolition Division to report abandoned buildings in need of demolition, and to check the status of buildings approved for demolition by City Council. BSEED is the city department charged with enforcing city building codes and determining whether a building is dangerous and in need of attention.

Alert BSEED to fire damaged properties for demolition; there are separate funds for this type of property called Fire Escrow funds, which are provided to the City by the property owner's insurance company after a building fire. These funds may be used to reimburse the property owner for repair or demolition, or in the case of an abandoned property, they may be used to reimburse the City for demolition costs. A certificate of completion is required for distribution of funds.<sup>7</sup>

Contact the Detroit Land Bank Authority (DLBA) to inquire about the status of publicly owned properties, to make nuisance abatement complaints, and to purchase publicly owned properties in the neighborhood. The DLBA is becoming the main entity handling publicly owned properties in the City of Detroit.

Consider initiating nuisance abatement proceedings via the DLBA against private property owners. The Nuisance Abatement Program was announced in early April 2014 by Mayor Duggan,<sup>8</sup> and entails using the DLBA to sue owners of vacant, blighted buildings in order to force them to sell, renovate or demolish offending structures. The Michigan Municipal League has a guide to community initiated Nuisance Abatement practices, found here: <http://placemaking.mml.org/community-driven-nuisance-abatement/>

Contact Detroit Police Department Community Liaison Brad Hawkins about blight violations in the neighborhood such as dumping or abandoned vehicles. Officer Hawkins is assigned to the 9th Precinct, which includes Greater Regent Park.

Maintain ongoing communication with District 3 councilmember Scott Benson, Department of Neighborhoods District 3 Manager Garry Bulluck, and Assistant Manager Ray Solomon. They have been charged with the task of eliminating blight in District 3 by working closely with neighborhood and other community organizations, CDCs, faith based organizations and local businesses to identify and prioritize concerns, and then coordinate with the appropriate city department to deliver results. They can help to address all blight related issues, including dangerous building demolition, repurposing vacant lots and structurally sound vacant buildings, as well as illegal dumping.<sup>9</sup>





### Motor City Blight Busters Detroit, MI

Motor City Blight Busters is a 25 year old organization dedicated to eliminating blight in Detroit. Founded by a motivated resident, John George, this organization has undertaken thousands of community clean-ups, and hundreds of home demolitions, renovations, and exterior paintings. Blight Busters has also hosted trainings to teach youth about the building trades. This inspiring organization is also a local resource.

**LifeBUILDERS could meet with Motor City Blight Busters to gain insight and exchange best practices.**

*SOURCE: "About," Motor City Blight Busters, [www.mcbbdetroit.com](http://www.mcbbdetroit.com)*

*SOURCE: "Fighting the Blight," Detroit Moxie, <http://www.detroitmoxie.com/home/2009/8/2/fighting-the-blight.html>*

## 2

## Make vacant homes look occupied or board them up

LifeBUILDERS may diminish the appearance of vacancy by working with property owners to gain entry to houses, putting up curtains and lights, and asking nearby neighbors to commit to monitoring the properties. Having someone responsible for removing pennysaver newspapers and junk mail from the properties in order for them to look occupied may also help. Other ways residents can help the appearance of vacant properties is by planting flowers and removing snow and leaves.

LifeBUILDERS may consider boarding only part of the house and making the front look occupied through window treatments and lights. For vacant structures where it is not possible to contact the property owner, it may be best to try other interventions. Boarding up vacant structures and having local children or artists produce paintings on the boards is one positive way to assert neighborhood control over blight.

Residents also emphasize that squatting is a negative issue in the area. In addition to boarding up properties, residents want to know what actions they can take to address illegal entry to houses. LifeBUILDERS may want to host a workshop or create an educational brochure that summarizes advice on addressing squatting from the nonprofit Michigan Community Resources.<sup>10</sup>



FIGURE 4.4 | Boarded-up house on Liberal St.

SOURCE: Melanie Batke, Zachery McKinnon, and Scott Olejarczyk



- Organize a board-up event or offer to provide resources to smaller groups, like block clubs, that want to organize their own board-up event.
- Educate residents on the rights of property owners dealing with squatters through workshops or brochures.

## Dealing with Squatting

The nonprofit Michigan Community Resources will be publishing an article on squatters on their website by the end of May 2014. In the meantime, their 2011 report “Squatters” Rights in Detroit: A Legal Analysis” is helpful for understanding the ins and outs of handling squatting. Below are some highlights from this report.<sup>11</sup>

“A squatter must openly live in a property as if they own it for an uninterrupted period of 15 years in order to gain title (known as adverse possession).”<sup>12</sup>In the meantime, there is information to assist owners and neighbors in addressing illegal squatting (See Table 4.1). Neighbors and community organizations who are not the owners of the property in question “do not have the right to bring a civil action to evict squatters or mortgage holdovers, but that does not mean that they have no means to protect the neighborhood.”<sup>13</sup>

For Owners	For Other Residents
<ul style="list-style-type: none"> <li>» The squatter is guilty of criminal trespass if they enter a property after they have been warned by the owner, responsible party, or occupant, or if they remain on the property after they have been told to leave by any of the same persons. In this instance, the squatter can be removed by the local police and charged with a misdemeanor.</li> <li>» If the police are unwilling to remove the squatter, a civil action may be filed. The action may only be brought by the owner of the property or an occupant. Once an action is filed, the person bringing the action must prove they have title to the property and the squatter must be served with a civil complaint. If the squatter cannot prove property interest, such as through adverse possession, the owner or occupant can ask the court for a writ of restitution that allows the squatter to be evicted. The owner or occupant should not attempt to remove the squatters themselves because the law disfavors self-help evictions and often the evictor can be sued.</li> </ul>	<ul style="list-style-type: none"> <li>» It is unlawful for an individual to enter the property of another without authority after having been forbidden to enter or notified to leave by the owner or occupant or agent of the owner or occupant.</li> <li>» Thus, a neighbor could get in touch with the actual owner of the property to discuss potential actions to take against a squatter. If the owner of the property is unknown, a neighbor may go to the Wayne County Register of Deeds to find out who is the owner of record.</li> <li>» One potential action to take against the squatter is for the neighbor, after receiving permission from the owner, to post ‘No Trespassing’ signs on the property. Thereafter, if a squatter remains on the property, the neighbor could call the police and report a criminal trespass.</li> <li>» Similarly, a neighbor may contact the police to report a home invasion if he or she witnesses a squatter stealing, vandalizing or committing drug offenses in the home. Finally, another indicator of squatting could be illegal utility connections, so notification to the appropriate utility company may be another course of action.</li> </ul>

TABLE 4.1 | Legal information for owners and other residents in addressing illegal squatting

SOURCE: Most of the information in this table is directly from Michigan Community Resources “Squatters” Rights in Detroit: A Legal Analysis

# 3

## Continue to purchase and rehabilitate houses

*LifeBUILDERS can target homes in intact blocks near their existing properties. In order to carry out this work, they can continue to use the Wayne County auction of tax foreclosed properties, as in the past, to bid on properties in the neighborhood. The City of Detroit Land Bank Authority may have homes to sell to LifeBUILDERS for rehabilitation. Another opportunity available to Community Housing Development Organizations (CHDOs) is the purchase of real estate owned (REO) properties through the National Community Stabilization Trust (NCST).*

*Organizations like Young Detroit Builders have experience training youth in building trades. They could make a potential partner for involving local youth to learn practical skills and find meaningful work. This would be a new approach for LifeBUILDERS that could combine youth outreach with neighborhood stabilization. If LifeBUILDERS chose to try this direction for rehabilitation, it could systematically plan the rehabilitation of its properties in coordination with Young Detroit Builders.*

- Use the “Why Don’t We Own This?” website to ascertain properties coming up for sale in the Wayne County tax auction.
- Consider purchasing homes from the Department of Housing and Urban Development. The HUD Home Store sells homes in marketable conditions. As of April 13, 2014, there were three homes available in the 48205 zip code, though none are currently in Greater Regent Park.
- Consider purchasing homes through the National Community Stabilization Trust (NCST), an organization that assists with financing and acquisition of REO owned properties for community-based housing providers. The houses available through NCST are likely to be in better condition and require less rehab than houses from the tax auction.



Contact The Detroit Land Bank Authority (DLBA) to inquire about the status of publicly owned properties and to purchase publicly owned homes in the neighborhood. The DLBA is becoming the main entity handling publicly-owned properties in the City of Detroit.

Reach out to Young Detroit Builders to pursue a partnership training local youth in building trades. See case study for more information.



### Young Detroit Builders Detroit, MI

“Young Detroit Builders is a YouthBuild USA-affiliated, nonprofit organization that has been offering a comprehensive program of education, support services, counseling, leadership development, job and life skills preparation, on-the-job residential construction training and National Center for Construction Education and Research (NCCER) certification since 1996. Students earn a modest living allowance while participating in this full-time, 10-month training program and may be eligible for AmeriCorps educational awards for college.”<sup>14</sup>

SOURCE: “About,” Young Detroit Builders, <http://www.youngdetroitbuilders.org>

# Create a Clean, Safe Looking Neighborhood

The following recommendations focus on reducing trash, preventing illegal dumping, and building connections with city services. These strategies target blight reduction and criminal activity from an aesthetic approach, improving the physical appearance of the neighborhood.

## 1

### Organize neighborhood clean-ups

*The appearance of a neighborhood can be quickly improved through neighborhood clean-ups. Successful clean-ups remove all trash and debris on a lot or lots, reducing the likelihood of further illegal dumping (see Chapter 7 and Appendix IA).<sup>15</sup>*

- Organize neighborhood clean-up events. A relatively small number of people can remove trash and debris from a vacant lot in a few hours, and a large group can clean up multiple lots in a neighborhood in a weekend.



*Contact the Detroit Department of Public Works (DPW), which can provide additional resources to remove trash and illegal dumping, including bulk pick-up. To find out bulk pick-up dates in Greater Regent Park, visit the DPW website's City Services Information portal and enter the street address where pick-up will occur. Please note that the City is in the process of privatizing trash pickup, so this may change in the near future.*

*Contact DPW Environmental Enforcement to report illegal dumping. Please be prepared to provide time, date and location of occurrence and description of the vehicle and license number if applicable.*

*Host a Motor City Makeover, where the Detroit Department of Neighborhoods can supply a limited number of trash bags, gloves, and water for clean-up events held in the first three Saturdays in May.*



**FIGURE 4.5 |** Illegal dumping on Crusade St.

*SOURCE: Melanie Batke, Zachery McKinnon, and Scott Olejarczyk*

## 2

## Create community gardens

*Vacant lots can become valuable assets to a block or neighborhood when repurposed for uses like gardening. Community gardens featuring flowers, vegetables, storm water management elements or other features are a creative purpose for otherwise unused lots. Vegetable gardens require more ongoing maintenance than wildflower areas and rain gardens but provide an additional food source for area residents. Rain gardens can be made in a number of different ways, but all are “depressions in the ground where runoff collects, planted with hardy native plants to absorb and filter rainwater.”<sup>16</sup>*

- Obtain a gardening permit for publicly-owned lots. A free permit is available for gardening through Detroit Planning and Development, Real Estate Development Division's Adopt-a-Lot program.



*Work with the Greening of Detroit, a non-profit organization that connects community organizations to city, state, and federal agencies, as well as private firms to foster green infrastructure, agriculture, and education in Detroit.*

*Contact Keep Growing Detroit. For a decade, the Garden Resource Program (GRP) has supported family, community, school, and market gardens in Detroit, Highland Park, and Hamtramck. Participants in the Garden Resource Program receive resources for their vegetable gardens, including seeds and Detroit grown transplants.*



### Shipherd Greens Community Garden Detroit, MI

The Shipherd Greens Community Garden is run by residents of Detroit's West Village neighborhood. The two parcels used for the garden belong to the City's Planning and Development Department. Residents have created an LLC to manage liability issues. Shipherd Greens receives small grants in the range of \$100-\$600 from organizations such as the Village's CDC and the neighborhood based West Village Association. Volunteers coordinate to get neighbors involved, find public art for the space, and pick up plant and seeds through the Keep Growing Detroit program. Garden organizers estimate 60 hours of time spent over the course of a season on the garden, including attending to administrative tasks and organizational and planning meetings.

*SOURCE: "News: January 20, 2014," Killing Architects, <http://www.killingarchitects.com/financial-models-for-temporary-use-case-study-shipherd-greens/>*

*SOURCE: "News: January 20, 2014," Killing Architects, <http://www.killingarchitects.com/financial-models-for-temporary-use-case-study-shipherd-greens/>*



# 3

## Create public art

*Art, especially art created by area youth, can combat blight. In neighborhoods with vacant homes, illegal dumping, or graffiti, public art can help prevent further dumping or vandalism.<sup>17</sup>*

- Involve residents in the creation of public art. Potential projects include painting the doors of vacant houses, installing fabricated artwork in vacant lots, and replacing graffiti with murals. Reference the Chicago Public Art Group (CPAG) Community Public Art Guide for quality information on how to prepare public art projects and engage residents.<sup>18</sup>



*Work with area schools as good starting points to recruit interested youth and build greater connections between schools and neighborhood. Detroit Public Schools require community service hours as a requisite for graduation.*

*Find inspiration in projects or resources from other Detroit community art organizations, such as Living Arts, a nonprofit that engages both youth and adults in southwest Detroit in creating art and provides skills to area residents.*



### The Alley Project (TAP) Detroit, MI

The Alley Project is a project started by the Young Nation community development group near Falcon and Avis Streets in southwest Detroit. This initiative allowed area youth to paint murals and create other art projects. A garage on the street has been converted to an art gallery and workspace, and bike racks have been installed to allow children to easily get to the area.

*SOURCE: "The Alley Project," Detroit Creative Corridor Center, <http://www.detroitcreativecorridorcenter.com/programs/speakers-bureau/the-alley-project/>*

*SOURCE: "Projects," Detroit Collaborative Design Center, <http://www.dcdc-udm.org/projects/spaces/tap/>*

# 4

## Form partnerships to enforce city codes

*Park and city services can reinforce many other blight-reduction strategies and bring ongoing attention to blight-reduction strategies in the neighborhood.*

- Establish points of contact with key city agencies or staff.

### Department of Administrative Hearings

The Department of Administrative Hearings (DAH) provides a brochure on what a blight violation is, whom to contact, and how to learn more about fighting blight. To summarize<sup>19</sup>:

A blight violation is a failure to maintain a property, using land in an unauthorized way, or disposing of waste improperly. These can include vacant buildings that are not boarded-up, illegal dumping, illegal sign posting, and many other activities.

1. To report a blight violation, contact Officer Brad Hawkins with the Detroit Police Department, 9th Precinct at (313) 434-5461 or (313) 596-5900 Prompt 4.
2. To learn more about fighting blight, what your neighborhood can do, or to connect with the DAH, contact the DAH at (313) 224-0098.

***Important: The owner listed on the property is not necessarily current owner of the property. To find out current ownership, verify information with the Register of Deeds .***

# Ensure that Every Lot has a Plan for its Future

The following recommendations ensure that every lot has a plan for its future in Greater Regent Park. Vacant lots are a common feature on many blocks, with residents improving the conditions of some (Figure 4.7). Others are unused, unmaintained, and havens for illegal dumping.

## 1

### Advise residents on the Side Lot Transfer Program

**Eligible homeowners with up-to-date taxes can purchase city-owned lots adjacent to their property for \$200 through the Side Lot Transfer Program sponsored by the Planning and Development Department.**

- Send a letter to potentially eligible residential property owners alerting them to the opportunity to gain ownership of side lots. Appendix IB provides a list of likely home owners LifeBUILDERS could contact in the near future.

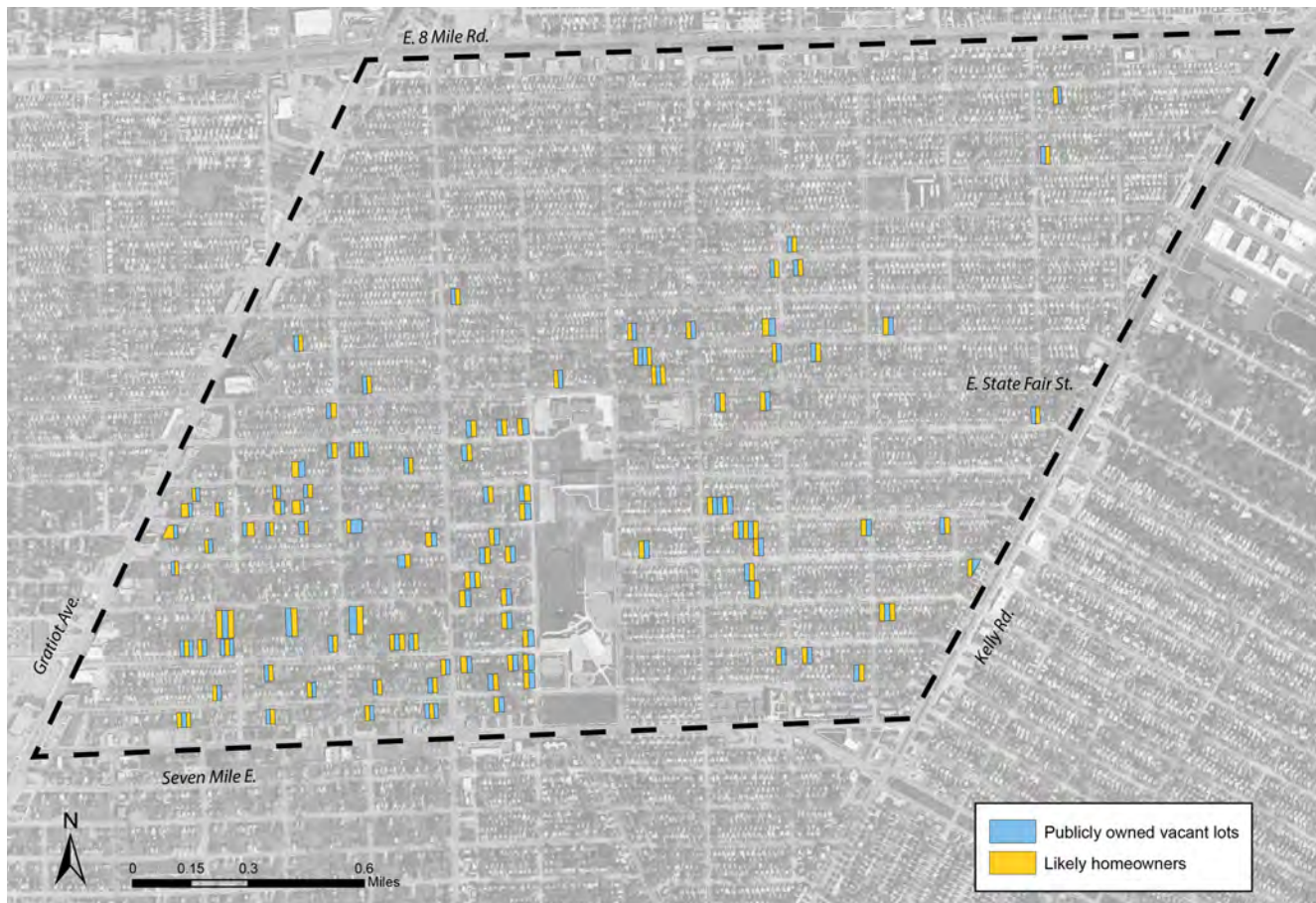
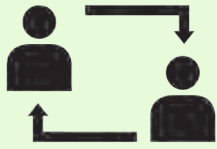


FIGURE 4.6 | Likely homeowners living next to publicly owned vacant lots

SOURCE: Detroit Parcels (2012), City assessor's data for 2012 [Data File], received January 2013 from Data Driven Detroit; MLB owned in Far North East Side (2013). Property owned by Michigan Land [Data File]. Received February 2014 from the Michigan Land Bank Fast Track Authority; Tax Auction properties not sold (2013), List of properties that did not sell in the 2013 tax auction that are now held by a public entity. [Data File] Received March 2014 from <https://whydowntweownthis.com/>; SEMCOG (2010), Aerial photos from Southeast Michigan Council of Governments, [Zip file], received January 2013 from Data Driven Detroit



Maintain contact with the City of Detroit Planning and Development Department, which administers the Side Lot Transfer Program.

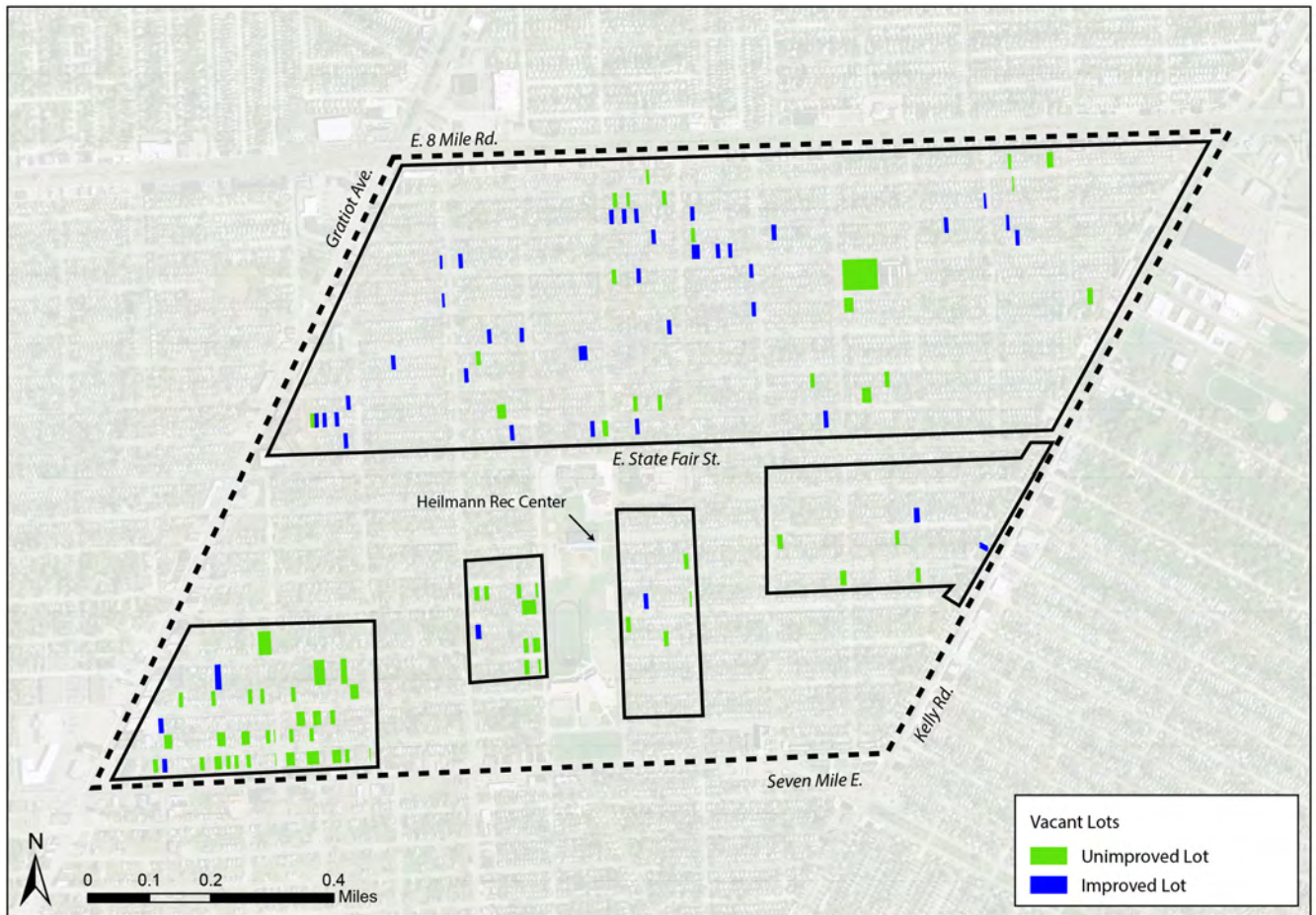


FIGURE 4.7 | Vacant Lots in Greater Regent Park.

SOURCE: Authors' Surveys (2014), [Data File], February 2014 available at <https://app.localdata.com/>; Restore Northeast Detroit (2013), NED Sample Survey [Data File], received April 2014 from: <https://app.localdata.com/>; SEMCOG (2010), Aerial photos from Southeast Michigan Council of Governments, [Zip file], received January 2013 from Data Driven Detroit

# 2

## Create green spaces through parcel connections and native plantings<sup>20</sup>

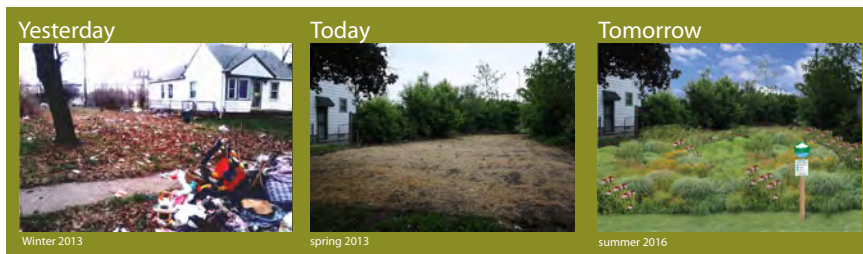
*Vacant lots can become useful spaces through the implementation of green infrastructure projects or projects that manage stormwater and create a healthier neighborhood. Green infrastructure projects can provide open spaces, parks for recreation, neighborhood pathways and parcel connections, among other amenities. The various projects can connect neighborhood volunteers with projects to transform vacant and dangerous lots into useful neighborhood assets. Refer to Figure 4.7 for a map of vacant lots in Greater Regent Park.*

*The ideal locations for parcel connections are with back-to-back parcels, large concentrations of vacant lots, and connected vacant lots. Thin parcel connections are simple block-to-block green pathways and would be most appropriate in locations with back-to-back parcels. Multiple parcel connections can be used where multiple blocks can be connected. The ideal location for parcel connections are where they can be used to create safe and beautiful walkways through the neighborhood. If a particular grouping of vacant parcels would create connections between blocks, a parcel connection could be used as a neighborhood path.*

*Detroit Future City is working with partners such as the Greening of Detroit to develop a design guide for establishing green infrastructure on vacant lots, which should be available in late 2014. This guide would make a valuable resource for developing strategies for vacant lots.*

- Plant native species. Native planting is the planting of species native in a particular area. Native planting can restore soil and beautify the neighborhood while requiring minimal maintenance from residents.
- Create parcel connections. Parcel connections can create a safe and quick walking environment throughout the neighborhood. These connections allow residents to navigate the neighborhood by using a series of walkways. Parcel connections can provide safe and beautiful neighborhood paths. Paths can double as park and recreation space.

### LOW GROW PRAIRIE treatment rendering



### Greening of Detroit Prairie Treatment in Cody Rouge Detroit, MI

A local example of greening vacant lots is work by the nonprofit the Greening of Detroit in the Cody Rouge neighborhood. Together with some government partners, interventions like “low grow prairie treatments” and wildflower mixes are beautifying previously vacant lots. These projects were installed in spring 2013.

SOURCE: E-mail exchange with Dean Hay, (Director of Green Infrastructure, The Greening of Detroit), to Libby Levy, April 24, 2014

### Vacant Lot Greening Treatment A Detroit Green Infrastructure Initiative



SOURCE: E-mail exchange with Dean Hay, (Director of Green Infrastructure, The Greening of Detroit), to Libby Levy, April 24, 2014

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## NOTES

- i. Restore Northeast Detroit assessed property conditions north of E. State Fair in summer 2013, and the authors assessed conditions in three sections of the area south of State Fair in February 2014.





A residential street scene featuring a large, leafless tree in the foreground. To the left, a white picket fence runs along a grassy area. In the background, several houses with brick and siding exteriors are visible under a clear blue sky. The overall scene is bright and clear, suggesting a sunny day.

# 5. Protect Investments

# Protect Investments

## Homeowner, renter + landlord



**A stable Greater Regent Park with a healthy mix of owners and renters, where all residents have access to the necessary resources and training to stay in the neighborhood and maintain their property.**

Between 1980 and 2010, the residential vacancy rate in Greater Regent Park leapt from less than 2 percent to 20 percent.<sup>1</sup> The neighborhood has witnessed significant disinvestment due to voluntary resident relocation, mortgage foreclosures, and tax foreclosures. The home ownership rates are declining and there are many publicly owned properties and absentee landlords. The original land use patterns remain and the residential fabric is largely intact. This chapter gives recommendations to protect the physical and financial investments made by residents and property owners, particularly landlords who live in the surrounding neighborhood. This section addresses four elements of neighborhood stability: property abandonment, mortgage and tax foreclosure, homeowner investment, and home ownership.<sup>2</sup> Recommendations support residents in addressing property deterioration, preventing tax foreclosure, appealing property assessment, and avoiding mortgage foreclosure. Recommendations support renters successfully transitioning into homeowners and encourage reliable property maintenance from all landlords. Given the impacts of foreclosure and vacancy on the neighborhood, LifeBUILDERS may choose to partner with local housing service providers to support residents and protect investments. Table 5.1 offers a list of housing service providers and the types of services they offer.

Services	POTENTIAL PARTNERS									
	Abayomi CDC	Amanda CDC	Central Detroit Christian CDC	Michigan Legal Services	National Faith Homebuyers Program	Neighborhood Legal Services of Michigan	New Hope CDC	Southwest Housing Solutions	United Community Housing Coalition	Wayne Metropolitan Community Action Agency
<b>Tax Foreclosures</b>										
Tax foreclosure prevention counseling	X	X	X	X	X	X	X	X	X	X
<b>Mortgage Foreclosures</b>										
Mortgage foreclosure prevention counseling	X	X	X		X	X	X	X		X
<b>Home Ownership</b>										
Home buyer education (group and individual)	X	X	X		X	X	X	X		X
Financial management education	X	X	X		X	X	X	X	X	X
Pre-purchase/individual counseling	X	X	X		X	X	X	X		X
Pre-purchase home inspection funds			X		X	X	X	X		X
Key to Own counseling	X	X	X		X	X	X	X		X
Online home buyer education	X							X		
Legal services				X					X	

TABLE 5.1 | Services of housing service providers<sup>i</sup>

## Recommendations

### Improve owner-occupied housing stock and stabilize ownership in the neighborhood

- Facilitate major and minor home repairs
- Prevent tax foreclosure
- Appeal residential property tax assessments
- Prevent mortgage foreclosure

### Encourage renters to become homeowners

- Promote home ownership training
- Support rent-to-own and Key to Own home ownership programs

### Inform landlords about property maintenance standards

- Inform property owners of their obligations for building code and ordinance compliance

# Improve Owner-Occupied Housing Stock and Stabilize Ownership in the Neighborhood

Home ownership is important to LifeBUILDERS and to the stability of the neighborhood. There are 1,272 likely home owners in the neighborhood.<sup>3</sup> That includes approximately 100 long-term households that have lived in the neighborhood since 1990 or earlier. There are also 312 newer households that moved into the neighborhood after the start of the recession in 2008.<sup>4</sup> The following recommendations provide ways to reduce abandonment and foreclosure and to strengthen property investment and homeownership. Figure 5.1 helps provide context and can help guide LifeBUILDERS in identifying blocks with more owner-occupied properties.

## 1

### Facilitate major and minor home repairs

*Property maintenance is not only essential to the health, safety, and welfare of occupants, it also impacts neighborhood perceptions. As of summer 2013 more than 500 properties were in poor to fair condition. This includes properties north of East State Fair and properties located in the three areas south of East State Fair identified in Chapter 7.<sup>5</sup> These structures are not necessarily blighted or vacant, but homeowners may need support with home repairs.*

**Home repair projects may be led by LifeBUILDERS with tools and materials provided by local home improvement retailers, or they may be led by other nonprofit organizations. Projects may include minor improvements such as accessibility, drains, electrical wiring, insulation, lighting, masonry, plumbing, steps, water supply, and weatherization, or major improvements such as roof, siding, door, and window replacement.**

- Use clean-up events to identify owner-occupied homes in need of repair.
- Reach out to area homeowners regarding the Rebuilding Together home adoption program and online application process. LifeBUILDERS may also refer homeowners. In order to be considered by the Board of Directors, properties must be owner-occupied, up to date on taxes, and free of liens, and residents must have homeowner's insurance and must demonstrate need for repairs. Rebuilding Together will provide the technical assistance and volunteer coordination, and LifeBUILDERS has the opportunity to engage residents around Rebuilding Together events by encouraging residents to volunteer.
- Promote local weatherization education programs and home repair seminars with partners such as EcoWorks.



*Consult with Rebuilding Together Detroit, a project-oriented, volunteer-driven organization, that provides critical repairs necessary for health and safety, as well as accessibility modifications and energy efficient upgrades to low-income homeowners.*



FIGURE 5.1 | Likely owner-occupied properties

SOURCES: Detroit Shapefiles, 2012, City assessor's data for 2012, received January 2013 from Data Driven Detroit; SEMCOG, 2010, Aerial photos from Southeast Michigan Council of Governments, retrieved January 2013 from Data Driven Detroit.

## Chore Service, Senior Home Maintenance Program Cleveland, OH

Cleveland's Chore Services program improves the city's appearance while providing meaningful services to elderly residents that allow them to age-in-place. In Cleveland, chore workers are city employees, but LifeBUILDERS could rely on volunteers and high school students to perform tasks. This program provides services such as general and heavy house cleaning, lawn mowing and leaf raking, simple exterior repairs and exterior painting (limited), and snow removal to residents 60 years and over. A volunteer-based maintenance program will provide elderly residents with healthy and safe living conditions, and also help them avoid code violation fines. Other city governments offer similar senior home maintenance programs.

LifeBUILDERS would coordinate youth volunteers with initial training and matching. There would be a two week enrollment and volunteer window in early spring and fall. Two to three person youth teams would sign a six month contract with the resident to provide assistance. Any interior work may require adult supervision.

SOURCE: "Senior Home Maintenance Assistance," City of Cleveland, <http://www.city.cleveland.oh.us/cityofcleveland/home/government/cityagencies/aging/home%20maintenance>

# 2

## Prevent tax foreclosure

**According to *Why Don't We Own This? (WDWOT)*, as of March 2014 there are 641 properties, including 205 owner-occupied homes in Greater Regent Park, headed to the fall 2014 Tax Auction. LifeBUILDERS should communicate property tax deadlines and foreclosure proceedings to homeowners and also provide resources to resolve property tax issues. Every household is important to the overall stability of Greater Regent Park, but as the properties move through the tax foreclosure process it becomes more expensive for residents to reclaim their homes.**

- Provide neighborhood residents property tax deadline information.
- Hold a semi-annual event the first week of January and August to help residents address tax delinquency. Communicating the positive changes taking place in the City of Detroit such as Detroit Police Department's new emphasis on community outreach, the creation of the Department of Neighborhoods, the City Council district representation, and the launch of the pilot lighting program may encourage residents to pay their property taxes in full and on time.
- Encourage homeowners experiencing financial hardship to apply for Wayne County's Distressed Owner/Occupant Extension program. This program extends the deadline for payment of delinquent taxes for up to one year and prevents property from being offered for auction. It is open to households with income below the poverty level, as determined by the federal poverty guidelines. Residents must reapply for the exemption every year, and the program applies to future taxes, not past ones.

DATE	ACTION	LIFEBUILDERS' ROLE
January 15	Wayne County taxes due.	Hold event to help home owners address property tax delinquency and promote Wayne County hardship program.
August 31	Detroit and Wayne County taxes due.	Hold event to help home owners address property tax delinquency and promote Wayne County hardship program.
<b>Tax Year +1</b>		
March 1	Unpaid taxes from the previous year are considered delinquent, and are turned over to the Wayne County treasurer for collection.	Flyer the neighborhood with information regarding property reassessment and tax foreclosure process.
	State law requires a 4% administration fee and 1% interest per month.	
June 1	Notice sent to property owner by first-class mail.	
September 1	Second notice sent to property owner by first-class mail.	
October 1	\$15.00 fee is added to each parcel.	
November 1	Wayne County treasurer prepares a list of all property subject to forfeiture for delinquent taxes.	Obtain list of tax delinquent properties.
December 1	Wayne County treasurer updates taxpayer address based on city records.	

Tax Year +2		
<b>February 1</b>	Notice sent to property owner certified mail. If the taxpayer address is different from the property address a notice is also sent to the occupant by first class mail.	
	Wayne County treasurer may publish notices in local newspaper.	Obtain list of tax delinquent properties with updated taxpayer information.
<b>March 1</b>	Delinquent property is forfeited to Wayne County treasurer.	Provide information regarding property reassessment and tax foreclosure process to particular households whose properties have been forfeited. Note that landlords have the right to collect rent only so long as they own the property. Encourage home owners to seek assistance and counseling.
	State law requires the addition of a \$175 fee and a \$26 recording fee. Interest increases to 1.5% per month, back to date of tax delinquency.	
	Redemption requires payment of all taxes, interest, and fees.	
<b>June 15</b>	Deadline for Wayne County, the foreclosing governmental unit (FGU), to file petition for foreclosure with the circuit court clerk.	
<b>Dec-Jan</b>	Notice of show-cause hearing sent by certified mail. Published in the newspaper if owners of interest cannot be reached.	Encourage residents to apply for Wayne County hardship program.
Tax Year +3		
<b>Jan-Feb</b>	Notice of show-cause and foreclosure hearings, proof of personal visit to property, and proof of publication sent by certified mail.	
<b>Jan 30-Feb 28</b>	Judicial foreclosure hearing held.	
<b>March 30</b>	Deadline for circuit court to enter judgment.	
<b>April 1</b>	Property is foreclosed. Property owners lose all rights. Title passes to Wayne County treasurer.	Provide tenant rights' education. Landlords have the right to collect rent only so long as they own the property.
<b>September - October</b>	Wayne County tax auction.	Acquire residential properties.

**TABLE 5.2 | Tax foreclosure timeline**

SOURCE: "If You Need Help," Detroit Foreclosure Prevention and Response Initiative; "Real Property Tax Foreclosure Timeline," State of Michigan, michigan.gov/documents/taxes/forfeitureforeclosurescheduleschart\_317028\_7.pdf



*Partner with Michigan Legal Services to provide residents with tax foreclosure counseling and legal assistance.*

*Partner with United Community Housing Coalition (UCHC) to provide residents with tax foreclosure counseling and legal assistance. UCHC holds neighborhood workshops on tax foreclosure prevention.*

# 3

## Appeal residential property tax assessments

**Residents and public officials recognize that the City of Detroit imposes high property taxes relative to the quality of its public services. Property values have fallen significantly in recent years, but property assessments used for tax calculation do not reflect this change. Residential property reassessment is important for preventing tax foreclosure.**

- Provide homeowners with information regarding property tax deadlines and the process for appealing a property tax assessment. In a letter to the city’s Board of Assessors Review, the homeowner will need to provide justification for reassessment including structural defects and fire damage.<sup>6</sup>
- Hold a semi-annual event the first week of January and August to help residents address delinquency and appeal inaccurate property assessments.
- Advocate for citywide property reassessment. On January 27, 2014, Mayor Duggan announced that the city aims to cut residential property taxes by 5-20 percent this summer using current assessments and recent homes sales from October 2011 to September 2013.<sup>7</sup> LifeBUILDERS should work with City Council District 3 and District Manager office to follow up on implementation of the corrective property assessment plan approved by the Michigan State Tax Commission in mid-April 2014.<sup>8</sup>



*Follow up with Gary Evanko, Chief Assessor at the City of Detroit, regarding expected property reassessment in Greater Regent Park.*

*Encourage homeowners to contact Board of Assessors Review at the City of Detroit regarding residential property reassessment.*

# 4

## Prevent mortgage foreclosure

**As of 2012, the city assessor listed 263 Greater Regent Park homes as real estate owned (REO) properties. According to Zillow, 32 homes were in pre-foreclosure and 106 were mortgage foreclosed as of April 2014.<sup>9</sup> Thanks to the Making Home Affordable program homeowners have access to a variety of foreclosure prevention services.**

**LifeBUILDERS can help educate current homeowners about Michigan foreclosure procedures and help them find resources and alternatives. The goal is to keep residents in their homes. There are different options depending on the type of home loan.**



DATE	ACTION	LIFEBUILDERS' ROLE
Day 1	Mortgage payment due.	Hold mortgage foreclosure workshops open to all residents. Encourage residents to stay on top of their mortgage payments and seek assistance early
Day 16	Late payment notice sent to property owner.	
Day 31	Loan is considered in default, negative effects on credit score.	Hold mortgage foreclosure workshops open to all residents. Educate residents about credit scores.
Day 61	Lender sends additional late payment notices.	
Day 91	Lender sends a "demand" or "breach" letter telling the borrower that the terms of the mortgage have been violated. The letter also notifies the borrower of their right to work with the lender on loan repayment or modification options to avoid foreclosure. The letter describes the timeline and encourages the borrower to seek assistance from a housing counselor.	Direct residents to local housing counselors for further assistance.
Day 181	If all attempts to resolve the mortgage default fail, the lender's attorney records a formal notice of foreclosure at the District courthouse, schedules the date for the Sheriff sale and publishes details of the debt over four consecutive weeks in the Detroit Legal News.	Reach out to specific households and direct residents to local housing counselors for further assistance.
Day 212	The Sheriff sale is held at the county courthouse, and the property is sold to the highest bidder – which is usually the lender. The "Sheriff's deed" indicates the last date the borrower can redeem the property.	
Day 213+	Michigan's redemption period is generally 6 months. Resident may remain in the home until the end of the 6 months but must continue to maintain the home and pay utilities.	Track properties in good condition. Home rehabilitation may be an option for cases where households leave with no intention of redeeming their property.

**TABLE 5.3 | Mortgage foreclosure timeline**

SOURCE: "Stages of Foreclosure," Michigan State Housing Authority, [www.michigan.gov/mshda/0,4641,7-14145866\\_62889\\_47905-177816--,00.html](http://www.michigan.gov/mshda/0,4641,7-14145866_62889_47905-177816--,00.html)

- Use education events and information material to promote local HUD-approved housing counselors that can help residents to avoid mortgage foreclosure. Inform residents of the red flags indicating foreclosure prevention scams and encourage important precautions recommended in the HUD toolkit.<sup>10</sup>
- Help homeowners understand their options. Homeowners with home loans owned, insured, or guaranteed by Fannie Mae, Freddie Mac, Federal Housing Administration (FHA), Veterans Affairs (VA) Home Loans Program, or United States Department of Agriculture (USDA) Home Loans can qualify for certain loss-mitigation programs. Homeowners with a private loan may be eligible for Home Affordable Modification Program (HAMP). HAMP can help homeowners reduce their monthly mortgage payments. Private lenders may agree to loan modifications if homeowners are not eligible for HAMP, and a HUD-approved counselor can help homeowners navigate this dialogue with the bank.<sup>11</sup>
- Encourage homeowners to take action immediately:
  - Contact lender to discuss financial hardship;
  - Contact HUD-approved housing counselor;
  - Open all mail, as it may contain legal notices;
  - Evaluate household budget and monthly spending.

# Encourage Renters to Become Homeowners

In 2010, 36.9 percent of the Greater Regent Park occupied housing units were renter-occupied households (Figure 2), which is up from 18.7 percent of occupied housing units in 2000.<sup>12</sup> Renting provides a more flexible housing choice, while home ownership provides stability for the neighborhood. This recommendation offers resources for helping renters become permanent residents of Greater Regent Park.



FIGURE 5.2 | Likely renter-occupied structures in Greater Regent Park

SOURCE: Detroit Shapefiles, 2012, City assessor's data for 2012, received January 2013 from Data Driven Detroit; SEMCOG, 2010, Aerial photos from Southeast Michigan Council of Governments, retrieved January 2013 from Data Driven Detroit.

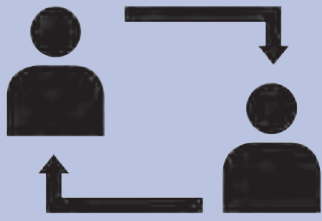
# 1

## Promote home ownership training

*Home ownership training prepares individuals for the risks and responsibilities of home ownership. LifeBUILDERS' can provide a comprehensive resource guide to residents and direct residents to home ownership counselors approved by Department of Housing and Urban Development (HUD) and Michigan State Housing Development Authority (MSHDA).*

***Ideally, LifeBUILDERS would partner with local housing counselors and community organizations (see Table 5.1 to bring home ownership workshops and counseling services directly to Greater Regent Park. Unfortunately Greater Regent Park is located outside the existing service boundary for many of these organizations.***

- Use social media and flyering to provide basic information on the importance of home ownership training and recommended home ownership counselors in the area.
- Hold pre-home ownership training events. In an evening or weekend workshop, LifeBUILDERS could bring in housing service providers to give presentations and provide resources to homeowners. In an all-day open house, LifeBUILDERS staff and volunteers could meet with residents and discuss the home ownership training process as well as eligibility requirements for participating in the training including credit score and income.
- Connect with housing counselors approved by MSHDA in the Detroit area. Communication will help LifeBUILDERS better understand services and organizational capacity of these other organizations, and where LifeBUILDERS should direct Greater Regent Park residents.
- Connect residents to group-format workshops and online courses that discuss budgeting, financial management, foreclosure prevention, insurance, predatory lending, credit, and the mortgage lending process.
- Connect residents to home maintenance trainings, and encourage them to volunteer in the repair and rehab events. These training events can prepare residents for taking on homeownership.
- Connect residents to individual financial literacy counseling and household budgeting workshops.
- Help residents sign up for online homebuyer education and financial literacy classes through eHome America and eHome Money offered in partnership with Abayomi CDC. The cost is \$75, and residents can go through the program at their own pace. LifeBUILDERS may need to provide on-site computer access for residents to utilize internet services.



Partner with Executive Director Hector Hernandez and Senior Manager Libby Palackdharry of Southwest Housing Solutions to bring services to Greater Regent Park. HUD-certified counselors at Southwest Housing Solutions offer all-day group homebuyer education classes, as well as pre-purchase and post-purchase education and counseling for new homebuyers. Pre-purchase programs prepare residents for the responsibilities of home ownership by providing information on financial literacy, budgeting, credit scores, mortgage qualification, and interaction with lenders and realtors.<sup>13</sup> They also provide post-purchase training on financial management, refinancing, foreclosure prevention, property tax and insurance, and home maintenance.

Partner with Abayomi Community Development Corporation to bring services to the neighborhood. Abayomi offers all-day, group homebuyer education classes.

Partner with Tony McDuffy, Deputy Director, and Sheena Hill, Lead Housing Counselor, of Central Detroit Christian Community Development Corporation, to bring services to the neighborhood. Central Detroit Christian offers all-day, group format homebuyer education classes.

Partner with Thaddinna Harris, CEO, and Linda Miller, Housing Counselor, of National Faith Homebuyers Program to bring services and home ownership education to the neighborhood.

Partner with EcoWorks to bring home maintenance workshops to residents.



**NeighborWorks Center for Homeownership Education and Counseling (NCHC)**  
Washington, DC

NCHC offers training opportunities and certification programs to nonprofit housing counselors through in-person workshops and online courses. NCHC provides training to achieve the following recommended certifications: Pre-Purchase Homeownership Education and Homeownership Counseling.

The parent organization NeighborWorks America also provides specialized community development training programs that deal with other factors influencing the strength and stability of home ownership in a neighborhood. These trainings include: Community Leadership Institute, Green and Sustainability, Neighborhood Stabilization Training, and Foreclosure Training. NeighborWorks training and certification could enable LifeBUILDERS to build capacity to provide home ownership education and counseling services directly to Greater Regent Park.

SOURCE: "Training and Certification," Neighborhood Works America, <http://nw.org/network/training/homeownership/default.asp>

## 2

## Support rent-to-own and Key to Own

*To help residents transition from renting to owning, LifeBUILDERS could set up a rent-to-own program. This allows LifeBUILDERS to transfer ownership of rehabilitated properties to new homeowners after home ownership counseling. LifeBUILDERS would sign rent-to-own contracts with their tenants including the cost and time period of the transferring process.*

- Provide workshop or information sessions about the Housing Choice Vouchers (HCVs).
- Provide residents receiving HCV with information sessions regarding the Key to Own Homeownership Program.<sup>14</sup> Homeowners must meet the following requirements to be eligible for the Key to Own program:
  - » Earn income of at least \$15,000 and work at least 30 hours per week
  - » Be a first time homeowner or have not owned a home in the last 3 years
  - » Maintain good standing with the rental Housing Choice Voucher Program
  - » Enroll and actively participate in the Family Self-Sufficiency Program
  - » Exceptions for elderly or disabled
- Encourage the rent-to-own program for existing residents



*The Michigan State Housing Development Authority (MSHDA) provides the Key to Own Homeownership Program which helps families that receive Housing Choice Vouchers (HCV) from MSHDA to purchase a home by changing the rental vouchers into home ownership vouchers. LifeBUILDERS would inform renters about this program to help them to gain ownership of their property.*



*Consult with Southwest Housing Solutions and New Faith Homebuyers about their home ownership training programs. LifeBUILDERS may require home ownership training for residents looking to rent or own LifeBUILDERS' properties.*

*Consult with MSHDA's Detroit office for financial and technical assistance, and they can assist LifeBUILDERS with providing Housing Choice Voucher and Key to Own information sessions.*

# Inform Landlords about Property Maintenance Standards

Landlord property owners account for almost 40 percent of residential ownership in Greater Regent Park.<sup>15</sup> While neighborhood investors may be interested in creating a more stable neighborhood and a sense of community, all landlords are driven by economic incentive. In a lower-income neighborhood like Greater Regent Park where property values are falling and tenant mobility is high, landlords may lack incentive to properly maintain their property. Survey data reveal that the majority of landlord-owned properties are in good condition, but action needs to be taken in order to stabilize the condition of rental housing in Greater Regent Park. Half of the landlords live in the 48205 zip code; this is very important for encouraging better maintenance.

Type of Landlord	Property Condition				Total
	Good	Fair	Poor	Unknown	
Neighborhood	451 (81.0%)	45 (8.1%)	28 (5.0%)	33 (5.9%)	557
In State	323 (78.4%)	45 (10.9%)	28 (6.8%)	16 (3.9%)	412
Out of State	79 (73.1%)	17 (15.7%)	10 (9.3%)	2 (1.9%)	108
Total	853 (79.2%)	107 (9.9%)	66 (6.1%)	51 (4.7%)	1,077

TABLE 5.4 | Property condition by landlord type<sup>ii</sup>

SOURCE: "Detroit Parcels 2012," City assessor, Data for 2012, received January 2013 from Data Driven Detroit



*LifeBUILDERS' can respond to poor property conditions proactively by tracking new ownership data from the Wayne County tax auction. LifeBUILDERS' can provide information about code compliance to all landlords. This can help communicate the expectations for maintenance in Greater Regent Park and that neighbors are monitoring conditions.*

Top purchasers	Location	Greater Regent Park Properties	Total Properties purchased at the Tax Auction
Great Lakes Property and Investment	Detroit, MI	8	200
Franz Ivezaj	Pontiac, MI	5	172
Udi Perez	Irvine, CA	5	235
Julie Vulaj		5	17
Dennis Elliot		4	366
Joseph Sheppard		4	15
Richard Pefley	Eastpointe, MI	4	9
Stephen Hagerman	Austin, TX	4	172

TABLE 5.5 | Top purchasers in Greater Regent Park at the 2013 tax auction

SOURCES: "2013 Tax Leaderboard," Why Don't We Own This? <http://whydowntweownthis.com/2013/top/>; "2013 Tax Auction," Why Don't We Own This? <http://whydowntweownthis.com/2013#11/42.3529/-83.0992>

# 1

## Inform property owners of their obligations for building code and ordinance compliance

*LifeBUILDERS can provide resources that ensure all property owners know their obligations for building code and ordinance compliance.*

- Communicate legal obligations regarding health, safety, and compliance. LifeBUILDERS can advocate to the city follow-through on implementing more aggressive regulatory tools to make sure landlords register their rental property and obtain a Certificate of Compliance, according to Detroit Future City.<sup>16</sup> The Certificate of Compliance proves that an inspection was performed at the property and found the structure to be in a safe and habitable condition.
- Use flyers and web-based communication to educate owners and renters about property maintenance and city ordinances regarding blight.
- Offer guidance to landlords on how to develop and update their properties. LifeBUILDERS can partner with other organizations such as CDAD and District 3 Department of Neighborhoods to host workshops that showcase tools and resources available for home renovations.
- Connect eligible landlords to information regarding MSHDA's Home Improvement Loans to help landlords with properties that need improvements to meet basic livability standards.
- Appoint a landlord who lives in Greater Regent Park and maintains property in good condition to sit on LifeBUILDERS' Board of Directors.
- Use LifeBUILDERS' newsletter and website to recognize landlords that have demonstrated commitment to maintaining their property conditions and appearance.



*Consult with CDAD to connect with other community-based organization for best practices regarding landlord programs and to help connect LifeBUILDERS to other community organizations that have had success in engaging their landlords.*

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17. "The Land and Buildings Assets Element," Detroit Future City, p. 313, [http://detroitfuturecity.com/wp-content/uploads/2014/02/DFC\\_LandBuildingAssets\\_2ndEd.pdf](http://detroitfuturecity.com/wp-content/uploads/2014/02/DFC_LandBuildingAssets_2ndEd.pdf)

## NOTES

- i. This table was created using each organization's website. Please see Appendix G for contact information.
- ii. This table was created using the City of Detroit's assessor's data for 2012 to classify landlord ownership type by comparing the property address with the taxpayer address. Properties transferred to public ownership through tax foreclosure in late 2013 and those listed as publicly owned according to the Michigan Land Bank data file have been removed from the assessor's list of private property. The table only includes properties whose physical condition was recorded in the NED survey of properties north of State Fair in summer 2013 and the authors' windshield survey of several areas south of State Fair in February 2014. According to the assessor's data there are more than 1,900 landlord owned residential properties in Greater Regent Park.







# 6. Engage Residents



# Engage Residents

## Engage, mobilize + organize



**A Greater Regent Park where residents are engaged in creating a safe community, committed to the future.**

Despite the efforts of community organizations such as LifeBUIILDERS and the Regent Park Homeowners Association, resident engagement in the issues facing Greater Regent Park is low. Resident engagement focused on safety can allow Greater Regent Park to benefit from its greatest asset: its people. Greater Regent Park can utilize the collective skills of its residents. Residents can be better connected with associations and institutions, which can help foster commitment to the future of the area.



FIGURE 6.1 | Youth from LifeBUILDERS

SOURCE: LifeBUILDERS Facebook

## Recommendations

### **Involve residents in addressing neighborhood concerns**

- Form a network of block clubs
- Develop a community policing strategy

### **Establish LifeBUILDERS as a resource for Greater Regent Park organizations**

- Develop a comprehensive web and social media strategy
- Organize neighborhood-based committees
- Develop and mobilize student driven community organizations
- Incorporate neighborhood associations, Regent Park Homeowners Association, and Eastburn Eagle Eyes into the LifeBUILDERS Board of Directors

# Involve Residents in Addressing Neighborhood Concerns

Figure 6.2 shows where likely home owners live in Greater Regent Park. LifeBUILDERS could work to engage areas with more homeowners first, as homeowners tend to be more involved with local organizations than renters.<sup>1</sup> Because they own their homes, homeowners are more invested in both the present and future of their neighborhood. For instance, Collingham Drive between Cushing Street and Kelly Road has a large number of home owners and houses in good condition. This could be the potential starting point to implement the engagement strategy.



FIGURE 6.2 | Likely homeowner properties

SOURCES: Detroit Shapefiles, 2012, City assessor's data for 2012, received January 2013 from Data Driven Detroit; SEMCOG, 2010, Aerial photos from Southeast Michigan Council of Governments, retrieved January 2013 from Data Driven Detroit.

# 1

## Form a network of block clubs

**Block clubs are groups of people who live on any given block and have organized to improve the quality of life in their neighborhood.<sup>2</sup> Residents can develop block clubs to share information, identify concerns, and act collectively to address those concerns.<sup>3</sup> Block clubs can help create a sense of community. Through their visibility, block clubs can serve as a strong deterrent to gangs, guns, and drugs.<sup>4</sup>**

- LifeBUILDERS could distribute information regarding block club formation (See Appendix C).
- Newly formed block clubs could hold neighborhood walks to identify abandoned properties, illegal dumping, and other markers of illegal activity like graffiti.
- Newly formed block clubs could host events like parties or barbecues to maintain interest.
- Newly formed block clubs could organize neighborhood clean-ups and gardening efforts to create a clean and safe-looking neighborhood. LifeBUILDERS could offer seed funding to encourage program participation.



*Work with the Regent Park Homeowners Association to reach out to residents who are interested in the future of Greater Regent Park.*

*Register block clubs with the Detroit Department of Community Services at the Butzel Family Center to receive important information on local projects and programs.*

*Connect new and existing block clubs to Black Family Development Inc.'s leadership training programs in Osborn to help residents form new block clubs, recruit members, and learn successful organizing*

# 2

## Develop a community policing strategy

*Residents consistently mentioned safety among their concerns. Creating a community policing strategy can help residents work together to make Greater Regent Park safer and stabilize strong blocks. LifeBUILDERS can cultivate a relationship with Officer Hawkins and the Eastern District to connect block groups and community organizations with Detroit Police Department (DPD). LifeBUILDERS, the DPD, and other organizations could first focus community policing efforts on streets with the highest crime levels.*

- LifeBUILDERS could hold workshops to connect residents to crime prevention technology and strategies.
- LifeBUILDERS could create a neighborhood radio patrol to reduce crime and build trust between neighbors as mentioned in Chapter 3 (See Appendix F).
- LifeBUILDERS could engage local leaders and institutions to improve safety:
  - » Work with students and Detroit Parent Network to identify safe routes to schools and bus stops
  - » Request DPD patrols to focus on safe routes, parks, and school properties after hours
- LifeBUILDERS could work with Fisher Magnet Lower Academy and Fisher Magnet Upper Academy to implement Safe Routes to Schools. SEMCOG coordinates state and federal funding for projects to improve safety for K-8 students while encouraging physical activity.<sup>5</sup>



**FIGURE 6.3 | Personal Crimes from 3/25/14 to 4/25/14.**

Legend: Red symbols represent assaults, purple symbols represent robberies, black symbols represent burglary, and the blue symbols represents sexual crimes. Numbers indicate that more than one crime occurred at the location.

SOURCE: Crime Mapping, <http://www.crimemapping.com>





# Establish LifeBUILDERS as a Resource for Greater Regent Park Organizations

Improved communication and a stronger organizational network can provide information and resource sharing, which can better connect residents and represent all of Greater Regent Park. Partnerships with area students will create a source of new leaders that will implement their community's shared vision.



## Develop a comprehensive web and social media strategy

*This strategy could utilize LifeBUILDERS' existing website and social media presence. By developing a web and social media strategy, LifeBUILDERS can grow its website as a comprehensive community resource guide that can connect residents to programs and services. This strategy can also help residents network with one another to work toward solutions.*

- Create a resource list on website to provide information to residents.
- Utilize website and social media accounts to inform residents of community meetings, such as the redevelopment of the McGregor Elementary site, block club meetings, homeownership workshops, and both district and city-wide public meetings.
- Publish business directory to promote residents' patronage of local businesses.
- Promote community events through website calendar and messages to followers and friends on social media.
- Manage the Google for Non-Profits account to increase traffic to the site and ensure that LifeBUILDERS maintains its advertising grant.
- Utilize conversion tracking in the Google AdWords account to increase donations.
- Encourage residents to register for Nextdoor, a social networking site that allows people to connect with people who live in their neighborhood.



*Engage LifeBUILDERS volunteers and students from local schools to create a plan for keeping the website and social media sites up to date. The plan would detail who would be responsible for posting updates, the content of the updates, and the frequency of the updates.*

# 2

## Organize neighborhood-based committees

*LifeBUILDERS can create partnerships using block clubs and Councilman Benson’s “Community Engagement Advisory Committees” to implement issue-based strategies.*

### Community Engagement Committee

Hold events, like parties or barbecues, to maintain interest in the block club and to demonstrate that it is an active organization.

Spring	Summer	Fall	Winter
<ul style="list-style-type: none"> <li>» “Alley/block clean-ups”<sup>8</sup></li> <li>» Safety walks to monitor properties and maintain safe routes</li> <li>» Easter egg hunt</li> <li>» Neighborhood yard sales at LifeBUILDERS reuse center</li> </ul>	<ul style="list-style-type: none"> <li>» BBQ cook off or potluck to open McGregor site</li> <li>» Youth athletic leagues</li> <li>» Minor home repair projects for elderly residents</li> </ul>	<ul style="list-style-type: none"> <li>» Yard maintenance</li> <li>» Back to school supply drive</li> <li>» Halloween events at LifeBUILDERS</li> </ul>	<ul style="list-style-type: none"> <li>» Clothing, blanket, and coat drives with area schools</li> <li>» Holiday decorating block competitions<sup>8</sup></li> </ul>



*Increase participation in existing community activities such as the Regent Park Homeowners Association yard sale*

### **Safety Advisory Committee** *Streamline communication between residents and the Detroit Police Department*

- Secure parks through community walks to monitor public spaces and signage that informs passersby that the parks are watched and cared for.
- Encourage the use of wraparounds.
  - » Wraparounds are a tactic used by the Detroit Police Department to continuously watch over suspected criminal activity. After the first raid to eliminate an activity, two Detroit Police Department squad cars monitor the area over the next week as additional enforcement.
  - » Utilize relationship with Officer Hawkins and the Detroit Police Department to establish safe routes.

**Public Space Advisory Committee:** *Secure and maintain existing parks*

- Organize athletic teams to join existing city leagues.
- Coordinate with the General Services Department for improvements around Heilmann Recreation Center
- Organize beautification block competitions
- Maintain and create signage
- Communicate with city to replace missing signs
- Create neighborhood signage to prevent speeding and other criminal activity

**Vacant Property Advisory Committee:** *Maintain vacant properties to ensure a clean, safe looking neighborhood*

- Track and advocate properties for demolition



*Contact Eagle Children's Charities about joining its Eagle Sports league.*

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### **Grandmont Rosedale Development Corporation (GRDC) Quality of Life Plan** Grandmont Rosedale, Detroit

To create GRDC's Quality of Life Plan residents took part in an ongoing visioning session to identify the most pressing neighborhood concerns. Within this process, residents identified their willingness and ability to address their concerns. Using this information, GRDC has formed task forces that allow residents to take part in projects they feel strongly about. Examples of GRDC task forces are:

- Community Engagement
- Vacant Property
- Crime Prevention and Public Safety

**LifeBUILDERS and block clubs can use this organizational structure to leverage residents' interests to form topic-based advisory committees.**

*SOURCE: "Grandmont Rosedale Quality of Life Plan," Grandmont Rosedale Development Corporation, p. 6, [https://grandmontrosedale.com/images/safety\\_pdfs/GRDC\\_QoL\\_CS5\\_v13c\\_LOWRES\\_v2.pdf](https://grandmontrosedale.com/images/safety_pdfs/GRDC_QoL_CS5_v13c_LOWRES_v2.pdf)*

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# 3

## Develop and mobilize student driven community organizations

*Youth (ages 0-17) constitute 34.5 percent of Greater Regent Park's population.<sup>9</sup> The area is also home to Fisher Upper and Lower Academy, Denby High School, and Chandler Park Academy. This strategy can build on LifeBUILDERS existing youth programs and empower students to create their own projects.*

- Collaborate with block clubs, neighborhood organizations, and schools for fundraising, recruiting, and community events.
- Contact Kimya Jacobs at the Detroit Parent Network (DPN) to connect students from different schools with community partners to plan and implement projects.
- Connect with Anna Balzer and Deirdre Green Groves of Challenge Detroit to select a service project in June or July that could incorporate youth volunteers.

# 4

## Incorporate neighborhood associations, Regent Park Homeowners Association, and Eastburn Eagle Eyes into the LifeBUILDERS Board of Directors

*Greater Regent Park organizations can incorporate newly formed neighborhood associations into LifeBUILDERS. By including representatives from neighborhood organizations on the board of LifeBUILDERS, LifeBUILDERS can build their organizational capacity, take on more projects, and encourage participation. Through collaboration with area organizations, LifeBUILDERS can represent all of Greater Regent Park.*

## REFERENCES

1. K. Manturuk, M. Lindblad, and R. Quercia. "Homeownership and Civic Engagement in Low-Income Urban Neighborhoods: A Longitudinal Analysis," *Urban Affairs Review* (2012), 48.5, pp. 731-60
2. "What Is a Block Club," Chicago Police Department: CLEARpath Block Clubs, <https://portal.chicagopolice.org/portal/page/portal/BlockClub/Resources/WhatIs>
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6. Kristina Smock. *Democracy in Action: Community Organizing and Urban Change* (New York: Columbia UP, 2004), pp. 23-24
7. "Community Action Plan," Detroit City Council District 3. Draft provided by Scott Benson January 30, 2014;
8. "Block Clubs," Chadsey-Condon, <http://chadseycondon.org/block-clubs/>
9. Social Explorer, US Census Bureau 2010 - SFI: P12, SexBYAge




































# 7. Short-Term Implementation



# Short-Term Implementation

Greater Regent Park now stands at a tipping point. On one hand, the neighborhood has historically stood as one of the stronger areas in Detroit. On the other hand, recent disinvestment has put it on a path towards instability. Still, the new administration of the City of Detroit, the availability of funding through Hardest Hit funds, the appointment of a new District Manager for District 3, and an active council member for District 3 represent great opportunities for residents of Greater Regent Park to stabilize and reclaim the neighborhood.

LifeBUILDERS, other organizations, and concerned residents must act now to capitalize on these recent developments. This chapter organizes the highest priority strategies highlighted in the previous chapters, providing specific information about where, how, and when these efforts could occur. These efforts take advantage of immediate opportunities that benefit the entire Greater Regent Park, addressing one or more of the plan goals, as shown in Table 7.1. Also identified in Table 7.1 is LifeBUILDERS' role and potential partners for each strategy.

Strategies	Goals	LifeBUILDERS' Role	Potential Partners
Advocate for demolitions of vacant, open, and dangerous structures	 	Advocate	BSEED, Councilman Benson, Detroit Land Bank, District 3 Manager
Host neighborhood clean ups	  	Organizer	Regent Park HOA, Block clubs
Create opportunities to build neighborhood identity	 	Organizer Leader	Block clubs, Schools
Prevent tax foreclosure	 	Organizer Educator	Abayomi CDC, Amandla CDC, Michigan Foreclosure Task Force, National Faith Homebuyers, New Hope CDC, United Community Housing Coalition
Prevent mortgage foreclosure	 	Organizer Educator	Making Home Affordable Program, Michigan Foreclosure Task Force Michigan Legal Services
Form block clubs	   	Organizer Educator	Regent Park HOA
Initiate community policing program	  	Advocate	Detroit Police Department, Block clubs
Encourage residential property reassessment	 	Advocate	Board of Assessors
Support side lot transfers	  	Advocate	Detroit Planning & Development
Support greening vacant lots	  	Advocate	Greening of Detroit, Garden Resource Center, Keep Detroit Growing
Rehabilitate homes	  	Advocate Organizer Leader Developer	Detroit Land Bank, National Community Stabilization Trust, Lowe's, Home Depot, Rebuilding Together

-  Develop Assets
-  Address Blight
-  Protect Investments
-  Engage Residents

TABLE 7.1 | Linking high priority strategies to goals and potential partners

Note: The goals are represented by their chapter icons. Advocate, Organizer, Educator, and Leader describe LifeBUILDERS' role for each strategy. As an Advocate, LifeBUILDERS would promote services to residents. As an Organizer, LifeBUILDERS would connect residents director to services. As an Educator, LifeBUILDERS would take an active role in providing services. As a Leader, LifeBUILDERS would take the primary responsibility for implementation, at least in the initial phase.

# Neighborhood-Wide Strategies

The first group of high-priority strategies can be implemented throughout Greater Regent Park. Table 7.2 shows the phasing strategies for neighborhood-wide strategies, which range from 3 months (Phase 1) to 3 years (Phase IV).



FIGURE 7.1 | Preserve block near Bringard-Boulder Park

SOURCE: Melanie Batke, Zachery McKinnon, and Scott Olejarczyk

Strategies	Phase I: 3 Months	Phase II: 6 Months	Phase III: 1 Year	Phase IV: 3 Years
Advocate for demolitions of vacant, open, and dangerous structures				ongoing
Host neighborhood clean ups				ongoing

TABLE 7.2 | Phasing strategies neighborhood wide

## Advocate for the demolition of vacant, open, and dangerous homes

Targeted demolitions of vacant, open, and dangerous (VOD) properties is one way to eliminate blighted properties that may be havens for criminal activity. The removal of vacant, open, and dangerous buildings also prevents the spread of further blight while creating vacant lots that can be used for projects to improve the neighborhood quality of life.

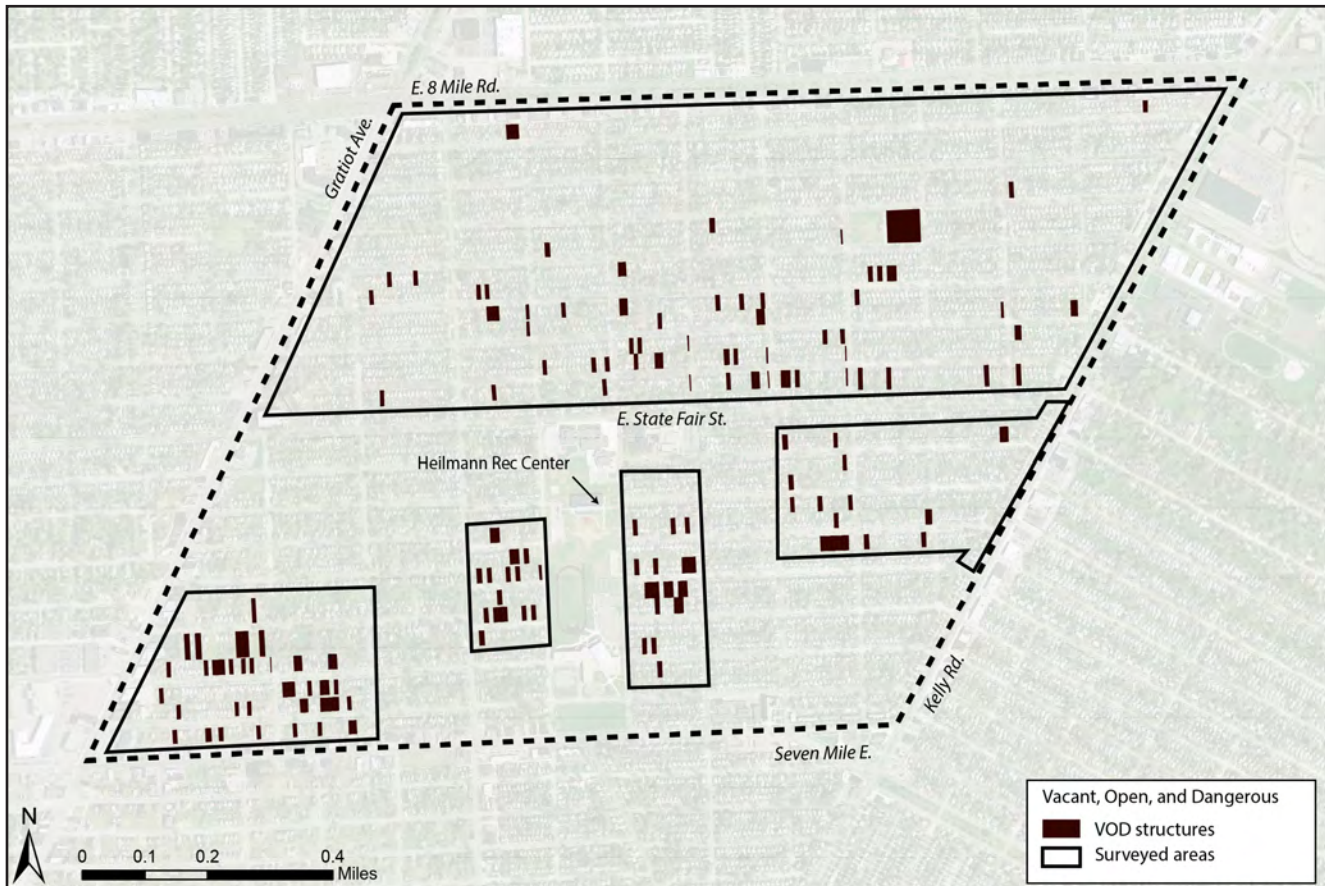


FIGURE 7.2 | Vacant, open, and dangerous (VOD) properties in Greater Regent Park

SOURCE: Authors' Surveys (2014), [Data File], February 2014 available at <https://app.localdata.com/>; Restore Northeast Detroit (2013), NED Sample Survey [Data File], received April 2014 from: <https://app>.

### LifeBUILDERS could

Use the data in this plan to provide Councilman Scott Benson and District 3 Manager Garry Bulluck with a list of priority demolitions that have been verified on the ground. Publicly owned properties may also be eligible for demolition using Hardest Hit funds. For a complete list of vacant, open, and dangerous properties in Greater Regent Park, as of summer 2013 north of E. State Fair and as of February 2014 in selected areas south of E. State Fair, and for a complete list of properties eligible for the Fire Escrow Fund (69 properties), please see data provided to LifeBUILDERS. Future data from Motor City Mapping may provide additional vacant, open, and dangerous properties, as well as those eligible for the Fire Escrow Fund once the results are available. Fire Escrow Funds are disbursed to contractors once the demolition has been completed, the certificate of completion has been issued, and paperwork has been filed with the city's Buildings, Safety Engineering and Environmental Department.

Moving forward, update these lists to provide the city with accurate, up-to-date information on vacant, open, and dangerous properties that could be likely candidates for demolition.

## Host neighborhood clean-ups

Events to clean-up lots, streets, and parks in Greater Regent Park can help connect residents while beautifying the neighborhood. Clean-up organizers should ensure trash is removed, signs are taken down, cars are towed, grass is mowed, and “No Dumping” or “Neighborhood Watch” signs are posted to deter future illegal dumping. For a list of addresses with illegal dumping as of summer 2013 north of E. State Fair and as of February 2014 in the three survey areas south of E. State Fair, see Appendix I for clean-up areas. The Regent Park Homeowner’s Association could take on a leading role in this process. LifeBUILDERS’ role could include providing connections between residents and block clubs, organizing volunteers, and working with outside organizations when necessary to provide tools. Starting on May 7, 2014, northeast Detroit will be served by Rizzo Environmental Services for curbside solid waste removal and recycling. They will provide bulk pick-up every other Wednesday, and they also provide dumpster rental. Dumpsters placed in the street right of way may require a permit from the Detroit Planning and Development Department.<sup>1</sup>



FIGURE 7.3 | Neighborhood clean up opportunities

SOURCE: Authors' Surveys (2014), [Data File], February 2014 available at <https://app.localdata.com/>; Restore Northeast Detroit (2013), NED Sample Survey [Data File], received April 2014

## LifeBUILDERS could

Concentrate the initial clean-up around the neighborhood schools and parks and Heilmann Recreation Center (Figure 7.3 Area 1). Clean-ups in this area can help LifeBUILDERS build its presence in the central portion of Greater Regent Park. Targeting this area could help LifeBUILDERS recruit new volunteers and secure public spaces where residents and youth can feel safer. For specific addresses in Area 1, please see Appendix I.

After Area I, organize to clean up the areas immediately within and surrounding largely intact blocks, beginning with lots near LifeBUILDERS properties and in area with existing block clubs (Figure 7.3, Area 2). Block clubs can continually identify further illegal dumping in the area and organize volunteers as needed. For specific addresses in Area 2, please see Appendix I.

Then, target Area 3, which was identified for clean-ups due to its high concentration of illegal dumping. This clean-up would provide another opportunity to spread LifeBUILDERS' brand and recruit volunteers to continually monitor the area but is the lowest priority area.



FIGURE 7.4 | Area 2 clean up opportunity near the McGregor Elementary site

SOURCE: Melanie Batke, Zachery McKinnon, and Scott Olejarczyk

# Zone Strategies

The second group of high-priority strategies provides zone-specific approaches that allow residents, LifeBUILDERS, and partner organizations to target interventions, consolidate resources, and protect investments.

## Preserve and Transform Zone Criteria

This plan identifies two types of zones in Greater Regent Park: Preserve and Transform. The zones are designated by the proportion of vacant homes and vacant lots on a given block from information collected from windshield surveys.<sup>2</sup> These two variables are good indicators of other blight conditions, such as housing conditions, crime, and general disinvestment.<sup>3</sup> Preserve Zones have less than 25 percent of houses in poor condition, whereas Transform Zones have more than 25 percent of houses in poor condition. Figure 7.5 shows the two different zones as well as the suggested priority areas.

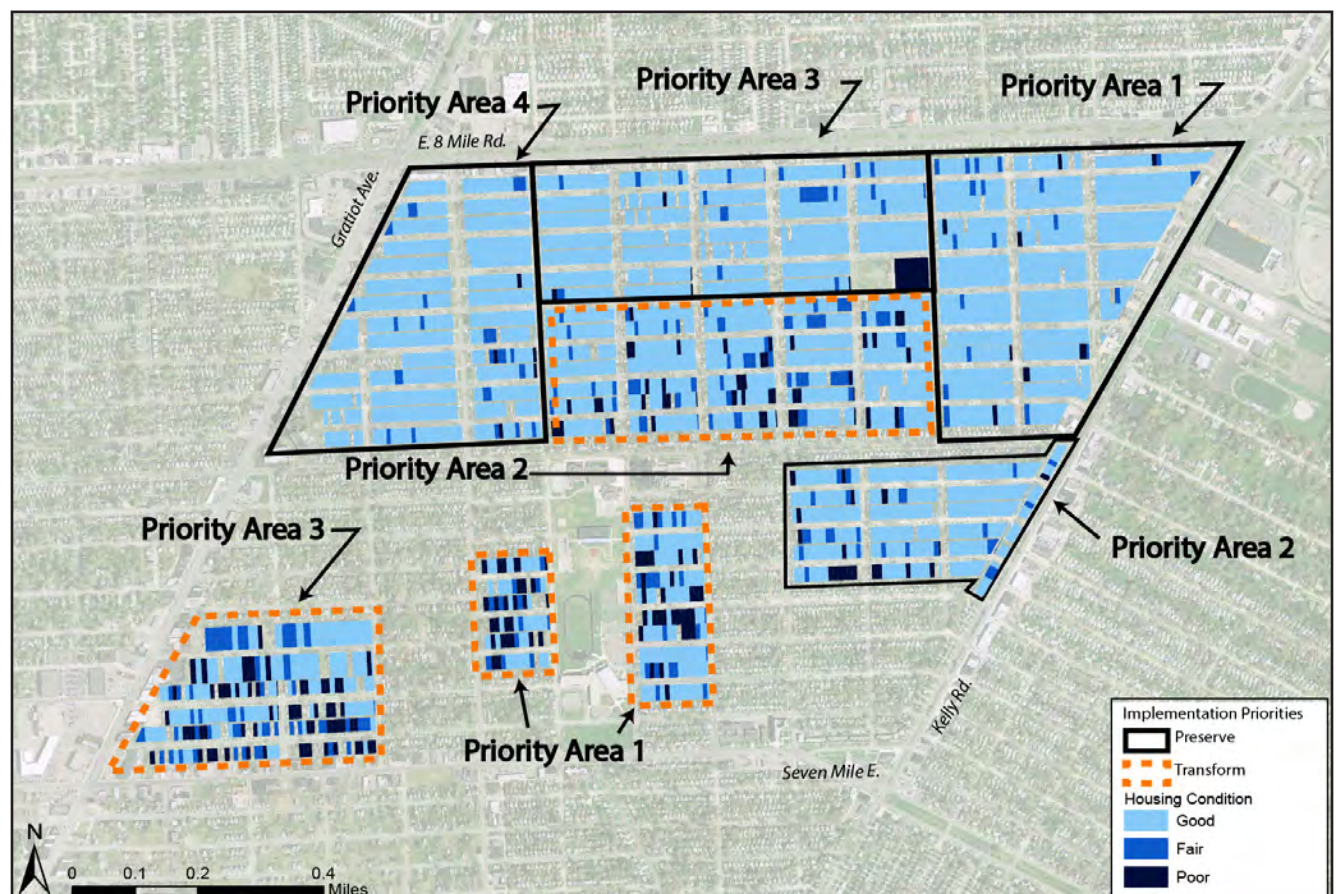


FIGURE 7.5 | Implementation zones and priorities

SOURCE: Authors' Surveys (2014), [Data File], February 2014 available at <https://app.localdata.com/>; Restore Northeast Detroit (2013), NED Sample Survey [Data File], received April 2014 from: <https://app.localdata.com/>; SEMCOG (2010), Aerial photos from Southeast Michigan Council of Governments, [Zip file], received January 2013 from Data Driven Detroit



# Preserve Zones

As shown in Figure 7.6, Preserve Zones have few blighted or VOD homes. Strategies in Preserve Zones focus on enhancing areas of strength, including the high proportion of home ownership, and utilizing assets to further improve Greater Regent Park. These zones are areas that include parks and public facilities in good condition and residential blocks with high occupancy and high home ownership rates. The greatest threats to these areas are the invisible ones, such as tax and mortgage foreclosures, which can lead many more households to leave the area.



FIGURE 7.6 | Characteristics of a typical block in a Preserve Zone

SOURCE: Alexandria Stankovich



FIGURE 7.7 | Example of housing conditions in Preserve Zone

SOURCE: Melanie Batke, Zachery McKinnon, and Scott Olejarczyk

Strategies	Phase I: 3 Months	Phase II: 6 Months	Phase III: 1 Year	Phase IV: 3 Years
<b>All Preserve Zones</b>				
Advocate for demolitions of vacant, open, and dangerous structures				continue until complete
Prevent tax foreclosure				ongoing
<b>Priority Area One</b>				
Prevent mortgage foreclosure				ongoing
Form block clubs				ongoing
Initiate community policing program				ongoing
Encourage residential property reassessment				
Support side lot transfers				
Advocate home repairs for owner occupants				
Support greening vacant lots				
Rehabilitate homes				

TABLE 7.3 | Phasing strategies in Preserve Zones

Table 7.3 shows the phasing strategies for the Preserve Zones, which range from 3 months (Phase I) to 3 years (Phase IV). The colors indicate the phase in which the task should be prioritized. Notice that some strategies may require groundwork in the preceding phase. For instance, advocating demolitions, preventing tax foreclosure, and preventing mortgage foreclosure are high priorities.

### Priority Areas

Preserve Zones are organized into four different priority areas to be addressed sequentially. Figure 7.8 illustrates the locations of the different Preserve Priority Areas. The basis for prioritizing within Preserve Zones is to focus resources to protect neighborhood assets around stable blocks.



FIGURE 7.8 | Priority Areas in Preserve Zones

SOURCE: Authors' Surveys (2014), [Data File], February 2014 available at <https://app.localdata.com/>; Restore Northeast Detroit (2013), NED Sample Survey [Data File], received April 2014 from: <https://app.localdata.com/>; SEMCOG (2010), Aerial photos from Southeast Michigan Council of Governments, [Zip file], received January 2013 from Data Driven Detroit

## Advocate for the demolition of vacant, open, and dangerous homes

Housing conditions in Priority Area 1 are generally good, with some fair and poor houses scattered throughout (Figure 7.9). The solid foundation of good housing stock and homeowners provides a great opportunity for LifeBUILDERS and residents to work together to enhance their already strong neighborhood through different strategies outlined throughout this section. Although these areas are generally in good condition, they are still threatened by disinvestment. Focusing initial efforts here will strengthen the neighborhood. Advocating for demolitions in Preserve Zones is a high priority because the presence of VOD properties can be a catalyst for further disinvestment.



FIGURE 7.9 | Housing conditions in Preserve Zone Priority Area 1

SOURCE: Restore Northeast Detroit (2013), NED Sample Survey [Data File], received April 2014 from: <https://app.localdata.com/>; SEMCOG (2010), Aerial photos from Southeast Michigan Council of Governments, [Zip file], received January 2013 from Data Driven Detroit

## LifeBUILDERS could

Target properties that are publicly owned and/or have fire damage. Hardest Hit Funds are available for demolitions of structures on city-owned property, while fire damaged structures may be eligible for demolition reimbursement through the city's Fire Escrow Fund. Note that as part of Mayor Duggan's plan to strengthen neighborhoods and eliminate blight, the city is acquiring properties through nuisance abatement lawsuits. Properties that cannot be salvaged will be demolished.

Figure 7.10 shows VOD properties as of summer 2013 in Preserve - Priority Area One that should be quickly addressed to enhance the neighborhood. One of these properties is publicly owned. For a list of vacant, open, and dangerous homes in Preserve Zone Priority Area 1, please see Appendix I.



FIGURE 7.10 | Vacant, open, and dangerous homes in Preserve Zone Priority Area 1

SOURCE: Restore Northeast Detroit (2013), NED Sample Survey [Data File], received April 2014 from: <https://app.localdata.com/>; SEMCOG (2010), Aerial photos from Southeast Michigan Council of Governments, [Zip file], received January 2013 from Data Driven Detroit

## Prevent tax foreclosure

Tax foreclosure prevention is another high priority issue because it is silently undermining the stability of home ownership in Greater Regent Park. See appendix I for, the 65 properties headed to the 2012 tax auction.

### LifeBUILDERS can address this problem in four ways.

They can encourage home owners to appeal residential property assessments to lower property tax rates for homeowners in the neighborhood. LifeBUILDERS can start by flyering the neighborhood with information regarding the process and timelines. Home owners will need to write a letter to the Board of Assessors Review describing the structural defects and fire damage that negatively impact the value of their home. Assessment rolls are open for inspection February 1st through the 15th, and all appeals must be made during this window. Residents may protest the decision with the March Board of Review. This is required to protect the residents' right to appeal to the Michigan Tax Tribunal.<sup>4</sup>

They can promote Wayne County's hardship program annually, at least 2-3 months before property taxes are due. The Distressed Owner/Occupant Extension program provides a payment extension for financially burdened households. Homeowners will need to contact the Wayne County Treasurer's Taxpayer Assistance Department and fill out the application form.<sup>5</sup>

They can also provide information regarding Homestead Poverty Exemption of Property Taxes. With the support of neighborhood volunteers, LifeBUILDERS can help residents fill out the request for application. The Hardship Committee reviews applications and provides recommendations to the Board of Review. This program applies to current and future year taxes.<sup>6</sup>

Finally, LifeBUILDERS can educate home owners about programs and services available to them. They can connect residents to local housing service providers such as Abayomi CDC, Amandla CDC, Central Detroit Christian CDC, National Faith Homebuyers Program, Neighborhood Legal Services of Michigan, New Hope CDC, Southwest Housing Solutions, United Community Housing Coalition, and Wayne Metropolitan Community Action Agency. As highlighted in Figure 7.11, there are currently 65 homes headed to tax auction. At this time, LifeBUILDERS has limited capacity to provide training, but they can provide a resource to residents and advocate for their needs. LifeBUILDERS should be strategic when planning events and should consult the tax foreclosure table in Chapter 5. These events should be promoted as "Homeowner Resource" events that address tax foreclosure and provide access to other services such as legal aid and home repair.<sup>7</sup>

In terms of schedule, LifeBUILDERS could distribute information (e.g., as fliers) regarding property reassessment and tax foreclosure process during December and January. They could hold an event in early January to help homeowners address property tax delinquency. They could connect homeowners at risk of losing their property to assistance and counseling using the tax foreclosed properties list that comes out at the end of March. They could hold an event in early April to help homeowners address property tax delinquency.



FIGURE 7.11 | Preserve Zone Priority Area 1 properties headed to tax auction in 2014

SOURCE: Detroit Property Inventory (2012), Michigan Land Bank properties (2014), Detroit Land Bank properties (2013), Properties not sold at 2013 tax foreclosure auctions (2013), SEMCOG (2010)

## Prevent mortgage foreclosure

Mortgage foreclosure is an invisible threat to Greater Regent Park, and unlike tax foreclosure which follows a specific calendar, the timeline for mortgage foreclosure begins once a homeowner is delinquent on their loan payments. Mortgage foreclosures are harder to track.

### LifeBUILDERS could

Reach out to current housing counselors to discuss alternatives for expanding their ability to provide housing services to residents in Greater Regent Park. With the support of the Michigan Foreclosure Task Force, United Community Housing Coalition, and Michigan Legal Services, Greater Regent Park homeowners facing mortgage delinquency and foreclosure have options, but many are unaware that these resources exist. Mortgage foreclosure can happen any time, and different households will have different needs based on their situation and loan provider, so it may be best to hold educational events and promote housing counseling services year round.

Workshop topics may include:

- Meeting with a housing counselor: Using HUD and MSHDA resources LifeBUILDERS can prepare homeowners for their initial meeting with a housing counselor including documents they will need and what they should expect from the session.
- Avoiding foreclosure scams: Michigan Legal Services can assist LifeBUILDERS in organizing an information session on scam prevention.<sup>8</sup>
- Making Home Affordable (MHA): MHA is available to homeowners with a home loan provided, insured, or guaranteed by Freddie Mac, Fannie Mae, FHA, VA, and USDA. With support from Michigan Legal Services, LifeBUILDERS can help homeowners determine their eligibility for certain loan modification programs, estimate possible payment reduction, and check debt-to-income ratio, or prepare them for a conversation with a housing counselor or private lender if they are not MHA eligible.<sup>9</sup>
- Credit repair: Central Detroit Christian Community Development Corporation can assist LifeBUILDERS in educating residents on how to request, interpret, and/or negotiate their credit report. In addition to strategies for repairing credit, they can also provide the fundamentals of financial management.
- Home repair: EcoWorks<sup>10</sup> and CLEARCorps Detroit<sup>11</sup> can assist LifeBUILDERS in providing home maintenance resources and training to homeowners. LifeBUILDERS can teach residents how to make home safe, improve energy efficiency, and reduce utility bills on their own.
- Code enforcement: District 3 Manager, Office Hawkins, and the Department of Buildings, Safety Engineering and Environmental Department (BSEED) can assist LifeBUILDERS in providing information sessions regarding property maintenance, zoning, solid waste, and illegal dumping ordinances.<sup>12</sup> Homeowners may also be involved in code enforcement efforts on their block. Improving appearances will help raise property values and discourage blight.



## Rehabilitate homes

Stabilizing the Preserve Zones of Greater Regent Park will require protecting investments and rebuilding the housing stock. Recent tax and mortgage foreclosures have resulted in high vacancy and disinvestment. Now is the time to rehabilitate foreclosed properties on strong blocks.

### Tax auction

LifeBUILDERS may be able to acquire recently available real estate-owned or Wayne County Tax Auction homes in good condition and rehabilitate them. This is important to ensure homes in Priority Area 1 remain occupied. Figure 7.12 illustrates the condition of properties that may soon become eligible for purchase through the Wayne County Tax Auction; 55 properties are in good condition.

### REO properties

In addition, as a CHDO, LifeBUILDERS will have access to the National Community Stabilization Trust's property acquisition resources.<sup>13</sup> The National Community Stabilization Trust facilitates the transfer of mortgage foreclosed properties (REO properties) to local housing organizations such as LifeBUILDERS. See Appendix IB for a complete list of properties in Priority Area 1 headed to the 2014 Tax Auction that are eligible for purchase by LifeBUILDERS if not redeemed by August 31st or until sold to someone else, as well as a list of REO owned properties as of 2012.

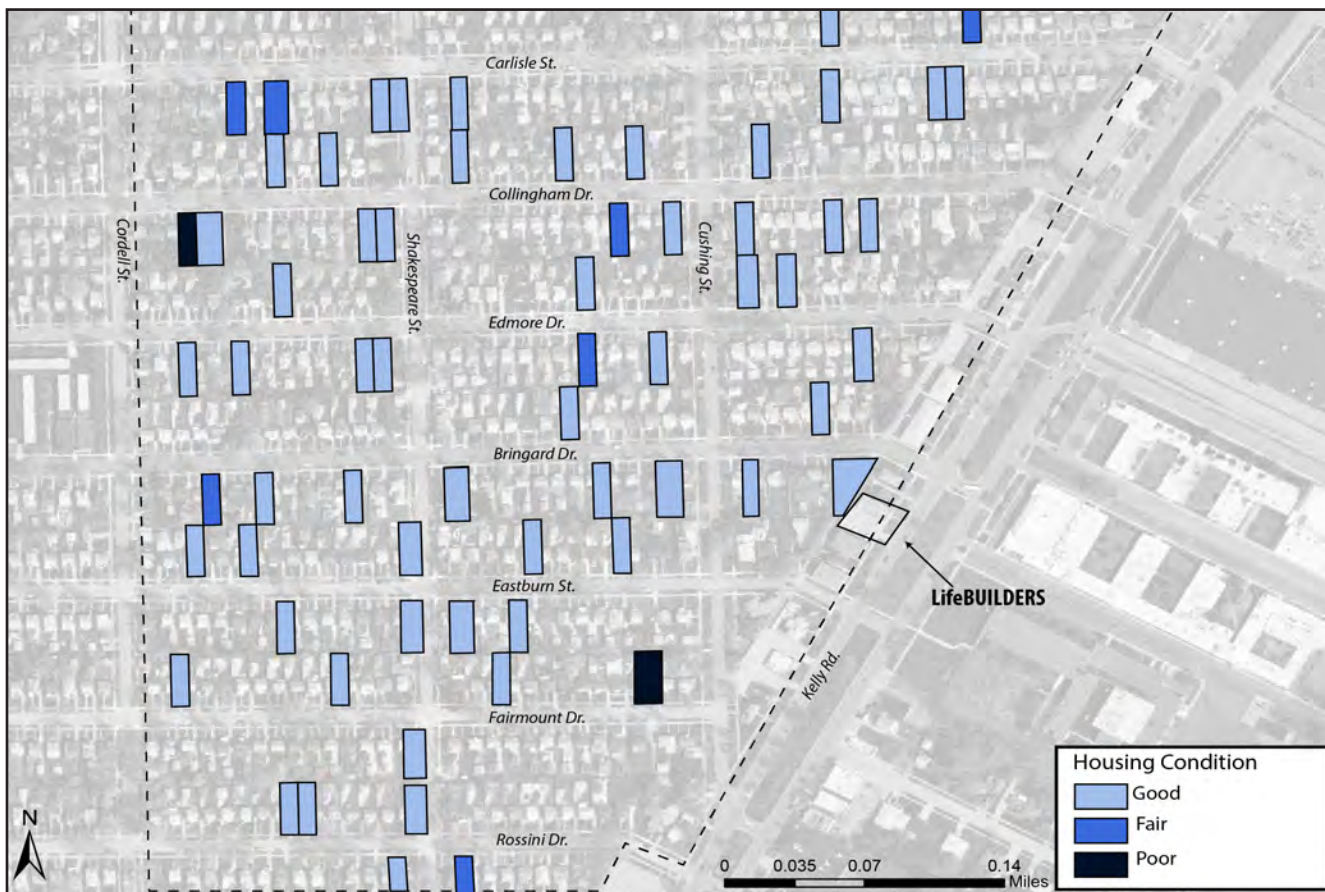


FIGURE 7.12 | Conditions of houses in Preserve Zone Priority Area 1 headed to tax auction in 2014

SOURCE: Restore Northeast Detroit [Data File], Summer 2013.;

The National Community Stabilization Trust offers three property transfer tracks:

- **First look:** LifeBUILDERS will have access to the most recently available Real Estate Owned (REO) properties in Greater Regent Park from select financial institutions, before those properties are listed for sale on the open market.
- **Aged/Listed inventory:** LifeBUILDERS can acquire properties for rehabilitation using the direct and streamlined transaction process facilitated by the Stabilization Trust with the REO seller.
- **Donation property contributions:** If Greater Regent Park is considered a high-need neighborhood, participating financial institutions may be willing to offer available vacant REO properties for donation to LifeBUILDERS.

Life BUILDERS can contact [newbuyer@stabilizationtrust.com](mailto:newbuyer@stabilizationtrust.com) for the updated Community Buyer Eligibility Requirements.

To identify residential properties for rehabilitation use Preserve Zone property address lists in Appendix I and National Community Stabilization Trust. Residential properties that have a brick facade, are recently vacated, and have a stable roof and working furnace are preferred.

## LifeBUILDERS could

Use the Wayne County Auction of tax-foreclosed properties to bid on properties that are in good condition. Why Don't We Own This?, the Wayne County Treasurer, and Detroit Land Bank Authority provide relevant information.

Purchase properties in good condition that will be auctioned to the public beginning in May on [buildingdetroit.org](http://buildingdetroit.org) as part of Mayor Duggan's nuisance abatement program. Prospective buyers must be in good standing with property taxes and code violations and must rehabilitate the house within 6 months or forfeit the property to the city.<sup>14</sup> This can potentially be useful for LifeBUILDERS to acquire properties in Greater Regent Park.

Use U.S. Department of Housing and Urban Department and the National Community Stabilization Trust resources such as REOMatch. REOMatch is a website that connects financial institutions and housing providers, to identify new property acquisition opportunities and view property listings from multiple financial institutions. There are 25 REO properties in Priority Area 1 that may be eligible for purchase. For a list of REO properties in Priority Area 1, please see Appendix IB. The provided list of REO properties should be verified by LifeBUILDERS before purchasing to ensure certain preferred characteristics are present.

Once purchased, LifeBUILDERS can work with organizations like Young Detroit Builders that have experience training youth in building trades. They could provide the youth that attend LifeBUILDERS the opportunity to learn practical skills, such as leadership and construction training, while assisting in job placement.<sup>15</sup> The organization partners with AmeriCorps, which provides educational awards to youth for their service. If LifeBUILDERS chooses to try this direction for rehabilitation, the organization could plan the rehabilitation of some properties in coordination with Young Detroit Builders.

## Form block clubs

Block clubs can help foster a sense of community and linked fate. Block clubs can also be a powerful deterrent to crime by connecting residents to larger resources. In addition, block clubs create a network of engaged residents who can have an impact on many of the important efforts to strengthen the neighborhood. City officials, foundations, and agencies prefer talking to groups, such as block clubs, rather than individuals directly.

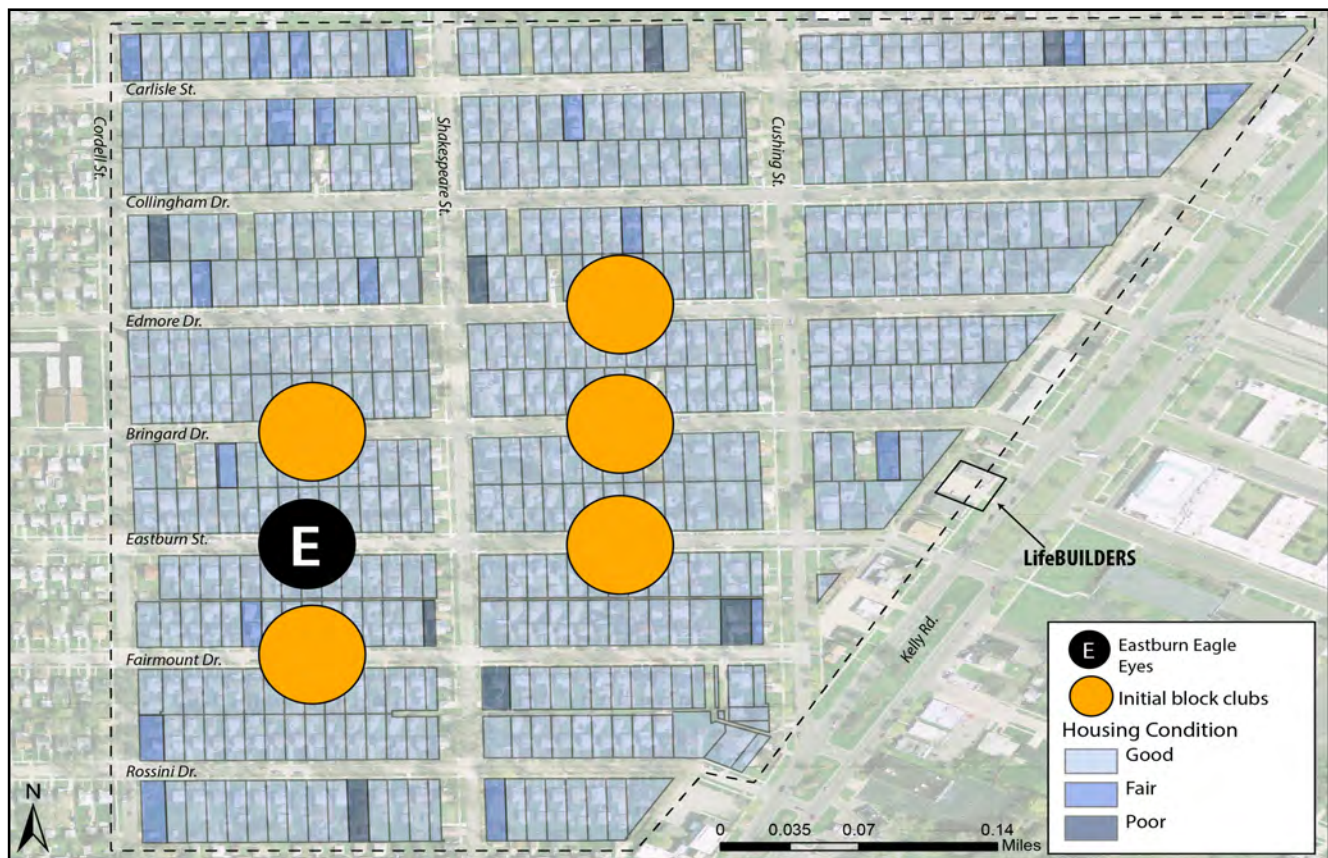


FIGURE 7.13 | Potential block clubs in Preserve Zone Priority Area 1

SOURCE: Restore Northeast Detroit [Data File], summer 2013.; SEMCOG (2010)

## LifeBUILDERS could

Create initial block clubs in Preserve - Priority Area 1 to enhance the awareness of block clubs in Greater Regent Park. For a list of steps to create a block club, and other resources for block clubs, see Appendix C: Guide to Block Clubs.

Use the Regent Park HOA and the LifeBUILDERS Board of Directors as the leadership team for the initial stages of block club creation including the determination of boundaries, resident engagement, and identification of block-level issues and events.<sup>16</sup> Possible strategies to create and promote interest in block clubs include using direct mailings, door-to-door Interviews, fliers, and email listservs.

## Address vacant lots

Side lot transfers and greening of vacant lots are strategies for maintaining vacant lots that assign responsibility and guide intervention. Side lot transfers encourage private ownership and property upkeep, whereas the “greening” of vacant lots can provide a network of neighborhood amenities and enhance quality of life.



FIGURE 7.14 | Initial opportunities for greening lots and transferring side lots in Preserve Zone Priority Area One

SOURCE: Detroit Parcel layer 2012; Detroit Property Inventory 2012 (Detroit Land Bank); 2013 tax auction properties not sold (whydontweownthis.com); Restore Northeast Detroit [Data File], Summer 2013.; SEMCOG (2010)

### LifeBUILDERS could

Connect homeowners to side lots eligible for side lot transfers from the City of Detroit. Homeowners must be up to date on their property taxes and can purchase only the lot adjacent to their home. LifeBUILDERS could maintain a working list of eligible lots for the Side Lot Transfer Program and contact appropriate owners about the program. In Priority Area 1, there are two lots that are eligible for side lot transfer. The City of Detroit Planning and Development Department is a useful resource for finding eligible side lots.

Implement green infrastructure projects to provide open spaces, gardens, parks for recreation, neighborhood pathways, parcel connections, and wooded areas. Vacant lots provide an opportunity for residents to develop assets in their neighborhood while removing opportunities for criminal activity and illegal dumping. Figure 7.14 shows seven vacant lots in Priority Area 1. Two are eligible for side lot transfer, and the remaining five are prime for greening projects. Figure 7.15 shows all opportunities for greening projects once demolitions are secured in the area. There are other possible lots for greening projects throughout Greater Regent Park if demolitions of VOD homes occur, see Appendix I.

LEAP FORWARD provides a great overview of how to purchase a side lot:

### “Steps to buy a side lot from the city”<sup>17</sup>

“Through the City of Detroit’s Adjacent Vacant Lot Program, a landowner may be able to purchase up to two City-owned lots that are adjacent to the landowner’s property. (Property cannot extend across an alley, unless the alley has been vacated). The landowner and property must meet certain eligibility requirements, including:

1. The landowner must first be up to date on taxes, prove that they own their property, and prove their identity.
2. The landowner must fill out an application form.
3. The City will assess the potential development of the lot and look for neighbors. If there are neighbors, the City will contact them to see if the neighbors are interested in splitting the lot with the landowner 50/50.
4. If the lot is considered to be a small lot (under 45 feet wide along the street) and is located in a residential area, the City will sell the lot to the landowner for \$218 (including an administrative fee). If the lot is wider than 45 feet, the City will sell it for \$10 per frontage foot. Note: if the City determines that the lot is in a valuable area (for example, if it is located along a commercial corridor) , P&DD may increase the price of the lot.

After about two months, if the landowner and the lot meet the stated requirements, the City will send the deed to the landowner for the side lot.”

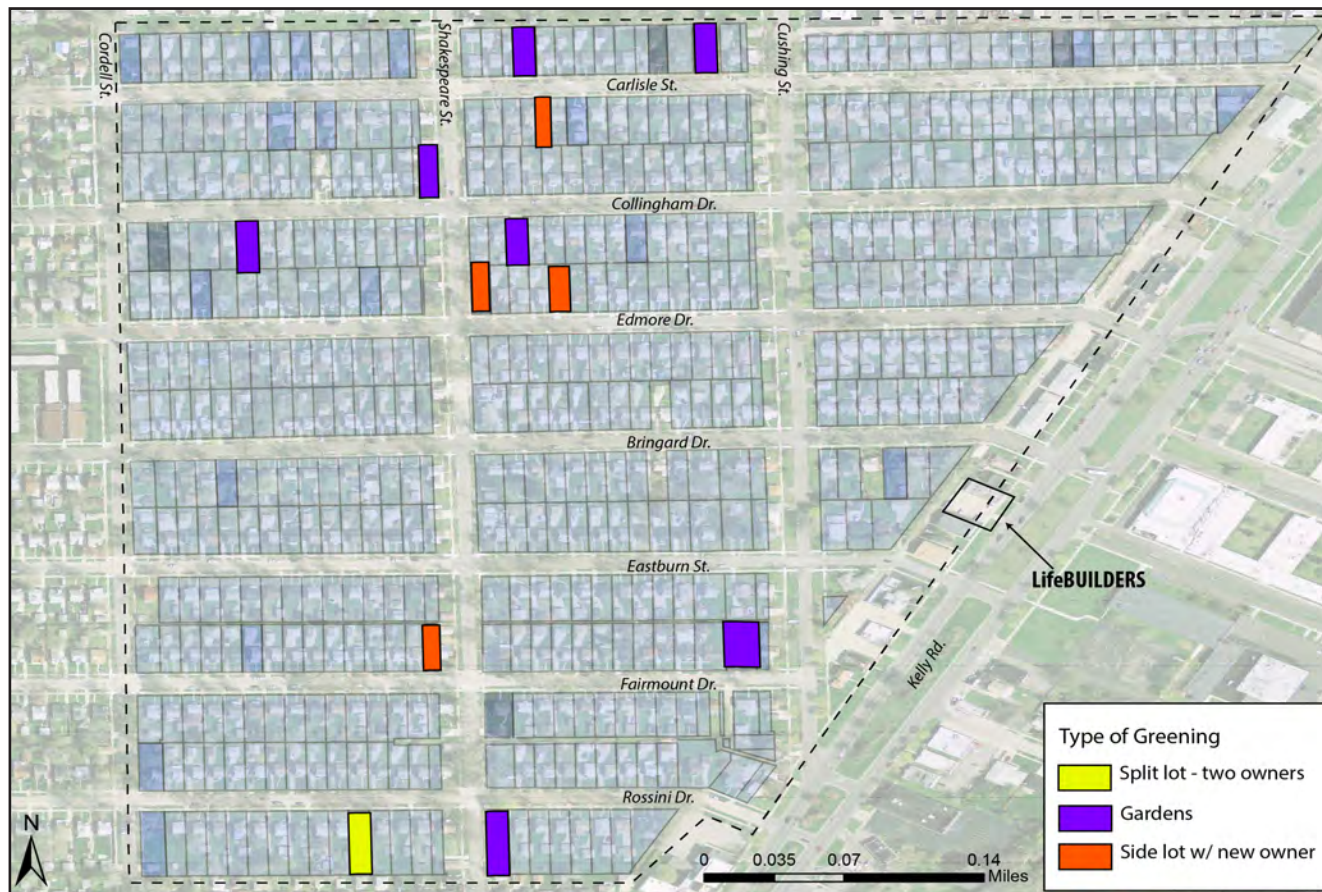


FIGURE 7.15 | The possible future of Preserve Zone Priority Area 1

SOURCE: Detroit Parcel layer 2012; Detroit Property Inventory 2012; MLB owned; Wayne County First Refusal, 2012 (Detroit Land Bank); 2013; 2013 tax auction properties not sold; Restore Northeast Detroit [Data File], summer 2013.; SEMCOG (2010)

## Transform zones

LifeBUILDERS and dedicated volunteers should focus efforts in Transform Zones after Preserve Zones because if healthier and largely intact zones are left alone, the entirety of Greater Regent Park could be at risk for disinvestment.

Strategies in Transform Zones focus on stabilizing areas that have been weakened by disinvestment and neglect. The areas have high vacancy, unutilized lots, high crime, and other significant challenges. The general conditions of housing stock in Transform Zones are mostly fair and poor, with some good houses throughout. As shown in Figure 7.16, Transform Zones differ from Preserve Zones in terms of property condition, and these areas suffer greater instability and a lack of owner occupants.



FIGURE 7.16 | Characteristics of a typical block in a Transform Zone

SOURCE: Alexandria Stankovich



FIGURE 7.17 | Example of housing conditions in a Transform Zone

SOURCE: Melanie Batke, Zachery McKinnon and Scott Olejarczyk

Table 7.4 shows the phasing strategies for the Transform Zones, which range from 3 months (Phase I) to 3 years (Phase IV). Some strategies such as advocating for demolitions may be urgent and ongoing. LifeBUILDERS and residents can take advantage of current funding opportunities right away, but during the stabilization process, blight and vacancy will likely remain an ongoing challenge for Greater Regent Park. Supporting side lot transfers and greening vacant lots are not as urgent, but in implementation they will greatly enhance the character and aesthetic of Transform Zones.

Strategies	Phase I: 3 Months	Phase II: 6 Months	Phase III: 1 Year	Phase IV: 3 Years
Advocate for demolitions of vacant, open, and dangerous homes				ongoing
Support side lot transfers				
Support greening vacant lots				

TABLE 7.4 | Phasing strategies in Transform Zones

## Priority Areas

Transform Zones are organized into three different priority areas to be addressed sequentially. Figure 7.18 illustrates the locations of the different Transform priority areas.

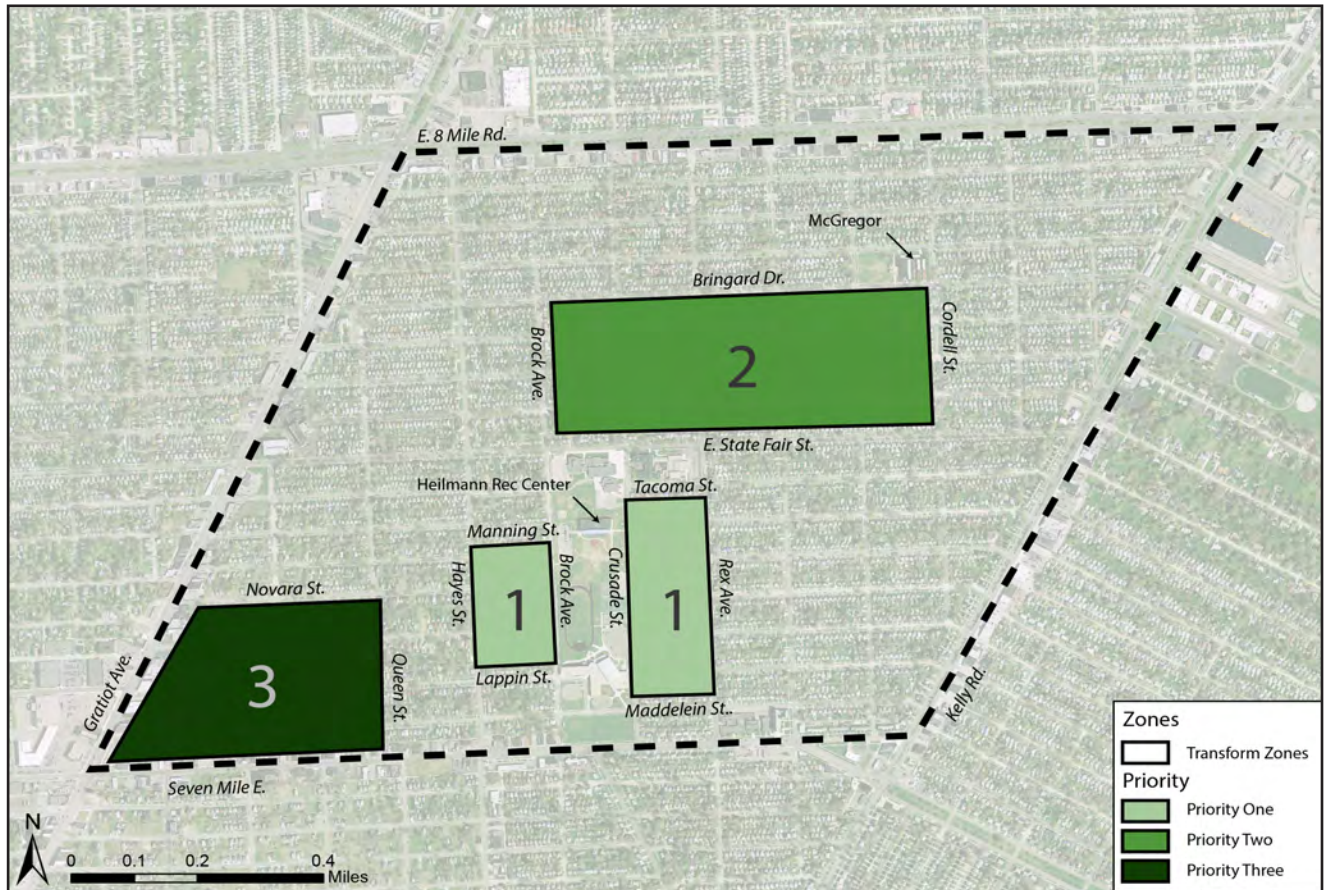


FIGURE 7.18 | Transform Zone priority areas

SOURCE: Authors' Windshield Survey, Feb. 2014 [Data File]; Restore Northeast Detroit [Data File], summer 2013.; SEMCOG (2010)



The location of Priority Area 1 in Figure 7.19 was chosen due to its proximity to public spaces, such as the Fisher Upper and Lower Academies and the Heilmann Recreation Center. Priority Area 1 is particularly important due to the high numbers of youth walking through and around the area.

The second specific Transform Zone is Priority Area 2, which stands between the blight and crime located in the southwest corner of Greater Regent Park and the relatively stable north and northeast. Stabilizing this area may ensure that the challenges faced in the southwest do not creep any further towards the healthier and intact blocks.

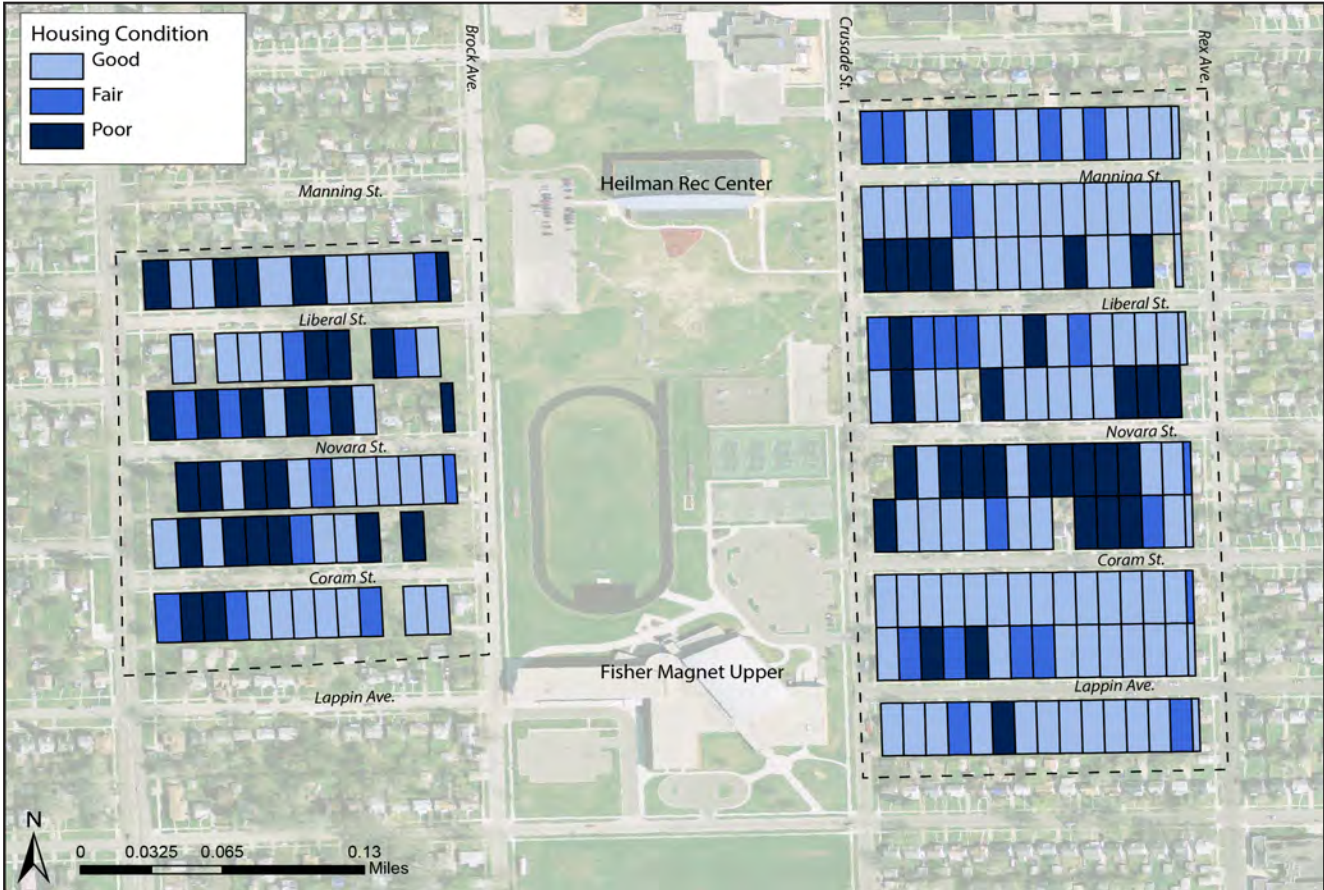


FIGURE 7.19 | Housing conditions in Transform Zone Priority Area 1

SOURCE: Authors' Windshield Survey, Feb. 2014 [Data File]; SEMCOG (2010)

## Advocate for the demolition of vacant, open, and dangerous homes

Figure 7.20 shows that properties in poor condition are scattered throughout Transform Zone Priority Area 1, with a prominent cluster of poor housing on Novara Street. Figure 20 shows the VOD properties in Transform Zone Priority Area 1. Eliminating these properties can help improve safety for area youth that have to walk to and from school. This area was identified by youth as an area they avoided due to the presence of gangs and violence.

### LifeBUILDERS could

Target demolitions with the strategies outlined for the Preserve Zones, beginning with Priority Area 1. For a list of VOD properties in Transform Zone Priority Area 1, please see Appendix I.

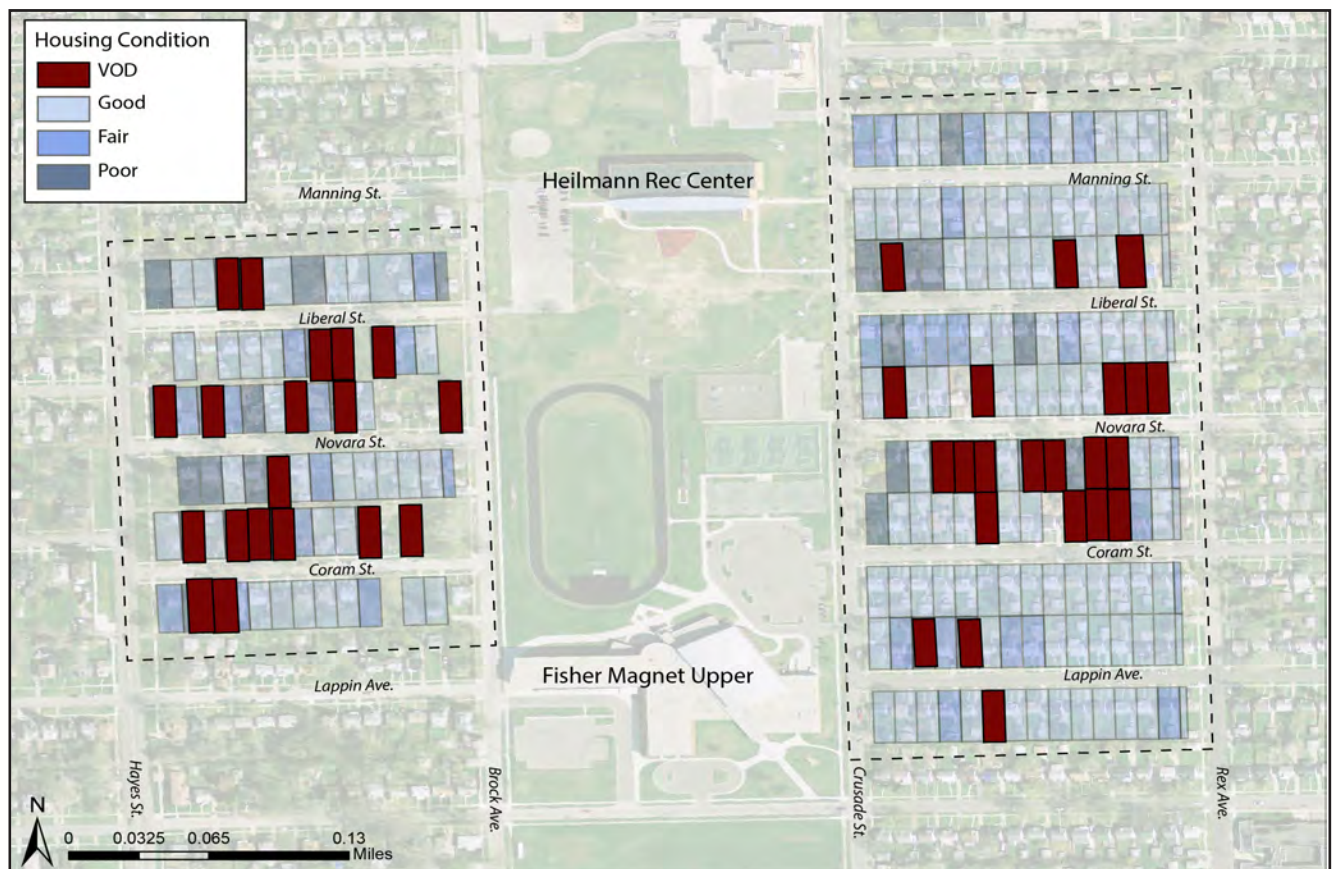


FIGURE 7.20 | Vacant, open, and dangerous properties in Transform Zone Priority Area 1

SOURCE: Authors' Windshield Survey, Feb. 2014 [Data File]; SEMCOG (2010)

## Address vacant lots

Improving the appearance of vacant lots in Transform Zone - Priority Area 1 can help improve the way residents perceive their area. These lots provide an opportunity for LifeBUILDERS to work with residents to make significant improvements with limited resources. Residents in some neighborhoods in Detroit have found that improvements to vacant lots can help prevent the spread of blight in their area. In Transform Zone Priority Area 1, addressing vacant lots can be as basic as planting wildflowers, which is low cost and does not require much upkeep.<sup>18</sup>

### LifeBUILDERS could

Target vacant lots with the strategies outlined for the Preserve Zones, beginning with Priority Area 1. The lots in Figure 7.21 can be immediately addressed. The lots in Figure 7.22 would be available for greening strategies upon the demolition of VOD homes. For a list of vacant lots in Transform Zone Priority Area 1, please see Appendix I.

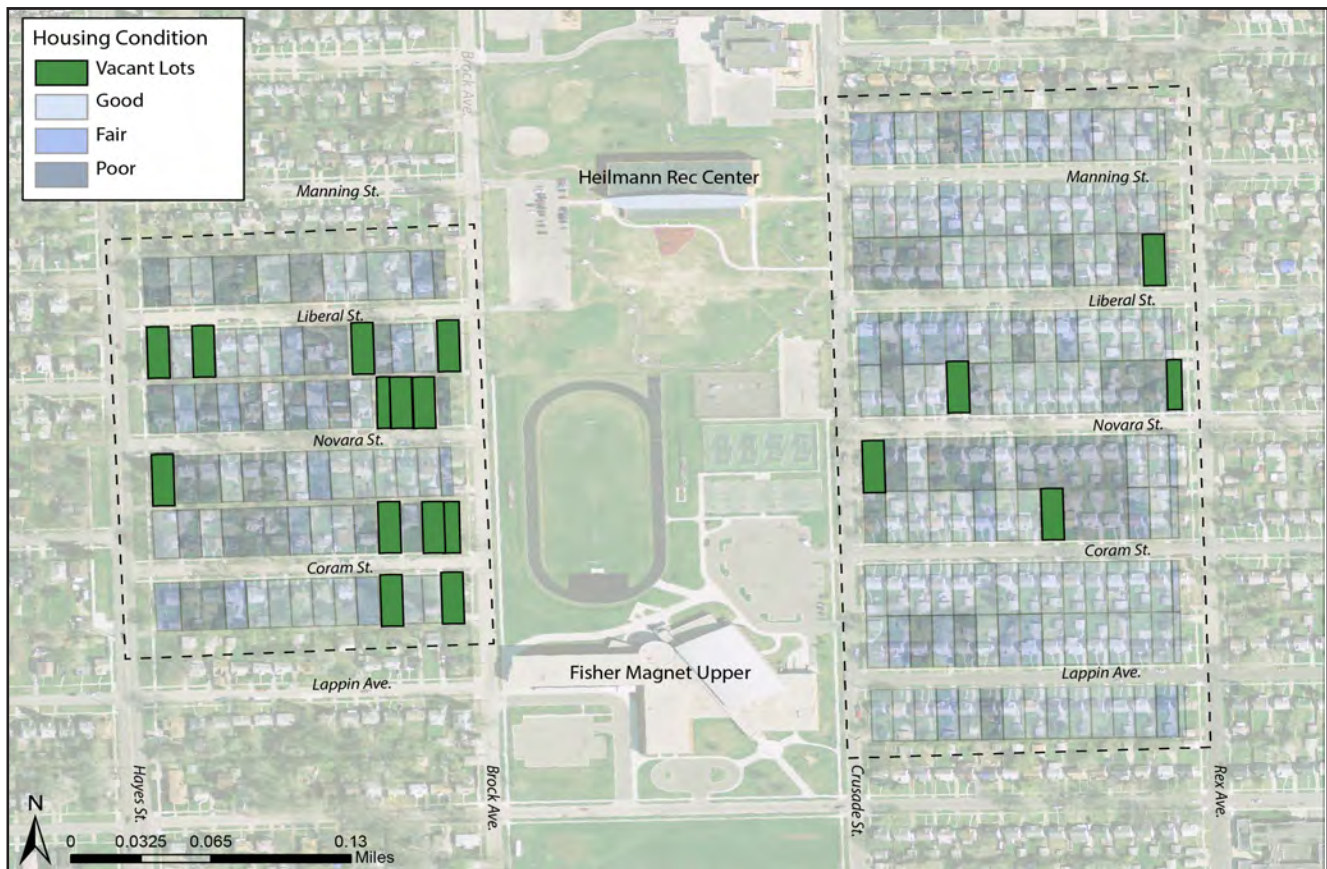


FIGURE 7.21 | Initial vacant lots in Transform Zone Priority Area 1

SOURCE: Authors' Windshield Survey, Feb. 2014 [Data File]; SEMCOG (2010)

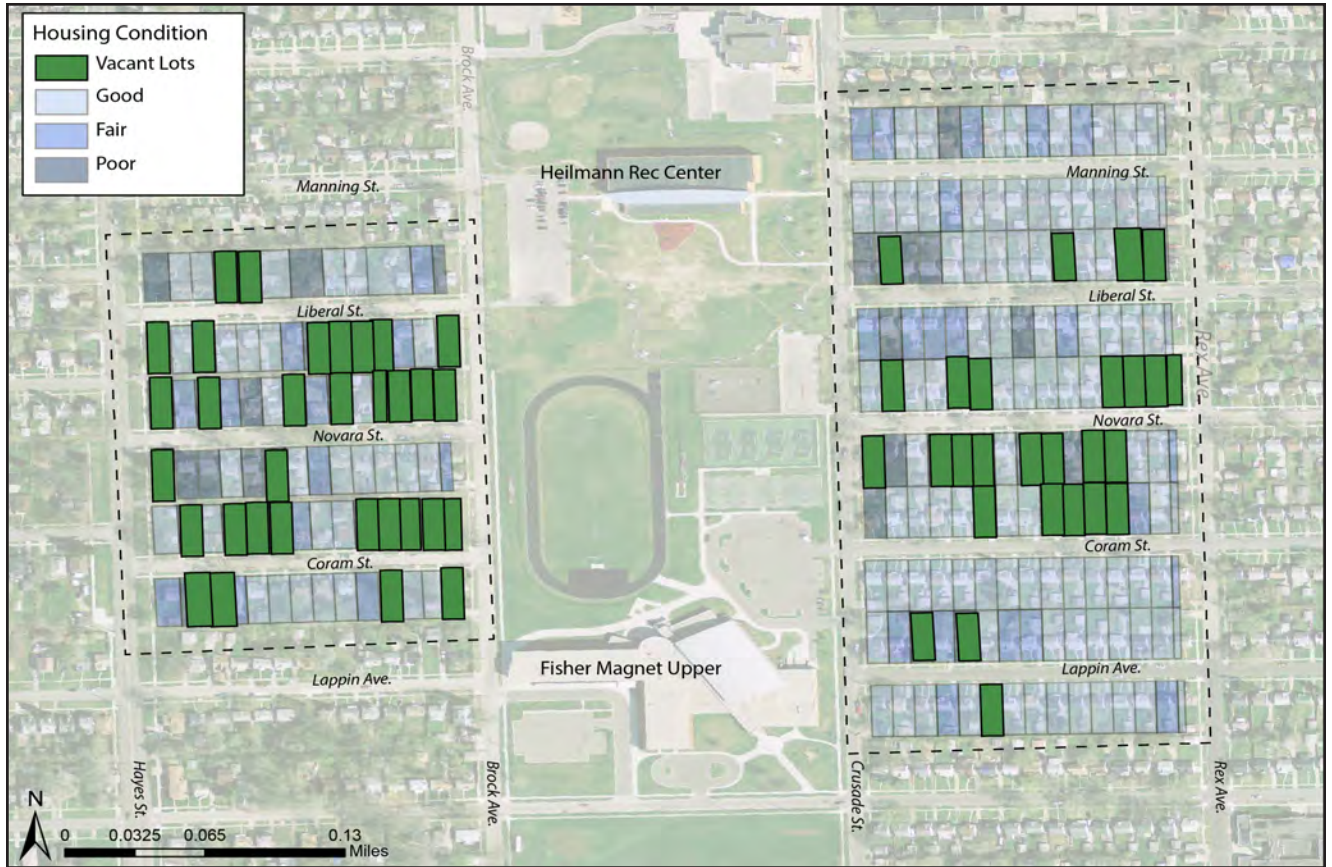


FIGURE 7.22 | Map of potential vacant lots after demolition in Transform Zone Priority Area 1

SOURCE: Authors' Windshield Survey, Feb. 2014 [Data File]; SEMCOG (2010)



FIGURE 7.23 | Greening vacant lots

SOURCE: "Talking green," SEMCOG, <http://www.semco.org/blog.aspx?id=91330>

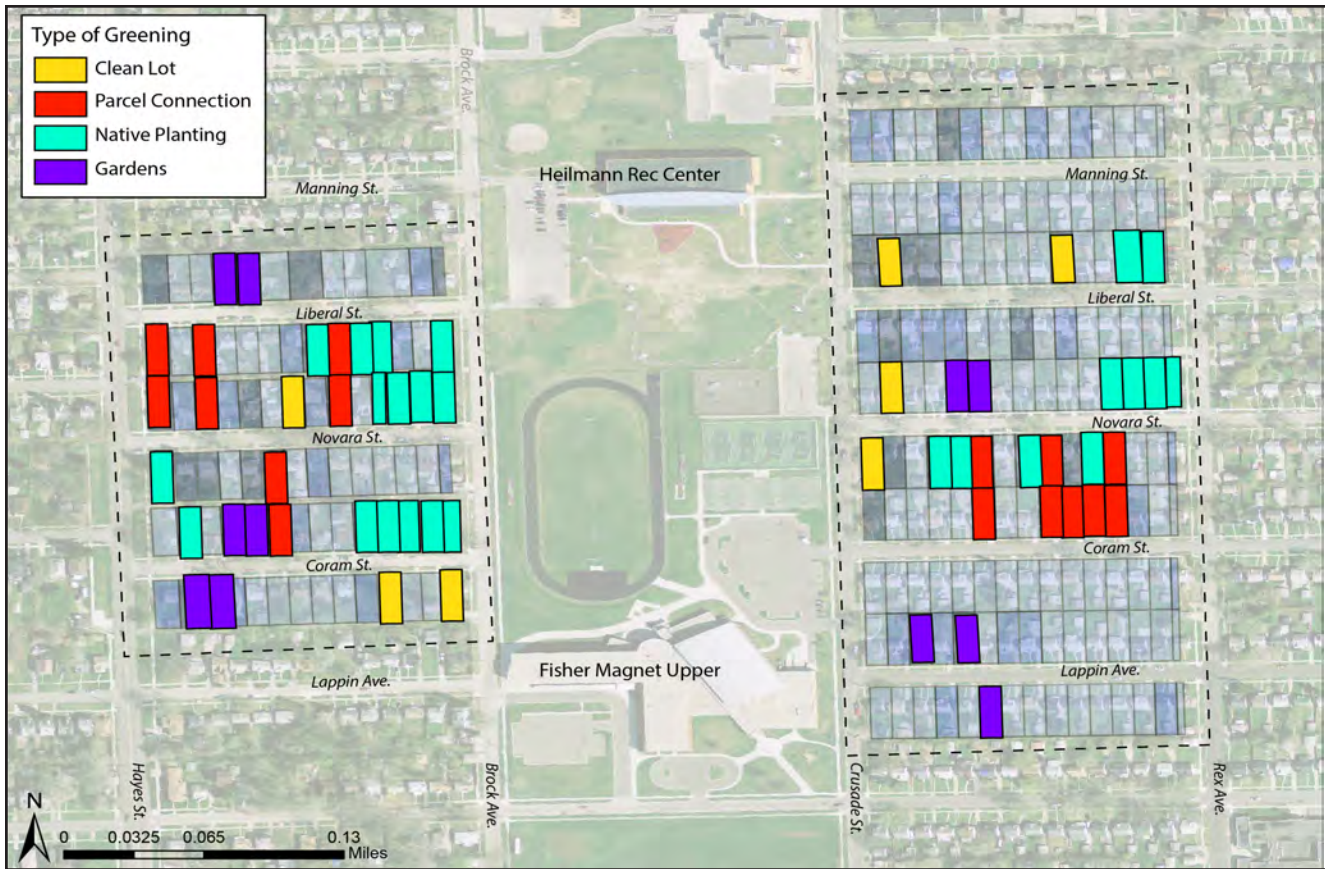


FIGURE 7.24 | The possible future of Transform Zone Priority Area 1

SOURCE: Authors' Windshield Survey, Feb. 2014 [Data File]; SEMCOG (2010)

Figure 7.24 provides a vision of what Transform Zone Priority Area 1 can be upon the demolition of vacant, open, and dangerous properties. For a list of potential vacant lots in Transform Zone Priority Area 1, see Appendix I to combine vacant lots and vacant, open, and dangerous lists. While it might be difficult to gain resident support in this area of heavy disinvestment, projects to address vacant lots in disinvested areas like Brightmoor and the far eastside were met with initial skepticism that gave way to hope. The vacant lots in Transform Zone Priority Area 1 provide an opportunity for residents to reclaim Greater Regent Park through neighborhood beautification. Once buildings are demolished, there will be more opportunity for trees, green open spaces, and community gardens. LifeBUILDERS can reach out to Greening of Detroit as a potential partner, as they assist neighborhood groups in improving the ecosystem through urban agriculture and space reclamation.

## Potential funding source

LifeBUILDERS and its partners could package the strategies outlined in this chapter together for implementation funding. Given the nature of the residential housing needs and the City's focus on blight abatement, several bank foundations could be candidates for funding. Appendix H provides a list of possible funding sources, typical funding amounts, and grant deadlines.

## Conclusion

Implementing the high-priority strategies outlined in this chapter can help prevent further disinvestment in Greater Regent Park and improve the quality of life of its residents. These strategies address major threats to the stability of the area and take advantage of opportunities that are available right now. LifeBUILDERS can play a vital role in reasserting Greater Regent Park as a strong Detroit neighborhood. Through the collaboration of organizations and residents, Greater Regent Park can become an area where more residents are proud of where they live, an area where youth and future generations want to stay. The opportunity is here; the time is now.

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5. "Distressed Owner/Occupant Extension," Wayne County, <http://www.waynecounty.com/treasurer/779.htm>
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What do you like  
where you live?

# Appendices



## **Appendix A**

### **Restore Northeast Detroit (NED) Vacant Parcel Survey and the Authors' Windshield Survey**

**In order to understand the conditions of structures and lots in Greater Regent Park, this plan needed accurate, up to date, parcel-level information on as many properties as possible in the neighborhood. The following is how we addressed this need.**

# Background

Data were available through the Restore NED Vacant Parcel Survey, conducted in late 2013, for all properties north of East State Fair Road. For areas south of East State Fair, we conducted a targeted addition to the Restore NED data, focusing on three key areas. These surveys covered 3,113 properties out of about 4,200 total in Greater Regent Park. LifeBUILDERS and its partners can expect Motor City Mapping to provide additional data in 2014. The result was data for the areas shown in Figure A.1.

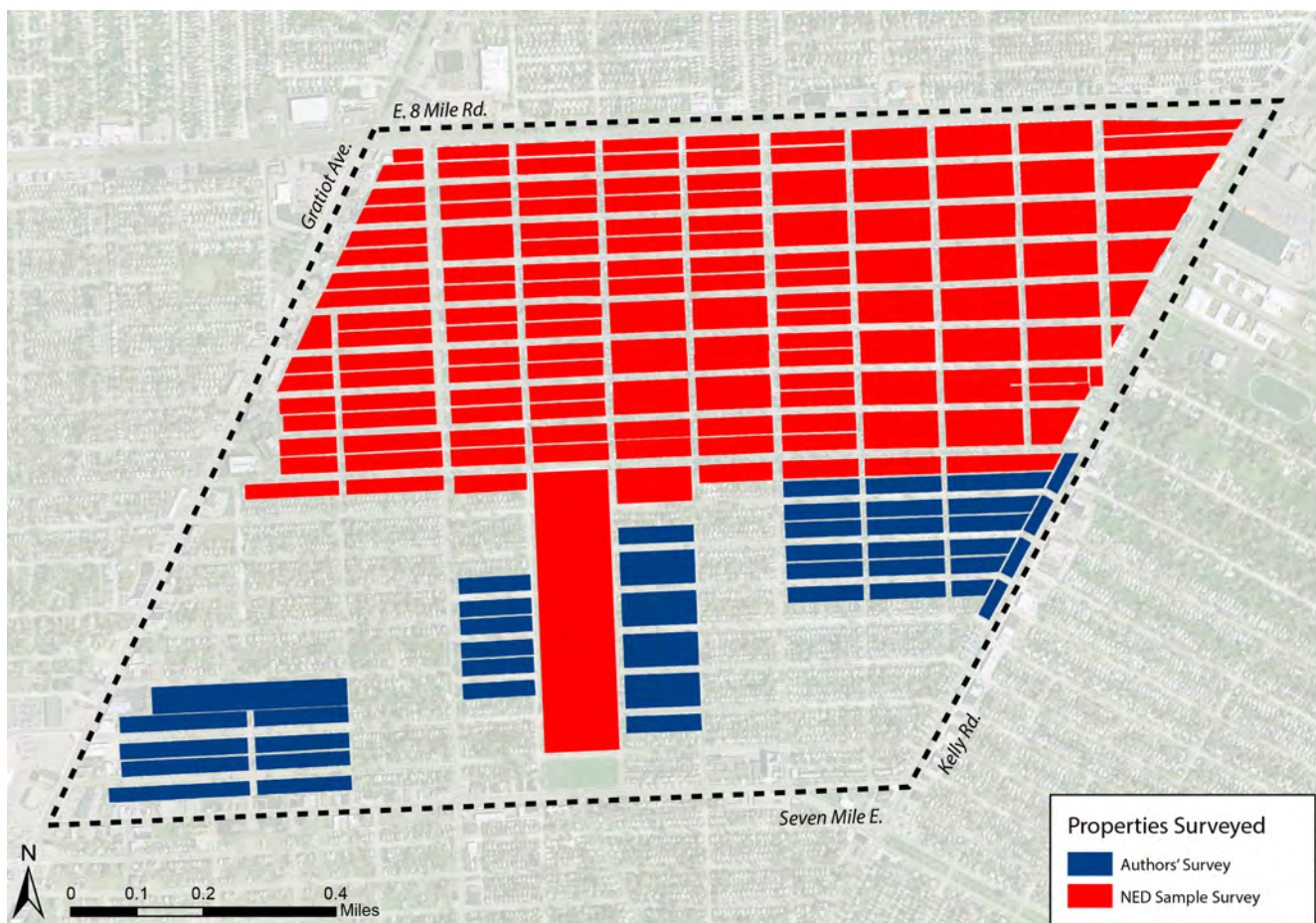


FIGURE A.1 | Survey area

# Data Collected

We followed guidance provided by Restore NED and Data Driven Detroit documentation on how to identify housing condition, vacancy, and other key factors using a form shown in Figure A.2. The data collected for each property were:

- Vacant: Yes or no indicating whether the structure appears inhabited.
- Lot Improved: Yes or no indicating a vacant lot appears to be mowed, fenced, or has any other signs neighbors are maintaining the lot.
- Housing Structure Type: Included on the form but ultimately not used.
- Condition: Good, fair, or poor indicating the structure appearance. A structure in “good” condition appears structurally sound, well maintained, and needs few to no repairs. A structure in “fair” condition needs a few repairs but could be easily rehabilitated. A structure in “poor” condition has major damage, possible fire damage, and may not be structurally sound
- Vacant, Open, and Dangerous (VOD): Yes or no indicating a vacant structure has a point of entry such as broken windows or is missing a door. These structures are often in poor condition and may also have fire damage.
- Fire Damage: Yes or no indicating visible fire damage.
- Illegal Dumping: Yes or no indicating trash, tires, couches, mattresses, abandoned vehicles, or other items are present on the site.
- Environmental Hazard: Yes or no indicating materials that may leak toxins into the soil, such as appliances, are present.

## Further Information

The survey data used in this plan are available online at [LocalData.com](http://LocalData.com).

Survey

Date: \_\_\_\_\_ Surveyor: \_\_\_\_\_

Street  
Name: \_\_\_\_\_

North/South: \_\_\_\_\_

Address	Empty Lots		Lots With Housing				Illegal Dumping Y/N	Environmental Hazard
	Vacant	Lot Improved Y/N	Housing Structure Type	Condition G-F-P	VOD Y/N	Fire Damage Y/N		
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
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Lot Improved: Cut lawn, fenced in, etc.

VOD: Vacant, Open, and Dangerous

Condition: Good, Fair, Poor

Illegal Dumping: tires, trash, mattresses, appliances, abandoned vehicles

Environmental Hazard: Tires, Barrels, Open Hole, etc.

## **Appendix B**

### Map Sources

**This appendix provides a list of data sets used for maps in Chapters 1 through 7.**

# Map Sources

Authors' Surveys (2014). [Data File]. Retrieved April 2014 from: <https://app.localdata.com/>

City of Detroit, 2014, Department of Transportation, [www.detroitmi.gov](http://www.detroitmi.gov)

Detroit Parcels (2012). City assessor's data for 2012 [Data File]. Received January 2013 from Data Driven Detroit

Detroit Property Inventory (2012). Property owned by the City of Detroit as of late 2012 [Data File]. Received January 2013 from Data Driven Detroit

Detroit Shapefiles (2012). City assessor's data for 2012 [Data File]. Received January 2013 from Data Driven Detroit

MLB owned in Far North East Side (2013). Property owned by Michigan Land Bank [Data File]. Received February 2014 from the Michigan Land Bank Fast Track Authority

Properties Headed to the 2014 tax auction (2014). List of properties in Greater Regent Park that were tax foreclosed in March 2014 and headed to the 2014 fall tax auction. [Data File]. Retrieved April 2014 from <https://whydontweownthis.com/>

Restore Northeast Detroit (2013) NED Sample Survey [Data File]. Retrieved April 2014 from: <https://app.localdata.com/>

SEMCOG (2010). Aerial photos from Southeast Michigan Council Of Governments. [Zip file]. Received January 2013 from Data Driven Detroit

Tax Auction properties not sold (2013). List of properties that did not sell in the 2013 tax auction that are now held by a public entity. [Data File] Retrieved March 2014 from <https://whydontweownthis.com/>

Wayne County First Refusal (2012). Foreclosed properties that did not sell at the 2012 auction and are now owned by the Detroit Land Bank [Data File]. Received January 2014 from Detroit Land Bank

## **Appendix C**

### **Guide to Block Clubs**

**Block Club creation and maintenance are a key part of strengthening Greater Regent Park. Below are documents with information to help residents get involved and organized. It can be printed and distributed to interested residents to help form their own block clubs.**

Most of the following information is from Chicago Police Departments CLEARpath block club website.<sup>1</sup>

The Chadsey-Condon “Building Block Clubs: Building Communities” is included in this appendix as a guide for LifeBUILDERS.<sup>2</sup>



## ***Kinds of Block Clubs***

### ***Virtual Block Clubs***

For Greater Regent Park residents with very busy schedules, a club that has no face-to-face meetings is what works. Members connect primarily via the Internet. Residents interested in this option could have a captain and helper go door to door to collect e-mails of interested members, and then use an online tool like a Google Group or NextDoor.com to keep members in touch.

### ***Walking Clubs***

Walking clubs combine the goals of improving your personal health and the overall health of your neighborhood by taking regular community walks. Members can walk together at least once a month and can also bring in speakers to present on relevant topics, like nutrition. While walking, you can identify conditions such as graffiti, abandoned vehicles, derelict buildings, etc. that can be corrected by the City, or get ideas for beautification projects and amenities that you and your neighbors want.

### ***Garden Clubs***

For many communities, organizing a garden club is a great way to meet and fulfill common interests. An attractive, well-kept neighborhood is a strong statement about the community. From flowers in community spaces to creating vegetable gardens on vacant lots - a garden club may be right for you. LifeBUILDERS, your City Councilmember or the District Manager can assist your group in getting permission to garden and beautify on nearby public property.

## Helpful Resources

Organization	Phone Number
8 Mile Boulevard Association	(248) 398-3388
Abayomi Community Development Corporation	(313) 541-9828
Amandla Community Development Corporation	(313) 347-2829
Black Family Development Inc.	(313) 758-0157
Central Detroit Christian Community Development Corporation	(313) 873-0064
Challenge Detroit	(248) 633-2288
Chicago Public Art Group	(312) 427-2724
City of Detroit Administrative Hearings Department (DAH)	(313) 224-0098
City of Detroit Assessor	(313) 224-6380
City of Detroit Board of Review	(313) 628-0722
City of Detroit Buildings Safety Engineering and Environmental Department (BSEED)	(313) 224-3215
City of Detroit P&DD Real Estate Development Division, Adopt-a-Lot program	(313) 224-9254
City of Detroit Planning and Development Department (P&DD)	(313) 224-6380
Department of Public Works (DPW)	(313) 224-4636
Detroit Department of Community Services, Butzel Community Center	(313) 628-2100
Detroit Department of Transportation (DDOT), Adopt a Shelter Program	(313) 833-7761
Detroit Land Bank Authority (DLBA)	(313) 974-6869
Detroit Non-Profit Housing Corporation	(313) 972-1111
Department of Neighborhoods District 3 Assistant Manager	(313) 236-3516
Department of Neighborhoods District 3 Manager	(313) 236-3504
Detroit Parent Network (DPN)	(313) 303-0325
Detroit Police Department, Eastern District	(313) 434-5461
Detroit Public Schools	(313) 240-4377
City of Detroit Department of Public Works Environmental Enforcement	(313) 876-0964
Eagle Children's Charities	(313) 402-4575
Fisher Lower Academy	(313) 642-4854
Fisher Upper Academy	(313) 866-7233

Organization	Phone Number
Green Acres Neighborhood Patrol	(313) 861-3334
Heilmann Recreation Center	(313) 224-9334
HUD Home Store	(202) 708-1112
HUD Housing Counseling & Referral line	(800) 569-4287
Keep Growing Detroit	(313) 757-2635
Living Arts	(313) 841-4765
Loveland Technologies	(313) 434-5790
Michigan Community Resources	(313) 962-3171
Michigan Department of Transportation (MDOT)	(517) 373-2090
Michigan Legal Services - Detroit	(313) 964-4130
Michigan State Housing Development Authority (MSHDA) Foreclosure Prevention Call Center	(866) 946-7432
Michigan Tax Tribunal	(517) 373-4400
Motor City Makeover	(313) 224-3270
National Community Stabilization Trust (NCST)	(202) 223-3237
National Faith Homebuyers Program	(313) 255-9500
New Hope Community Development Corporation	(313) 255-6275
Rebuilding Together Detroit	(313) 278-0393
Scott Benson, District 3 Councilman	(313) 224-1198
SEMCOG	(313) 324-3357
Southwest Housing Solutions	(313) 841-9641
The Greening of Detroit	(313) 237-8733
Think Detroit PAL	(313) 833-1600
United Community Housing Coalition	(313) 963-3310
Wayne County's Participating Lender Liaison	(313) 256-8430
Wayne County Treasurer's Office	(313) 224-5990
Wayne Metropolitan Community Action Agency	(313) 388-9799
Young Detroit Builders	(313) 964-2763



**Chadsey-Condon**  
YOUR COMMUNITY ORGANIZATION

## **Building Block Clubs Building Community**

A guide to Block Club organizing for the  
Chadsey-Condon neighborhood area

Summer 2013

Chadsey-Condon Community Organization

Phone: (313) 974-7162

Email: [chadseycondon@gmail.com](mailto:chadseycondon@gmail.com)

6446 Michigan Ave.

Detroit, MI

48210

[chadseycondon.org](http://chadseycondon.org)

# **IN THIS GUIDE**

This guide includes useful information to assist you in developing a Block Club in the Chadsey-Condon neighborhood area. It is intended to help you get started with organizing a Block Club and to offer some possible options for keeping your Block Club going over the long run. All of the information in this guide is a suggestions. How you actually go about organizing your Block Club will depend on the unique environment that you live in and the unique skills and challenges you are working with. Keep your mind open, be creative, and Block Club organizing will be an incredibly rewarding experience. Much of the material in this guide draws on two other Block Club organizing guides developed by Black Family Development, Inc. (<http://www.blackfamilydevelopment.org/>) here in Detroit and Safe and Sound, Inc. (<http://www.safesound.org/>) based out of Milwaukee, Wisconsin.

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WHY ORGANIZE A BLOCK CLUB?	3
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DEALING WITH CHALLENGES	5
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## WHAT IS A BLOCK CLUB?

A Block Club is a grass-roots organization that provides a structure for you to interact with your fellow neighbors, local police, city officials, and the broader community in order to reduce crime, address blight, and improve the quality of life where you live. A block club involves neighbors meeting regularly (usually once a month) to take responsibility for themselves and their neighborhood while working together to solve problems and keep the area a safe and thriving community. A block club traditionally involves households on a block facing each other, but can also include houses spanning several blocks.

## WHY ORGANIZE A BLOCK CLUB?

Block Clubs are a great way for people to build relationships, understand each other, and support the shared needs of a neighborhood. Not only are Block Clubs nice for socializing and beautifying your neighborhood, they are also a core building block in advocating for change. When many voices speak together, people are much more likely to listen.

Strong, sage, and healthy communities don't just happen. They are the product of the consistent efforts of residents, renters, business owners, and property managers to strengthen communications and resolve local issues. Living in isolation from neighbors weakens us. By actively forming community Block Clubs, we are more likely to thrive, both individually and collectively.

## GETTING STARTED ORGANIZING FOR THE FIRST MEETING

- Plan in advance: Set the date, time, and location as early as possible. Schedule your meeting during a time that is convenient for most of your neighbors. Usually, a weekday between the hours of 6pm-8pm or weekend hours are the most convenient.
- Choose a location: Block club meetings can be held at your home, a church, a public park, or a local community site. The office of the Chadsey-Condon Community Organization is available to be reserved for community meetings. You can reserve space at our office online

by visiting <http://chadseycondon.org/reserve-office-space/> or by calling our office at (313)-974-7162.

- Create an agenda: An agenda will help you address concerns in an organized way. It will also help you keep the meeting on schedule and on topic to respect the time of your neighbors.

A sample start-up agenda is below:

- Introductions
  - Purpose of the Block Club
  - Interests and Concerns about our Neighborhood
  - Governance Process
  - Plan our Next Block Club Meeting
  - Questions and Wrap up
- Invite your neighbors: Enclosed are blank Block Club Flyers. Fill in the necessary information and distribute flyers at least a week before the meeting. Going door-to-door is the best way to spread the word. Sending a reminder email or phone call is also a good idea. When inviting neighbors, try to get them to commit to attending your Block Club meeting. They may be more likely to attend so as not to disappoint you!
  - Arrange for refreshments: Food creates a hospitable and relaxed atmosphere. Even lemonade and cookies can go a long way towards enticing your neighbors to attend the meeting. If necessary, the Chadsey-Condon Community Organization is able to provide refreshments for your first meeting.

## RUNNING A MEETING

### WHAT THE BLOCK CLUB MEETING SHOULD INCLUDE

- Welcome and sign in: Welcome everyone and let them know how long the meeting will last. Use a sign-in sheet to keep track of who is present at the meeting. Read the agenda out loud and tell neighbors that there will be time after the meeting to ask questions. Try to start the meeting on time and end on time by providing an opportunity for introductions at the start of the meeting and an informal discussion period after the meeting.
- Introductions: Let residents introduce themselves and share names.

- Discussion of neighborhood issues: Allow residents time to raise specific neighborhood concerns. At the first few meetings, residents might express anger and frustration over neighborhood problems and criticize law enforcement for not doing more to address their problems. As the time goes on though, residents will use this time to focus on specific issues and ways to address them.
- Select the governance process: The basic structure of a Block Club involves a captain or co-captains and members. A captain can be elected by the members during the first meeting or can just be unofficially decided until a later meeting. It is recommended that the captain and co-captain are assigned for a specific period of time, such as one year, which enables the sharing of responsibility.
- Actions times and Issues for the next meeting: Before the meeting adjourns, put together a list of action items to be completed before the next meeting and who is in charge of each item. Also put together a list of issues to be discussed at the next meeting.
- Date, time, and place for the next meeting: Members usually meet once a month or, at least, every other month. Captains and other members involved with planning, training, and meeting activities usually meet more often.
- Conclusion/Refreshments and Sharing: The time after the meeting can be as important as the meeting itself. During this time, members can have the opportunity to visit and build friendships and informally brainstorm on future goals and strategies. If you are reserving space, make to sure to allow plenty of time to mingle after the meeting.

## DEALING WITH CHALLENGES

In the process of inviting your neighbors to your first Block Club meeting, it might be possible that some of your neighbors will respond negatively to the idea. Don't be discouraged and don't take it personally! They just need a little more convincing about the benefits of neighbors coming together as a group. These are some responses that you could use to address a less than enthusiastic response to the idea of a neighborhood block club.



**Their comment:** “Organizing a Block Club? That’s a great idea, but it’ll never work in this neighborhood. The neighbors don’t even know each other.”

**Your response:** “That’s a problem and a Block Club is the solution! How can you solve problems if you don’t know your neighbors well enough to work together on issues that affect all of us in the neighborhood?”

**Their comment:** “I don’t want to get involved and be a nosy neighbor.”

**Your response:** “Getting involved doesn’t have to mean being nosy; it means being concerned for your neighbors and your neighborhood.”

**Their comment:** “We don’t have any crime in our area. This is a nice, quiet neighborhood.”

**Your response:** “Organizing a block club can keep it that way. A close-knit neighborhood is a safe neighborhood. It can be helpful in addressing other neighborhood concerns as well.”

**Their comment:** “We will always have crime in our neighborhood. There is nothing we can do about it.”

**Your response:** “We will always have crime but a Block Club bring people together so that we don’t feel alone when bad things happen. Together we can work on these problems and together we share our concerns as one voice with the police or the city.”

**Their comment:** “I just don’t have time to be involved.”

**Your response:** “We do not need to meet very often... just once a month... in order to be effective as a group. These meetings will only last 1 to 1 ½ hours.”

## KEEPING IT GOING

Once a block club has been established, the most difficult aspect becomes keeping up the momentum and overall participation of members. The best way to keep up the success is to keep everyone in the neighborhood involved by making sure each member has a role they play as a part of the club. Another important strategy is to focus on small, more regular activities and then building towards bigger projects when you have already celebrated smaller successes. Below are a few strategies and activities that you might think about for keeping up the energy for Block Club participation.

## LEADERSHIP

Setting up clear roles and responsibilities can promote sustainability and clearly define how decisions are made. Some Block Clubs will choose a formal governance structure with a president, vice-president, secretary, and treasurer; however, sometimes such a structure can result a few people holding all the decision-making power. The most important thing is to make sure that every voice is respected and given equal weight. Also, think about finding a way to share responsibilities so that one or two people do not end up doing all the work. Sharing the responsibilities around will help get more people involved and will prevent leaders from being “burnt out” down the road.

Block Clubs need to be documented, organized and have a history. Documenting your growth and successes will allow you to leverage your organizing work in order to advocate for change at higher levels and to apply for resources from outside funders, such as through the Skillman Small Grants program. Therefore, sign in sheets, history journal, and notes should always exist and be active.

Finally, when people come around the table, appreciate them and recognize their opinions. Ask new attendees why they came and how they got there. It's always interesting to hear different perspectives and ideas. Meet people where they are. Block clubs are meant to empower and support, not to pursue the agendas of one or two people alone. It's about everyone's shared needs.

## TELEPHONE TREE

A telephone tree is a list of the phone numbers of your neighbors. This list can be used to notify neighbors of upcoming meetings or social gatherings or to spread the word about any crime problems in the neighborhood. One neighbor agrees to be on the top of the list (typically the block club Captain) and telephone two other neighbors. Those two neighbors then each telephone two more and so on. While it is not a perfect system (i.e. some people may not be home, etc.) it can be surprisingly effective. A phone tree can be found in the Appendix.

## NEIGHBORHOOD MAP

Many neighborhoods create block maps that list the address and name and contact information (phone number, email, etc.) of each resident of the neighborhood. Make sure you get your neighbor's permission before placing their name and address on the map. Make sure everyone in the neighborhood gets a copy of the finished map. Try to keep the map updated by displaying it at each

neighborhood gathering or Block Club meeting and routinely ask for updates. A neighborhood map can be found in the Appendix.

## COMMUNITY BUILDING ACTIVITIES

The key to keeping a Block Club active is maintaining people's interest over time. The goal of a Block Club is to create a sense of community within a neighborhood, where people care for and about each other. The Block Club is not only a safety meeting but also a place to build long term relationships and encourage a stronger community. Block Clubs can be a lot more than just a meeting. Think of having a neighborhood clean-up, a Halloween Party, a Summer Block Party, or any number of other activities. Here is a list of potential activities:

### ACTIVITIES

#### SPRING

- Planting Days
- Garden Club
- Alley/Block Clean Up
- Scavenger Hunt for Kids
- New Neighbor Welcome
- Yard of the Month Club
- Neighborhood Yard Sale

#### SUMMER

- BBQ or Grilling Competition
- Ice Cream Social
- Plant/Vegetable Exchange
- Kid Festival (parade, mini-theater, clowns)
- Paint an elderly neighbor's house/garage
- Pool party

#### AUTUMN

- Potluck Supper
- Fantasy Football
- Dog Walking group
- Neighborhood history walk
- Speaker series on topics of interest to the neighborhood

#### WINTER

- Cookie Exchange
- Holidays Caroling
- Holiday Party
- Light Decorating Contest

Share favorite Holiday recipes/traditions  
Snow shoveling exchange

Other Ideas for any season

Movie or card party night  
Cookie exchange  
Kids' parties or activities  
Cookbooks for fundraising  
Create a neighborhood newsletter  
Citizens' patrol  
Home security improvements  
Rummage sales  
Emergency response text message system  
'Senior Assistance' initiatives  
Guest-speakers: police officer, locksmith, council member, etc.  
Porch light or sage passage initiative  
Neighborhood clean-up and vacant lot improvement  
Installing neighborhood no-dumping signs  
Walking block meetings or a "Walk against Violence"  
Landlord meetings  
Block Parties!!!

## ORGANIZING RESOURCES

When organizing resources for Block Club activities thinking creatively about fundraising and gathering resources is very important. Raising money to support your block club can be helpful; however, the most successful block clubs tend to be the ones that rely on time, energy, and skills of their fellow neighbors as opposed to grants and donations from outsiders. That being said, if you are willing to be persistent and do the busy work, there is always funding out there in the form of grants, fundraisers, and donations. The staff at Chadsey-Condon Community Organization is always willing to help you revise a draft of a grant application or help you think about ways to connect with resources. Also, remember that there are neighbors organizing Block Clubs and participating in many other forms of community organizing throughout the City of Detroit. Keep an open mind about how your Block Club might be able to work together with other block clubs, organizations, and businesses. Below is a list of resources that might be helpful or inspirational as you think about Block Club organizing:

- Chadsey-Condon Neighborhood Resource Directory:
  - This guide includes contact information for social service agencies, schools, municipal services and other important contacts in the Chadsey-Condon area. Paper copies are available at the Chadsey-Condon Community Organization office. The guide can also be accessed online.
  - <http://chadseycondon.org/wp-content/uploads/2012/01/Chadsey-Condon-Resource-Directory-Dec-2009.pdf>
- Skillman Small Grants:
  - The Skillman Small Grants program provides funding for projects developed, organized, and implemented by residents in the six Skill Good Neighborhoods. Funding from \$500-\$5,000 is available. Any resident of Chadsey-Condon may submit a grant. Block Club projects are a perfect way to seek out a Skillman Small Grant. Staff at the Chadsey-Condon Community Organization are available to help you develop a grant application.
  - [http://www.skillman.org/content/download/369/2557/file/Good%20Neighborhoods%20Community%20Connections%20Grant%20Application\\_2.pdf](http://www.skillman.org/content/download/369/2557/file/Good%20Neighborhoods%20Community%20Connections%20Grant%20Application_2.pdf)
- Unity in our Community Time Bank:
  - The Time Bank project involves residents exchanging their skills and time based on a shared need. For example, if you help your neighbor with an hour of Spanish lessons and register it with the Time Bank you earn an hour of work from someone else. Then, if there is someone on the Time Bank who can provide a service for you -- say fix your clogged drain -- you can redeem the hour you earned by asking them to fix your drain without having to call and pay a plumber. Exchanging services through the Time Bank can be a great way to connect with fellow residents, save money, and work collaboratively.
  - <http://www.southwestdetroittimebank.org/>
- City of Detroit Block Club Registration
  - Registering your Block Club with the City of Detroit Department of Recreation will allow you to receive updates through the City Block Club mailing list. City Representatives can also provide assistance as you develop your Block Club.
  - <http://www.detroitmi.gov/Departments/NeighborhoodCityHalls/NCHServices/BlockClubCommunityGroupOrganization/tabid/765/Default.aspx>

## OUR MISSION

A SHARED VISION EMPOWERS CHANGE

*To build a Powerful Movement of Committed and Unified People  
that advocates and secures resources to transform  
the community by addressing needs.*

Since 2006, the Chadsey-Condon Community Organization has been hosting meetings throughout our neighborhoods to listen to what residents, on every block, hope to achieve. Through these meetings, we've learned that we share common a vision for our community's future — of good places to shop and work, worship and socialize, learn and play. We share a vision of community that is clean, safe and full of life with good public services, parks, schools and transportation. Above all, we share a vision of a community where children can receive excellent educations, grow up healthy, and know that stable jobs and joyous neighborhoods await them as they become adults. When we share a voice, our vision is heard more clearly by government planners, public and social service agencies, builders and businesses. This shared vision shapes every aspect of our mission.

## OUR HISTORY

The Chadsey-Condon Community Organization was launched in 2006 with the goal of transforming the lives of children in our neighborhoods by strengthening and renewing the places they live, learn, and play and ensuring that they will have the opportunity to thrive in the community as they enter adulthood.

Our community is one of six in Detroit selected to be part of the Skillman Foundation's Good Neighborhoods Initiative, a 10-year, \$100-million program. Believing that resident engagement and leadership is critical to sustained, large-scale change for children, Good Neighborhoods is anchored in a community partnership.

## EMPHASIS ON COMMUNITY BUILDING

Community building is about working together with residents to communicate concerns, to negotiate solutions, and to make change happen. We believe that Chadsey-Condon will thrive as residents continue to take responsibility for transforming their neighborhood. On one level, community building is about addressing problems like blight, violence, and crime. On another level, community building is about getting to know your neighbors, having fun, and working together to improve quality of life in Chadsey-Condon. At the heart of a strong community are strong relationships. We believe that block clubs are a fundamental way to develop and mobilize those relationships to form a collective voice and create change.

## BLOCK CLUB INTEREST SURVEY

Club Organizer's Name \_\_\_\_\_

Club Organizer's Phone \_\_\_\_\_

Which types of activities are you interested in participating in?

- |  |  |
|--|--|
| <input type="checkbox"/> Crime prevention/watch    | <input type="checkbox"/> Parking/Traffic Issues  |
| <input type="checkbox"/> Social Gatherings         | <input type="checkbox"/> Block Newsletter        |
| <input type="checkbox"/> Garage Sales              | <input type="checkbox"/> Welcoming New Neighbors |
| <input type="checkbox"/> Youth Activities          | <input type="checkbox"/> Community Service       |
| <input type="checkbox"/> Alley Cleaning & Greening | <input type="checkbox"/> New Parent's Club       |
| <input type="checkbox"/> Elderly Assistance        | <input type="checkbox"/> Political Organizing    |
| <input type="checkbox"/> Other: _____              |  |

Which of the following issues most concern you?

- |  |   |
|--|---|
| <input type="checkbox"/> Youth development           | <input type="checkbox"/> Street/Alley Improvement or Lighting       |
| <input type="checkbox"/> Crime Prevention            | <input type="checkbox"/> Recycling/Environment                      |
| <input type="checkbox"/> Neighborhood Beautification | <input type="checkbox"/> Neighborhood Business Relations            |
| <input type="checkbox"/> Traffic and Parking         | <input type="checkbox"/> Noise (airplane, traffic, or party house?) |
| <input type="checkbox"/> Other: _____                |   |

Would you be interested in getting to know your neighbors better? YES NO

Would you be interested in attending a block meeting? YES NO

Would you be interested in participating in neighborhood activities? YES NO

Would you appreciate a block directory or block map of neighbors? YES NO

Please return to the completed form to the Club Organizer's address listed above or bring this form to our initial Block Club meeting:

Date: \_\_\_\_\_ Time: \_\_\_\_\_ Phone: \_\_\_\_\_

Your name: \_\_\_\_\_ Your phone: \_\_\_\_\_

Address: \_\_\_\_\_



# YOU ARE INVITED TO A NEIGHBORHOOD BLOCK CLUB MEETING

DATE: \_\_\_\_\_

TIME: \_\_\_\_\_

PLACE: \_\_\_\_\_

Please join your neighbors to learn about starting a neighborhood block club. A neighborhood block club is a group of neighbors committed to working together to watch out for one another and address quality of life issues that affect our neighborhood.

## AGENDA:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

### BLOCK CLUB MEETING SIGN IN SHEET

	NAME	ADDRESS	PHONE	EMAIL
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				

# NEIGHBORHOOD STANDARDS

The neighbors on this block have set the following standards. We have found that when these standards are followed, the neighborhood is a healthy and safe place to live. If you have any questions or concerns or need help with anything, please call:

Name: \_\_\_\_\_ Number: \_\_\_\_\_

- A. I will call the police about drugs, prostitution, weapons and other illegal activity (911)
- B. I will play an active role in the well-being of my own children by monitoring their activities; I will watch out for the safety and well being of all children in my neighborhood
- C. I will support the presence of police in my neighborhood
- D. I will not tolerate public displays of violence in my home or neighborhood
- E. I will participate in neighborhood clean-ups
- F. I will make an effort to know my neighbors, support area activities, and help those who may need my assistance
- G. I will keep my home and outside yard area clean. I will shovel snow and cut my grass in a timely manner
- H. I will show respect for my neighbors by restraining my dog and I will prevent excessive barking. I will use proper disposal techniques of domestic animal waste
- I. I will notify my neighbors 24 hours prior to an event of excessive nature (e.g. party, gathering, etc.)
- J. I will not allow loitering in front of my property.
- K. I will not exceed neighborhood speed limits. I will clean up oil spills and dispose of oil properly
- L. I will not block the alley or street.
- M. I will accept responsibility for myself, my household members, and my guests.
- N. I will not allow dog fighting.

Sign: \_\_\_\_\_ Date: \_\_\_\_\_

Thank you for participating in our Neighborhood Block Club. Together we can make our neighborhood a safe place to live.

## REFERENCES

1. "What Is A Block Club," Chicago Police Department: CLEARpath Block Clubs, <https://portal.chicagopolice.org/portal/page/portal/BlockClub/Resources/WhatIs>
2. "Block Clubs," Chadsey-Condon, <https://chadseycondon.org/block-clubs/>

## **Appendix D**

### **Survey of Greater Regent Park Residents**

**To gain a better understanding of Greater Regent Park a survey was created. This survey aimed to inform the plan by collecting the concerns and hopes of residents for their neighborhood and starting the process of creating a skills bank. The survey was uploaded to LifeBUILDERS' Facebook page and handed out to residents. Not enough surveys were collected for the findings to accurately represent residents in Greater Regent Park. For this reason, the results of this survey were not included in this plan. A copy of the survey follows.**

# The Survey

**Thank you for participating in our survey! This survey will take roughly 10 minutes to complete.**

In this study LifeBUILDERS is looking to gain a better understanding of Regent Park (Kelly, State Fair, Gratiot and 8 mile) and the area south of State Fair shown in the map below. Your responses will help build and inform a plan for residents, local organizations, and businesses to revitalize this neighborhood. We will continue to be pro-active in reclaiming our community and our work with the University of Michigan will greatly facilitate and accelerate that process...GET INVOLVED...HELP OUT...OFFER YOUR TIME AND TALENT. Your answers are very important to us.

## ***LifeBUILDERS***

20141 Kelly Rd, Detroit MI, 48225  
www.lifebuildersdetroit.com  
313.401.5433

*The area of interest is bounded by 8 Mile Rd., Kelly Rd., 7 Mile Rd, and Gratiot Ave, as shown in the map below.*



**1) Is this community a better place to live today than...?**

	Strongly Disagree	Disagree	Agree	Strongly Agree	Why?
2 months ago	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12 months ago	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2 years ago	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**2) How do you get information about this area for current events, available resources, etc? (Please specify)**

- Word of mouth: \_\_\_\_\_
- Community newsletter: \_\_\_\_\_
- Social media: \_\_\_\_\_
- LifeBUILDERS: \_\_\_\_\_
- Library: \_\_\_\_\_
- Religious organizations: \_\_\_\_\_
- School: \_\_\_\_\_
- Other: \_\_\_\_\_

**3) In this area, are you a (check all that apply):**

- Renter
- Homeowner
- Business owner/manager
- Landlord
- Other (please specify): \_\_\_\_\_

**4) Which of the following local organizations have you participated in in the past or are currently a member of? (Please specify)**

- LifeBUILDERS: \_\_\_\_\_
- Church group: \_\_\_\_\_
- School: \_\_\_\_\_
- Community group: \_\_\_\_\_
- Block club: \_\_\_\_\_
- Homeowner association: \_\_\_\_\_
- Cultural organization: \_\_\_\_\_
- Business association: \_\_\_\_\_
- Other (please specify): \_\_\_\_\_
- None (why?): \_\_\_\_\_

**5) What do you value about the area? (Please check all that apply)**

- Nearby grocery stores
- Well-kept homes
- Good neighbors
- Nearby schools
- Good public services
- Close to job opportunities
- Strong sense of community
- Safe environment
- Diversity
- Other (please specify): \_\_\_\_\_

**6) When walking around your neighborhood, what areas do you especially enjoy? Where do you feel safest?**

**7) What are your concerns for your neighborhood?**

Low Concern → High Concern

	0	1	2	3
Vandalism	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
People moving out	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Prostitution	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Squatters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abandoned houses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Safety	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condition of streets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gangs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drug activity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Signage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Speeding cars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**8) When walking around your neighborhood, are there areas or homes you try to avoid (example: a vacant house on Coram Street)? What bothers you about this area or building?**

**9) What do you see as potential uses for the Tracy Macgregor school location (examples: community gardens, community center, athletic fields and courts...)?**

**10) Do you have other general comments (ex. things you want to see added to the neighborhood)?**

**11) Would you like to be part of a skills bank (a growing network of individuals inspired to share their knowledge, time, and expertise to support others and specific neighborhood projects)?**

- Yes
- No – skip to question 12) on the next page

**11a) Your name as you would want to be listed in the skills bank:**

**11b) What skills/tools would you like to contribute to the skills bank?**

- |   |  |
|---|--|
| <input type="checkbox"/> Cooking/food         | <input type="checkbox"/> Childcare                       |
| <input type="checkbox"/> Construction skills  | <input type="checkbox"/> Administration                  |
| <input type="checkbox"/> Business development | <input type="checkbox"/> Marketing, media, communication |
| <input type="checkbox"/> Tutoring             | <input type="checkbox"/> Design                          |
| <input type="checkbox"/> Event management     | <input type="checkbox"/> Finance                         |
| <input type="checkbox"/> Fundraising          | <input type="checkbox"/> Languages (specify): _____      |
| <input type="checkbox"/> Legal                | <input type="checkbox"/> Research and analysis           |
| <input type="checkbox"/> Other/s: _____       |  |

**11c) What is the best way to contact you?**

- Phone number: \_\_\_\_\_
- Email address: \_\_\_\_\_
- Other: \_\_\_\_\_

**11d) How much time can you give?**

- As much time as it takes
- Weekends
- Few hours a week
- Few hours a month
- Other (please specify): \_\_\_\_\_

**12) What type of business(s) would you most like to see come into this community?**

- |   |   |
|---|---|
| <input type="checkbox"/> Restaurants                | <input type="checkbox"/> Grocery stores               |
| <input type="checkbox"/> Creative space (workshops) | <input type="checkbox"/> Pharmacies                   |
| <input type="checkbox"/> Clothing stores            | <input type="checkbox"/> Start-up incubators          |
| <input type="checkbox"/> Banks                      | <input type="checkbox"/> Tutoring centers             |
| <input type="checkbox"/> Childcare services         | <input type="checkbox"/> Nonprofit (for what?): _____ |
| <input type="checkbox"/> Other/s: _____             |   |

**13) What street intersection do you live closest to? Example: Gratiot Avenue and 7 Mile Road.**

**14) If you are a renter, what are your major concerns for this area?**

Low Concern  $\longrightarrow$  High Concern

	0	1	2	3
Rent affordability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Safety	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maintenance and other services from landlords	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facilities and resources of the neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rent to own properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other tenants rights (ex. foreclosure)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Taxes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**15) By which intersections do you own property? Example: Gratiot Avenue and 7 Mile Road.**

**16) If you are a property owner, what issues most concern you?**

Low Concern  High Concern

	0	1	2	3
Tools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Major repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Yard maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tax foreclosures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mortgage foreclosures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cost of rent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property taxes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Thank you for taking our survey! Your answers are greatly appreciated!**

## **Appendix E**

### Youth Meeting

**LifeBUILDERS held a meeting with ten Greater Regent Park youth ranging in ages from 12 through 18 was held on Saturday, March 15, 2014, featuring four stations with various activities. The purpose of the stations was to receive feedback on the physical environment in which the youth live and the types of improvements they would like to see. Below is a description of the different stations and the youth's responses.**

# Youth Meeting Notes

## ***Station #1***

Large pieces of paper with open ended questions were posted on the wall. University of Michigan facilitators asked participants to write their responses on a post-it-note and place it on the corresponding question.

### *Who Influences You the Most?*

- My teachers actually influence me the most because they push me to reach to where I want to get in life
- My older brother
- My brother
- My pop influences me the most! and my coach! Because they motivate me to do good in even in bad environments
- Aaron Rogers (#12)

### *I love my neighborhood because*

- we have a picnic every year
- it's peaceful and nice
- nothing
- I have a lot of friend's there
- LifeBUILDERS came into my life
- where I live it's not too violent
- there is not a lot of drama and everyone is friendly

### *What stores or programs do you want to see in your neighborhood?*

- Fruit Store
- More programs that is like LifeBUILDERS
- Clothing stores
- Homeless program
- Community centers
- Adult programs
- Drug addict programs
- Food stores
- Parks
- Basketball and recreation center
- Restaurant similar to Olive Garden
- Homework clubs, a place where kids have confidence or feel like they can have confidence
- Stores that help the homeless and just for people that don't have any food and for people that do

### *What would you like to see in your neighborhood that does not exist now?*

- Better people, more programs, and community centers
- Being friends with everybody
- More people, more teens around my age so we could interact with each other

*If you could change one thing about your neighborhood, what would it be?*

- More positive things that's active to be impacting. Also, positive role models.
- I would like to change the fact that there is a vacant burnt house on my street
- It would be the street because it has too many potholes
- More job opportunities
- Gangs
- Homeless people
- Abandoned house
- Population of murders
- Programs
- To have a block party
- I would make more parks and community activities for the youth in the community and clean up a lot of abandoned houses
- Stop violence and littering
- That it has less vacant houses
- Make more people so there will be no empty houses
- Help the homeless
- Vacant houses
- Do community to make it look nice
- Change the amount of fights

*What do you like about where you live?*

- Nothing besides the friends in my neighborhood or the friendly old man down the street
- Everyone is helpful and kind
- My neighbors how they are friendly
- It is quiet and not very loud
- I like that my neighborhood is quiet
- I like the fact that my neighbor's are friendly and nice to us. They help out a lot.

*Who do you look up to in your neighborhood?*

- People who strive to make a change for the better. Such as Mr. Larry or my pastor. Other than that there is no one else to look up to.
- In my neighborhood I look up to adults
- Mr. Larry
- Larry!
- Its no specific person I look up to but all other people. Watch and learn from what they experience
- My uncle
- God

## **Station #2**

A large map showing Greater Regent Park was placed on a table. Participants were asked to place stickers on the map indicating where they go to school and where they live. The youth also drew on the map and placed Post-It-Notes on it indicating unsafe places in the neighborhood and how they traveled to and from school. See Chapter 2 Figure 2.12.

### Station #3

Participants were given a piece of paper and asked to draw their neighborhood from scratch with as much or as little detail as they saw fit. The opening question to the activity was: If someone was visiting you in your neighborhood for the first time draw a map to give them; a map that gives them a sense of what this area is like day to day, where to go where not to go, landmarks, etc. Below are two examples of the students' work.





Notes on side conversations with the youth:

- The youth don't have safe places to play
- Many of them really pushed for a fruit market
- Boys on high school football teams use closed school grounds as training ground
- Many of them didn't point out many if any assets
- Crime was a reason they "didn't go out much"
- Many of them pushed for more attractive homes (having variations of color)

#### **Station #4**

The fourth station featured four open ended questions, and the answers were recorded on a white board (see questions and responses below). The setting was similar to a focus group.

*What do you like about LifeBUILDERS?*

- Draws people in, friendly
- We learn about God; learn about God in a fun way; helps you understand God
- Make friends
- They hold a lot of events such as camping, retreats

*How could your experience with LifeBUILDERS be improved?*

- Basketball court in LifeBUILDERS parking lot
- Wants them to be open more days

*What do you want to do after graduation?*

- Stay in the area and work with my Dad on houses
- Go to Eastern Michigan University
- Go to college
- Stay in the area, unsure if go to college or not
- Play college football
- Go to college and return to the area to try to work in the community

*What would you like to see LifeBUILDERS do with the McGregor site? i.e. Basketball Courts, Community Garden, etc.*

- Garden: fruit and vegetables
- Sports clubs
- Games - sports, board games, video games
- Job training
- Small Park
- Needs to be safe/secure; have security guards and gate; police involvement
- Football team/club
- Improvements: pulling up dead weeds, picking up trash
- Indoor basketball courts
- Park
- Running track
- Jungle gym/more playscapes
- Place to roller skate
- Tennis court
- Soccer field
- Frisbee

- College prep
- Homework club (tutoring)
- Toys for smaller kids to play with
- Swimming pool (Needs to be deeper than 7 ft)
- Daycare
- Ball pit
- Church
- Space for arts/crafts
- Computer room
- Space for parties to be held (rental space for “Mr. Larry to make money”)
- Transportation to the site
- Resale Shop and snack bar (another way for “Mr. Larry to make money”)

Notes on side conversations with the youth:

- Go to stores in suburbs to shop mostly for food but sometimes shop in the area
- No good areas to play because of gangs and vacant homes
- One youth mentioned they wanted a running track because currently they run around a vacant school because the park closest to them is unmaintained and unsafe
- One group said if the McGregor site is turned into a community center people will just destroy it; they live by there and see people going in and out of the building
- The youth stressed to us that there needs to be a lot of indoor activities because it is unsafe to play outside (especially basketball)
- Time and time again the youth said they did not have safe places to play!!!
- Only two youth offered anything in terms of improvement for LifeBUILDERS. The youth said LifeBUILDERS already does so much for them

## **Appendix F**

### **Creating a Neighborhood Radio Patrol**

**A neighborhood radio patrol can help assist the Detroit Police Department (DPD) in crime prevention. Greenacres Woodward Community Radio Patrol assists in monitoring over 1,100 homes and 3,000 residents.<sup>1</sup> Volunteers can patrol the area and report to DPD to help improve safety in the neighborhood. The document below can be used as a template for creating a neighborhood radio patrol in Greater Regent Park. At least 12 volunteers need to complete a criminal background check to create a radio patrol, and volunteers should contact the Butzel Family Center at (313) 628-2170 to begin the application process.**

#### **REFERENCE**

1. Greenacres Woodward Community Radio Patrol, "Greenacres Woodward Community Radio Patrol (GWCRP) New Member Information Packet," Greenacres Woodward Community Radio Patrol, provided via email communication from Doris Patrick on April 12, 2014

**GREENACRES WOODWARD  
COMMUNITY RADIO PATROL  
(GWCRP)**

**NEW MEMBER**

**INFORMATION PACKET**



**GREENACRES WOODWARD  
COMMUNITY RADIO PATROL**

September 2012



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# **GREENACRES WOODWARD COMMUNITY RADIO PATROL**

## **PROCEDURES**

1. Pick up mobile equipment and mobile log book at base station.
  - Give Base Operator names of driver and observer.
  - Find out which channel to use from the Base operator.
  - Set up antenna/radio and magnetic signs on car.
  - Enter information on Mobile log sheet. **BE SURE** to enter **START MILEAGE** and **START TIME!!!**
2. Go to Western District
  - Turn in Patrol Notification form.
3. Return to Greenacres:
  - Cruise the perimeter reporting your checkpoint location (Radio Check) (Code 137):
    - Checkpoint 1 = Livernois/Pembroke
    - Checkpoint 2 = Livernois/8 mile Rd.
    - Checkpoint 3 = Livernois/Woodstock
    - Checkpoint 4 = Lichfield/Pembroke
  - Then, begin patrolling area assigned by the Base
4. At end of patrol,
  - Be sure to record **END MILEAGE** and **END TIME** on log sheet.
  - Return equipment and mobile log book to Base.

### Notes:

- ❖ The Base Operator is in charge of the patrol; please follow directions.
- ❖ If there is more than 1 unit on patrol, communicate only if there is an emergency.
- ❖ All communications to the police will be made through the Base operator.
- ❖ At least 2 persons per mobile unit at all times, except for short breaks (notify Base)

## **GWCRP UHF RADIO INSTRUCTIONS**

Welcome to the world of UHF (ultra high frequency) radio. A few precaution are in order because we are now licensed by the FCC and UHF equipment is considerably more powerful than CB equipment.

### **SAFETY AND FCC RULES**

1. The FCC requires that the operator monitor (listen to) all transmissions.

### **TO REDUCE THE EXPOSURE TO ELECTROMAGNETIC ENERGY**

#### **THE FCC RECOMMENDS:**

2. **DO NOT** operate the mobile radio when someone outside the vehicle is within two feet.
3. **DO NOT** operate the base radio when someone is within two feet of the antenna.

#### **FOR SAFETY'S SAKE**

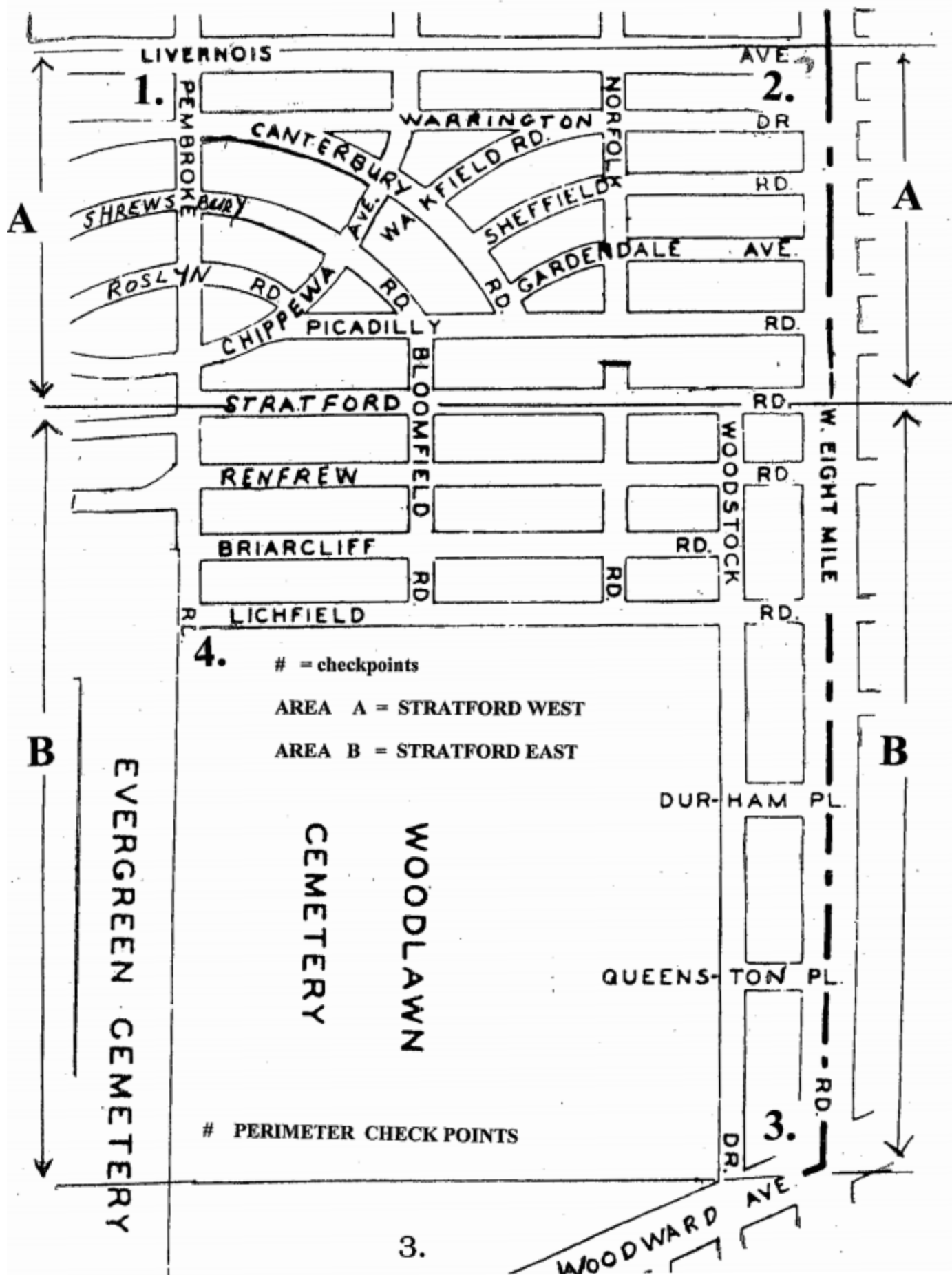
4. **DO NOT** touch the antenna when transmitting.
5. **DO NOT** touch the rear of the base power supply; it can get very hot.
6. **DO NOT** leave the equipment unattended within children's reach.

#### **PLEASE**

7. DO ENJOY USING THE EQUIPMENT.
8. DO CALL YOUR TEAM LEADER OR SANDI KIRKSEY (864-0374) IF YOU HAVE ANY QUESTIONS OR PROBLEMS WITH THE EQUIPMENT.

UHF RADIO AND ANTENNA CANNOT BE USED WITH CB EQUIPMENT. Damage can result. Therefore, please do not use personal CB equipment.





## ROAD RULES

1. Two patrol members per vehicle.
2. NO WEAPONS OF ANY KIND shall be carried while on patrol.
3. Patrollers are not to be impaired by alcohol or drugs while on patrol.
4. Base operators will handle all callers and interferences on channels.
5. Report all patrol members in car by TAC#, and any non-members as "special", to base operator at beginning of patrol.
6. Use code sheets when reporting any situation to base operator.
7. When contacting base, keep all messages as short as possible.
8. Units will not argue with any other unit or base operator over the air.  
If any discussion is necessary, request a meeting at the base station.
9. Patrol members will remain in their cars except when performing "good Samaritan" acts or to protect other persons against the threat of immediate bodily harm.
10. Stay on operating channel and in assigned area. If you find it necessary to leave either, first obtain permission from base.
11. NO HIGH-SPEED CHASES. Follow only at legal speeds to obtain license numbers, description, etc.
12. No emergency signal lights or sirens are to be used on car, with the exception of normal 4-way flashers.

13. No gathering of units at any situation unless ordered to do so by base operator.
14. Members shall not congregate at home base unless requested by base.
15. Personal property used in patrol operations shall be the responsibility of the member.
16. All association equipment loaned for the use on patrol shall be returned upon request to base or equipment officer.
17. No police call monitor radio shall be carried on patrols.
18. For safety reasons, spotlight is to be secured in a safe area of the mobile unit and turned on only for specific observation.



**GREENACRES WOODWARD  
COMMUNITY RADIO PATROL**

## **MOST FREQUENTLY USED ACTION CODES**

### **Greenacres Woodward Community Radio Patrol**

<b>CODE</b>	<b>PROBLEM</b>	<b>CODE</b>	<b>PROBLEM</b>
1	Abandoned Vehicle	35	Flooded Street
2	Accident	37	Gang
3	Accident -Blocking	38	Gang Disorderly
4	Accident - Injury	39	Hit and Run
5	Alarm - Holdup	47	Noise Complaint
8	Alarm - Ringing	48	Open Hydrant
10	Animal Pack	51	Purse Snatching
13	Blind Pig	52	Robbery-Armed
14	B & E (Auto)	53	Robbery-Unarmed
15	B & E (Business)	54	Sexual Assault
16	B & E (Home)	57	Soliciting
17	Crowd Gathering	58	Stolen Vehicle
18	Curfew Violation	59	Street Lights Out
19	Disturbance	62	Suspicious Person
20	Door Open	63	Suspicious Vehicle
25	Drugs Exchanged	66	Traffic Obstruct
30	Family Trouble	67	Traffic Signal Out
31	Felonious Assault	70	Vicious Animal Loose
33	Fire	72	Weather Damage

## **MOST FREQUENCY USED ACTION CODES - CONTINUED**

### **Greenacres Woodward Community Radio Patrol**

<b>CODE</b>	<b>PROBLEM</b>	<b>Request Codes</b>	<b>PROBLEM</b>
73	Window Out	118	Proceed To
74	Wires Down	119	Rest Break
81	Assisting Motorist	120	Stop by the BASE
82	Busy	121	Stop by Home
83	Car Trouble	122	Wrecker
86	Down for the shift	Radio Patrol Codes	
87	Emergency Run	131	Affirmative
88	EMS on Scene	132	Change Channels
89	In route to Precinct	133	Description
90	Fire Dept. on Scene	134	Disregard
93	Police on Scene	135	ETA
Request Codes		136	Exchange Radios
111	Backup Emergency	137	Location
112	Backup Hurry	138	Maintain Radio Silence
113	Backup Go Easy	139	Monitor Scanner
114	EMS	142	Repeat
115	Fire Department	143	Rotate Areas
116	Meeting at Base	144	Speak Slower
117	Police	145	Stand By

## **Appendix G**

### **Contacts**

**This appendix contains a list of resources and contacts that could be helpful for LifeBUILDERS. The list comes from chapters 3 through 6 in this plan. The contacts are organized alphabetically by organization.**

Organization	Contact Person	Address	Phone Number	Chapter
8 Mile Boulevard Association	Jordan Twardy	1321 W. 8 Mile Rd., Detroit, MI 48203	(248) 398-3388	3
Abayomi Community Development Corporation		24331 W. 8 Mile Rd., Detroit, MI 48219	(313) 541-9828	5
Amandla Community Development Corporation		7707 West Outer Dr., Detroit, MI 48235	(313) 347-2829	5
Black Family Development Inc.		2995 E. Grand Blvd., Detroit, MI 48202	(313) 758-0157	6
Central Detroit Christian Community Development Corporation	Sheena Hill, Lead Housing Counselor	8840 Second Ave., Detroit, MI 48202	(313) 873-0064	5
Challenge Detroit	Deirdre Green Groves	735 Forest, Suite 202, Birmingham, MI 48009	(248) 633-2288	6
Chicago Public Art Group		600 W Cermak Rd., Chicago, IL 60616	(312) 427-2724	4
City of Detroit Administrative Hearings Department (DAH)		561 E Jefferson Ave., Detroit, MI 48226	(313) 224-0098	4
City of Detroit Assessor		65 Cadillac Square Suite 2300, Detroit, MI 48226	(313) 224-6380	4, 5
City of Detroit Board of Review	Willie C. Donwell	824 Coleman A. Young Municipal Center, Detroit, MI 48226	(313) 628-0722	5
City of Detroit Buildings Safety Engineering and Environmental Department (BSEED)		2 Woodward Ave., Detroit, MI 48226	(313) 224-3215	4
City of Detroit P&DD Real Estate Development Division, Adopt-a-Lot program		65 Cadillac Square, Suite 2300 Detroit, MI 48226	(313) 224-9254	4
City of Detroit Planning and Development Department (P&DD)		65 Cadillac Square Suite 2300 Detroit, MI 48226	(313) 224-6380	4
Department of Public Works (DPW)		2 Woodward Ave., Detroit, MI 48226	(313) 224-4636	4

Organization	Contact Person	Address	Phone Number	Chapter
Detroit Department of Community Services, Butzel Community Center		7737 Kercheval, Detroit, MI 48214	(313) 628-2100	6
Detroit Department of Transportation (DDOT), Adopt a Shelter Program		1301 E. Warren Ave., Detroit, MI 48207	(313) 833-7761	3
Detroit Land Bank Authority (DLBA)	Juanita Jones	65 Cadillac Square Detroit, MI 48226	(313) 974-6869	4
Detroit Non-Profit Housing Corporation	Avis Holmes, Executive Director	2990 W. Grand Blvd., Suite 200, Detroit, MI 48202	(313) 972-1111	5
Department of Neighborhoods District 3 Assistant Manager	Ray Solomon	2781 E. Outer Dr., Detroit, MI 48234 (Farwell Recreation Center)	(313) 236-3516	4
Department of Neighborhoods District 3 Manager	Garry Bulluck	2781 E. Outer Dr., Detroit, MI 48234 (Farwell Recreation Center)	(313) 236-3504	4
Detroit Parent Network (DPN)	Kimya Jacobs	726 Lothrop Rd., Detroit, MI 48202	(313) 303-0325	6
Detroit Police Department, Eastern District	Officer Brad Hawkins, Community Liaison	11187 Gratiot Ave., Detroit, MI 48213	(313) 434-5461	3, 4, 6
Detroit Public Schools		3031 W. Grand Blvd., Detroit, Michigan	(313) 240-4377	4
City of Detroit Department of Public Works Environmental Enforcement		2 Woodward Ave., Detroit, MI 48226	(313) 876-0964	4
Eagle Children's Charities	Eagle Sports	21001 Moross Rd., Detroit, MI 48236	(313) 402-4575	3, 6
EcoWorks	Bob Chapman	4835 Michigan Avenue Detroit, MI 48210	(313) 894.1030	5
Fisher Lower Academy	Yvonne Stokes, Principal	15510 E. State Fair St., Detroit, MI 48205	(313) 642-4854	6
Fisher Upper Academy	Harry Coakley, Principal	19035 Crusade St., Detroit, MI 48205	(313) 866-7233	6



Organization	Contact Person	Address	Phone Number	Chapter
Green Acres Neighborhood Patrol	Jim Ward		(313) 861-3334	3, 6
Heilmann Recreation Center	Byron Spivey	19601 Crusade St., Detroit, MI 48205	(313) 224-9334	3
HUD Home Store		451 7th Street S.W., Washington, DC 20410	(202) 708-1112	4
HUD Housing Counseling & Referral line		451 7th Street S.W., Washington, DC 20410	(800) 569-4287	5
Keep Growing Detroit	Ashley Atkinson	76 E. Forest Ave., Detroit MI 48201	(313) 757-2635	4
Living Arts		8701 W. Vernor, Suite 202, Detroit, MI 48209	(313) 841-4765	4
Loveland Technologies	Jerry Paffendorf	1514 Washington, Detroit, MI 48226	(313) 434-5790	4
Michigan Community Resources	Dalton Robinson, Jr.	615 Griswold St., Detroit, MI 48226	(313) 962-3171	3
Michigan Department of Transportation (MDOT)		425 W. Ottawa St. P.O. Box 30050 Lansing, MI 48909	(517) 373-2090	3
Michigan Legal Services - Detroit	Marilyn Mullane, Executive Director	900 Michigan Building, 220 Bagley Ave, Detroit, MI 48226	(313) 964-4130	5
Michigan State Housing Development Authority (MSHDA) Foreclosure Prevention Call Center		735 E. Michigan Ave P.O. Box 30044 Lansing, MI 48909	(866) 946-7432	5
Michigan Tax Tribunal		PO Box 30232, Lansing, MI 48909	(517) 373-4400	5
Motor City Makeover		2 Woodward Ave., Detroit, Michigan	(313) 224-3270	4
National Community Stabilization Trust (NCST)		910 17th St. NW, Suite 1030 Washington, D.C. 20006	(202) 223-3237	4
National Faith Homebuyers Program	Thaddinna Harris, CEO	601 W. Fort St., Suite 100, Detroit, MI 48226	(313) 255-9500	5

Organization	Contact Person	Address	Phone Number	Chapter
New Hope Community Development Corporation	Dana Christian, Executive Director	19487 Evergreen, Detroit, MI 48219	(313) 255-6275	5
Rebuilding Together Detroit		19800 Grand River, Detroit, MI 48223	(313) 278-0393	5
Scott Benson, District 3 Councilman		2 Woodward Ave., Suite 1340, Detroit, MI 48226	(313) 224-1198	4
SEMCOG	Kevin Vettraino	1001 Woodward Avenue, Suite 1400 Detroit, MI 48226	(313) 324-3357	6
Southwest Housing Solutions	Hector Hernandez, Executive Director	3627 Vernor Highway, Detroit, MI 48216	(313) 841-9641	5
The Greening of Detroit	Rebecca Salminen-Witt	1418 Michigan Avenue Detroit, MI 48216	(313) 237-8733	4
Think Detroit PAL		111 W. Willis St., Detroit, MI 48201	(313) 833-1600	3
United Community Housing Coalition	Ted Phillips	220 Bagley Ave., Detroit, MI 48226	(313) 963-3310	5
Wayne County's Participating Lender Liaison	Lesa Hughes	44 Michigan Ave., Detroit, MI 48226	(313) 256-8430	5
Wayne County Treasurer's Office		400 Monroe St., Detroit, MI 48226	(313) 224-5990	5
Wayne Metropolitan Community Action Agency		7310 Woodward, Suite 400, Detroit, MI 48202	(313) 388-9799	5
Young Detroit Builders		1627 W Lafayette Blvd, Detroit, MI 48216	(313) 964-2763	4

## **Appendix H**

### Possible Funding Sources for (Adapted from LEAP Forward Advancing Leap's Land Use Goal)<sup>1</sup>

#### REFERENCE

1. C. Chammout, et al., LEAP Forward Advancing LEAP's Land Use Goals, (Ann Arbor: Urban and Regional Planning Program, University of Michigan, 2013), pp. 153 - 155

Grant Name	Application Deadline	Typical Grant Size	Grant Description	Website
Bank of America Community Grants	Community development: April 15 – May 10	Varies	Community revitalization programs, neighborhood stabilization, housing development and retention	<a href="http://about.bankofamerica.com/en-us/global-impact/charitable-foundation-funding.html#fbid=yWhCyRXVQM">http://about.bankofamerica.com/en-us/global-impact/charitable-foundation-funding.html#fbid=yWhCyRXVQM</a>
Charter One Foundation Champion in Action		\$35,000 in unrestricted funds	Nonprofit organizations that deserve recognition for their contribution to the community	<a href="http://www.charterone.com/community/champions/become.aspx">http://www.charterone.com/community/champions/become.aspx</a>
Charter One Foundation Charitable Grants	Year round	Varies based on need	Affordable housing, community redevelopment, and economic development	<a href="http://www.charterone.com/community/corporate/grants.aspx">http://www.charterone.com/community/corporate/grants.aspx</a>

Grant Name   Funding Source	Application Deadline	Typical Grant Size	Grant Description	Website
Comerica Charitable Foundation	Quarterly	Varies	"Neighborhood revitalization including affordable housing and neighborhood business development"	<a href="http://www.comerica.com/about-us/community-involvement/pages/comerica-charitable-foundation.aspx">http://www.comerica.com/about-us/community-involvement/pages/comerica-charitable-foundation.aspx</a>
DTE Energy Foundation	Quarterly	\$10,010+		<a href="http://www.dteenergy.com/dteEnergyCompany/community/foundation/applyForGrants.html">http://www.dteenergy.com/dteEnergyCompany/community/foundation/applyForGrants.html</a>
DTE Energy Foundation Tree Planting Grant	Application released November-December	\$3,000	Tree planting	<a href="http://www.michigan.gov/dnr/0,4570,7-153-58225_37985-125033--,00.html">http://www.michigan.gov/dnr/0,4570,7-153-58225_37985-125033--,00.html</a>

Grant Name   Funding Source	Application Deadline	Typical Grant Size	Grant Description	Website
Erb Foundation Green Infrastructure & Areas of Concern (AOC) Grants	2-5 months from submission date	\$300,000	Green infrastructure	<a href="http://www.erbff.org/wp-content/uploads/2013/04/Green-Infrastructure-Grants-List.pdf">http://www.erbff.org/wp-content/uploads/2013/04/Green-Infrastructure-Grants-List.pdf</a>
Ford Foundation Community Foundations		Varies	Economic and community development	<a href="http://www.fordfoundation.org/grants">http://www.fordfoundation.org/grants</a>
Helen G., Henry F., & Louise Tuechter Dornette Foundation, 5/3 Bank		Varies	Environment and children	<a href="https://www.53.com/doc/pe/pe-about54-guidelines-for-grantseekers.pdf">https://www.53.com/doc/pe/pe-about54-guidelines-for-grantseekers.pdf</a>

Grant Name   Funding Source	Application Deadline	Typical Grant Size	Grant Description	Website
Home Depot Community Impact Grants	August 15, 2014	Up to \$5,000 in Home Depot Gift Cards	"Using the power of volunteers to improve the physical health of their community"	<a href="https://corporate.homedepot.com/CorporateResponsibility/HDFoundation/Pages/ComImpactGrant.aspx">https://corporate.homedepot.com/CorporateResponsibility/HDFoundation/Pages/ComImpactGrant.aspx</a>
JP Morgan Chase & Co Community Grants	Reviewed throughout the year	Varies	Affordable housing, economic development, financial empowerment, and workforce readiness	<a href="http://www.jpmorganchase.com/corporate/CorporateResponsibility/grant-programs.htm">http://www.jpmorganchase.com/corporate/CorporateResponsibility/grant-programs.htm</a>
Knight Foundation Engaged Communities	8 weeks after submission	Varies	"Increasing community development engagement through increased access to relevant information via technology"	<a href="http://www.knightfoundation.org/what-we-fund/engaging-communities">http://www.knightfoundation.org/what-we-fund/engaging-communities</a>

Grant Name   Funding Source	Application Deadline	Typical Grant Size	Grant Description	Website
Kresge Foundation Detroit	120 days from starting application	Varies	Grants awarded in several Detroit divisions including Complete Neighborhoods, Community Health Partnerships, City Land Use, Healthy Environments, Healthy Homes, Transportation, and Human Services. Substantial funding goes to implementing Detroit Future City	<a href="http://www.kresge.org/programs/detroit/complete-neighborhoods">http://www.kresge.org/programs/detroit/complete-neighborhoods</a>
Michigan Community Resources (MCR) SAFE mini-grant	Fall of each calendar year	\$1,000 to \$5,000	Blight reduction and promotion of neighborhood safety. Geography restrictions vary from year to year	<a href="http://www.mi-community.org/apply-safe-grants-2013#U16tQeZdXgl">http://www.mi-community.org/apply-safe-grants-2013#U16tQeZdXgl</a>
National Garden Association & Home Depot Youth Garden Grant	Begin application in July 1, 2013 thru June 30, 2014	Up to \$1000 (\$500 in Home Depot gift cards, \$500 gift card to Gardening with Kids catalog)	Child-centered garden program for community organizations	<a href="http://grants.kidsgardening.org/2013-youth-garden-grant-award">http://grants.kidsgardening.org/2013-youth-garden-grant-award</a>



Grant Name   Funding Source	Application Deadline	Typical Grant Size	Grant Description	Website
Scotts Miracle-Gro Gro1000 Grassroots Grants	Annual Program through 2018	Up to \$1,500	Gardens and public green spaces	<a href="http://grogood.com/GiveBackToGro/Gro1000/Grassroots">http://grogood.com/GiveBackToGro/Gro1000/Grassroots</a>
Wells Fargo Charitable Contributions	Year round - notified of decision within 60 days of submitting application	Varies	Human services, community development, educational, artistic, cultural, civic and environmental programs	<a href="https://www.wellsfargo.com/about/charitable/mi_guidelines">https://www.wellsfargo.com/about/charitable/mi_guidelines</a>

## **Appendix I**

### **Priority Area Addresses**

**This appendix contains a list of addresses for properties mentioned throughout the plan specific to Priority Area One in both the Transform and Preserve Zones. These lists establish starting locations for various projects, such as advocating for demolition, side lot transfers, greening of vacant lots, and real estate owned properties.**

## Clean Up Areas

### Clean Up Area 1:

15603 Liberal St.  
15613 Liberal St.  
15629 Liberal St.  
15634 Liberal St.  
15642 Novara St.  
15658 Novara St.  
15668 Novara St.  
15677 Liberal St.  
15674 Novara St.  
15690 Novara St.  
15701 Liberal St.  
15709 Novara St.

### Clean Up Area 2:

16039 Eastburn St.  
16053 Eastburn St.  
16200 Eastburn St.  
16241 Eastburn St.  
16248 Bringard Dr.  
16261 Eastburn St.  
16267 Eastburn St.  
16275 Fairmount Dr.  
16400 Eastburn St.  
16434 Bringard Dr.  
16445 Fairmount Dr.

### Clean Up Area 3:

15410 Fairmount Dr  
15477 Rossini Dr.  
15485 Rossini Dr.  
15509 Rossini Dr.  
15514 Rossini Dr.  
15600 Fairmount Dr  
15610 Fairmount Dr  
15616 Fairmount Dr  
15618 Rossini Dr.  
15625 Rossini Dr.  
15632 Fairmount Dr  
15659 Rossini Dr.  
15667 Fairmount Dr  
15665 Rossini Dr.

## Vacant, Open, and Dangerous Homes:

### Preserve - Priority Area One:

16484 Rossini Dr. - Privately Owned  
16515 Fairmount Dr. - Privately Owned  
16601 Edmore Dr. - City of Detroit Owned  
16604 Rossini Dr. - Privately Owned  
16701 Fairmount Dr. - Privately Owned

### Transform - Priority Area One:

15203 Novara - Mika LLC  
15200 Coram - Privately Owned  
15211 Coram - Privately Owned  
15221 Novara - Privately Owned  
15233 Liberal - City of Detroit  
15229 Coram - City of Detroit  
15235 Liberal - Privately Owned  
15236 Novara - US Bank NA Association  
15235 Coram - Privately Owned  
15245 Coram - West One Properties  
15253 Novara - PBS - TEK Holdings LLC  
15258 Liberal - HUD  
15262 Liberal - HUD  
15267 Novara - Privately Owned  
15275 Coram - City of Detroit  
15282 Liberal - Privately Owned  
15293 Coram - City of Detroit  
15309 Novara - Privately Owned  
15611 Liberal - 15611 Liberal LLC  
15613 Novara - Privately Owned  
15623 Lappin - Privately Owned  
15628 Novara - Michigan State Housing Development  
15634 Novara - Privately Owned  
15639 Lappin - Privately Owned  
15645 Novara - Fannie Mae  
15643 Coram - Privately Owned  
15642 Lappin - Privately Owned  
15658 Novara - HUD  
15668 Novara - Privately Owned  
15677 Liberal - We Care Consulting LLC  
15677 Coram - Privately Owned  
15682 Novara - Privately Owned  
15685 Coram - HUD  
15693 Novara - Fannie Mae  
15690 Novara - EZ Access Funding LLC  
15701 Liberal - HUD  
15701 Novara - Real Estate Place LLC  
15709 Novara - Privately Owned

**Properties Headed to Tax Auction****Preserve - Priority Area One**

16413 FAIRMOUNT DR  
 16422 COLLINGHAM  
 16418 EDMORE DR  
 16421 EASTBURN  
 16432 COLLINGHAM  
 16421 E STATE FAIR  
 16430 BRINGARD DR  
 16442 CARLISLE  
 16444 EDMORE DR  
 16445 EASTBURN  
 16445 E STATE FAIR  
 16452 BRINGARD DR  
 16460 CARLISLE  
 16461 COLLINGHAM  
 16463 EDMORE DR  
 16460 EASTBURN  
 16461 ROSSINI DRIVE  
 16469 ROSSINI DRIVE  
 16487 COLLINGHAM  
 16485 FAIRMOUNT DR  
 16485 E STATE FAIR  
 16492 BRINGARD DR  
 16498 EDMORE DR  
 16500 COLLINGHAM  
 16506 CARLISLE  
 16508 EDMORE DR  
 16508 COLLINGHAM  
 16514 CARLISLE  
 16510 ROSSINI DRIVE  
 16517 EASTBURN  
 16516 EASTBURN  
 16516 FAIRMOUNT DR  
 16517 ROSSINI DRIVE  
 16600 BRINGARD DR  
 16604 EASTBURN  
 16610 CARLISLE  
 16609 COLLINGHAM  
 16604 ROSSINI DRIVE  
 16623 FAIRMOUNT DR  
 16630 EASTBURN  
 16637 EASTBURN  
 16657 COLLINGHAM  
 16657 BRINGARD DR  
 16665 EDMORE DR  
 16666 EDMORE DR

16670 BRINGARD DR  
 16678 COLLINGHAM  
 16679 EASTBURN  
 16687 COLLINGHAM  
 16691 FAIRMOUNT DR  
 16696 EDMORE DR  
 16700 BRINGARD DR  
 16702 COLLINGHAM  
 16804 COLLINGHAM  
 16801 EDMORE DR  
 16800 BRINGARD DR  
 16813 COLLINGHAM  
 16821 EDMORE DR  
 16835 BRINGARD DR  
 16843 CARLISLE  
 16840 CARLISLE  
 16842 COLLINGHAM  
 16850 BRINGARD DR  
 16854 EDMORE DR  
 16860 COLLINGHAM  
 16892 CARLISLE  
 16900 CARLISLE  
 16909 CARLISLE

**Transform - Priority Area One**

15226 LIBERAL  
 15236 NOVARA  
 15245 CORAM  
 15250 NOVARA  
 15253 CORAM  
 15261 CORAM  
 15269 CORAM  
 15274 LIBERAL  
 15275 NOVARA  
 15285 LAPPIN  
 15293 LAPPIN  
 15600 LIBERAL  
 15608 LIBERAL  
 15613 NOVARA  
 15620 NOVARA  
 15624 MANNING  
 15629 NOVARA  
 15635 MANNING  
 15632 MANNING  
 15634 NOVARA  
 15645 LIBERAL  
 15642 NOVARA  
 15652 LIBERAL

15660 LIBERAL  
 15658 NOVARA  
 15661 CORAM  
 15656 CORAM  
 15661 LAPPIN  
 15668 NOVARA  
 15666 LAPPIN  
 15677 LIBERAL  
 15682 NOVARA  
 15701 NOVARA  
 15709 NOVARA  
 15707 CORAM  
 15706 CORAM  
 15714 MANNING  
 15714 LIBERAL  
 15715 CORAM  
 15714 CORAM

## **Vacant Lots:**

### **Preserve - Priority Area One**

16625 Carlisle St. - Privately Owned  
16630 Carlisle St. - Michigan Land Bank Fast Track Authority  
16695 Carlisle St. - Privately Owned  
16446 Collingham St. - Privately Owned  
16515 Collingham St. - Lakemount Corporation  
16616 Collingham St. - Privately Owned  
16601 Edmore Dr. - City of Detroit Owned

### **Transform - Priority Area One**

15204 Novara St. - Privately Owned  
15637 Novara St. - Deutsche Bank National Trust Company  
15202 Liberal St. - Privately Owned  
15220 Liberal St. - Privately Owned  
15274 Liberal St. - Privately Owned  
15285 Coram St. - Privately Owned  
15282 Coram St. - Michigan Land Bank Fast Track Authority  
15293 Novara St. - Privately Owned  
15301 Novara St. - HSBC Bank USA National Association  
15301 Coram St. - City of Detroit  
15310 Liberal St. - Michigan Land Bank Fast Track Auth  
15311 Coram St. - City of Detroit  
15604 Novara St. - Privately Owned  
15669 Coram St. - Fat Mamas Real Estate LLC  
15709 Liberal St. - Michigan State Housing Development Authority  
15717 Novara St. - Privately Owned

**Publicly owned properties eligible for side lot transfers:** (Only vacant lots can be transferred as side lots, and some of these properties may have properties that have structures. Would need to verify.)

**Preserve - Priority Area One**

16601 EDMORE DR - City of Detroit  
16630 Carlisle St. - Michigan Land Bank Fast Track Authority

**Transform - Priority Area One**

15211 CORAM - Public entity (2013 tx auction)  
15220 NOVARA - Public entity (2013 tx auction)  
15258 LIBERAL - Public entity (2013 tx auction)  
15652 NOVARA- Public entity (2013 tx auction)  
15664 CORAM - Public entity (2013 tx auction)  
15674 CORAM - Public entity (2013 tx auction)  
15202 LIBERAL - Detroit Land Bank  
15228 CORAM - Detroit Land Bank  
15253 NOVARA - Detroit Land Bank  
15623 LAPPIN - Detroit Land Bank  
15669 CORAM-Detroit Land Bank  
15690 NOVARA- Detroit Land Bank  
15237 NOVARA - MLBFTA  
15276 CORAM- MLBFTA  
15285 NOVARA- MLBFTA  
15637 NOVARA- MLBFTA  
15229 CORAM - City of Detroit  
15275 CORAM - City of Detroit  
15301 CORAM - City of Detroit  
15309 LIBERAL - City of Detroit

For more information on REO properties (as of 2012), fire damaged properties, homeowners, rental properties, at risk properties, Michigan Land Bank Owned Properties, and Unknown public properties that did not sell at 2013 tax auction, please see excel spreadsheet provided to LifeBUILDERS.