



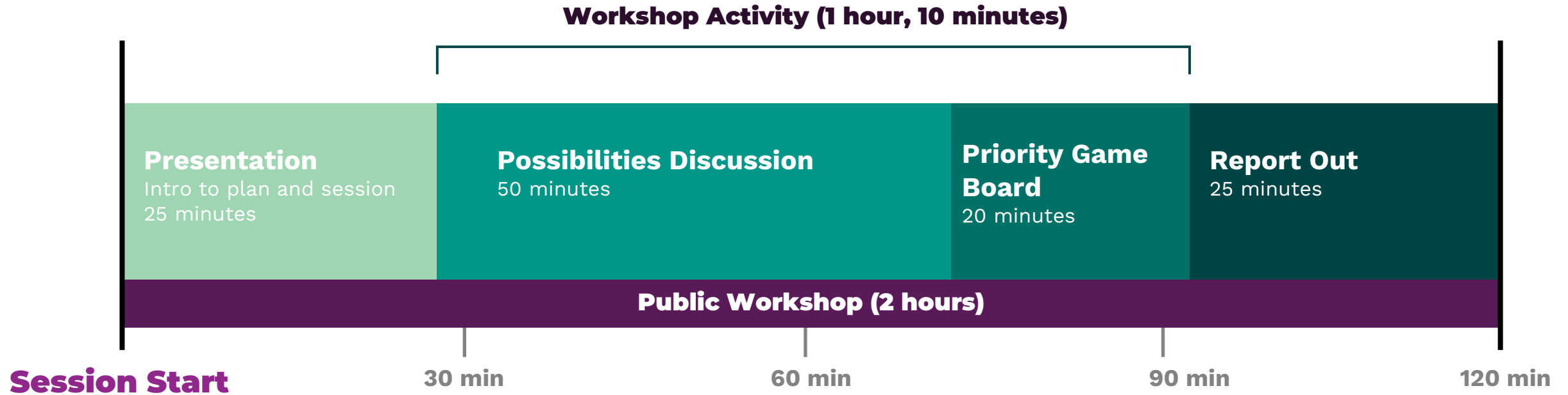
Housing & Neighborhoods

Plan Detroit Futures: Possibilities & Realities

April 2025



Our Session Today



Goals for Today

Review

where we are in
the Plan Detroit
process and
what we have
learned so far

Discuss

different policy
approaches for
housing and
neighborhoods

Prioritize

which
approaches
would work best
for Detroit

Share

learn what other
tables were
discussing

What is Plan Detroit?

Plan Detroit is a roadmap for future development and change in Detroit.

It looks at where **we are now**, what we **hope to be** in the future, and what land use policies and actions are **needed to achieve** that future vision.



What is Plan Detroit?

Detroit's last Master Plan was completed in 2009, and the City has changed a lot since then.

The Michigan Planning Enabling Act recommends that cities review their master plans every 5 years.



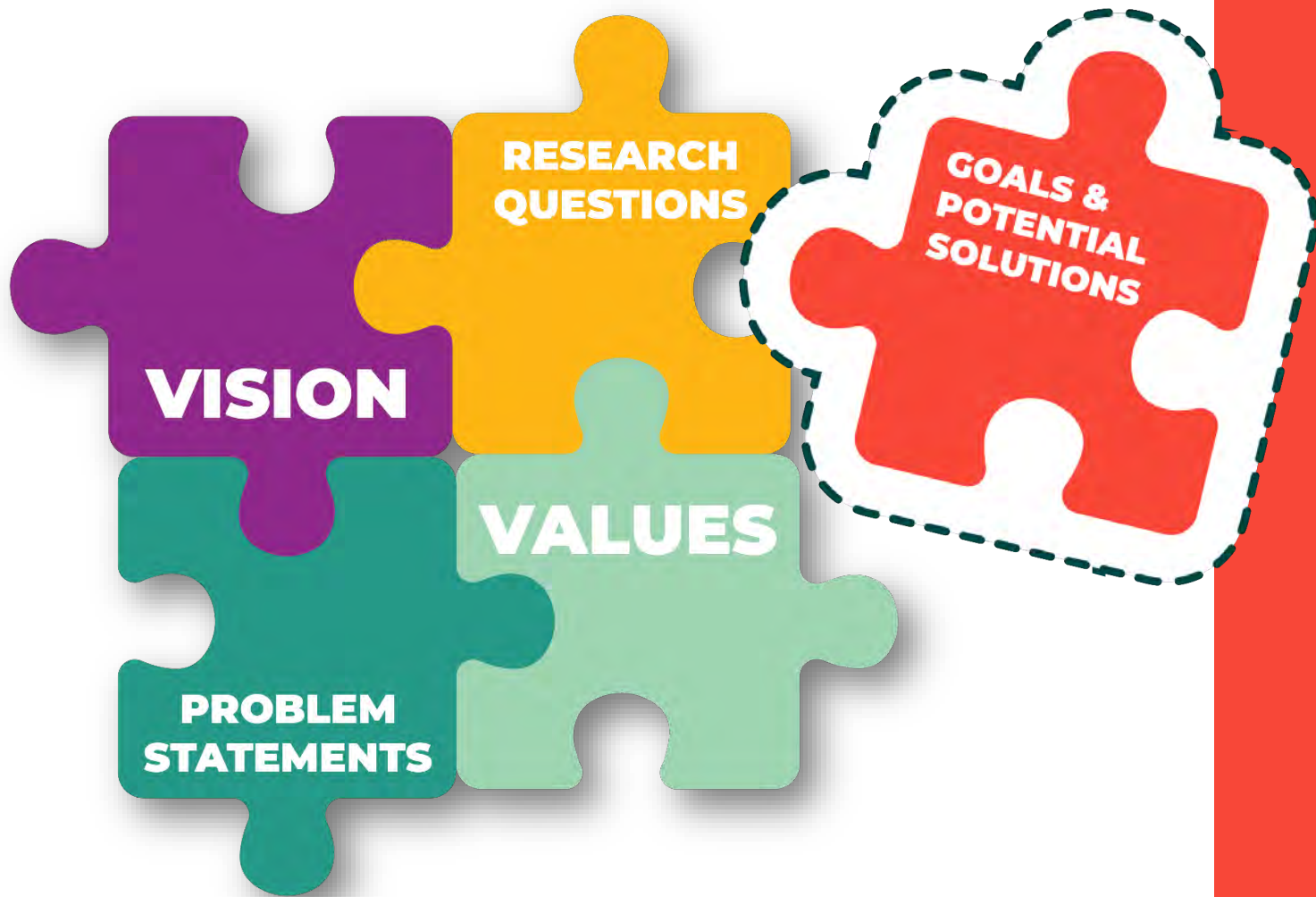
How will Plan Detroit guide future decision-making

- Doing **detailed analysis** of opportunities and challenges related to Detroit's people, infrastructure, and economy
- **Learning from you** about priorities and experiences to shape policy decisions that reflect community needs
- **Coordinating with existing businesses**, government offices and community leaders



Our Journey





We're building
Plan Detroit
piece-by-piece
with **YOUR**
input!

Help us complete the picture.

Today's discussion is **one of 5 workshops** happening over the next week.

**April
12th**

**Housing &
Neighborhoods**

Start time: 10 AM



**April
12th**

**Open Space &
Environment**

Start Time: 1:30 PM

**April
14th**

Arts & Culture

Start Time: 5:30 PM

**April
15th**

Mobility

Start Time: 5:30 PM

**April
16th**

**Jobs &
Economy**

Start Time: 5:30 PM

Go to **plandetroit.com** to register for another session you are interested in.



WHAT WE LEARNED FROM YOU!



We asked
Detroiters to fill in
the blank.

**In 20 years,
Detroit will
be_____.**

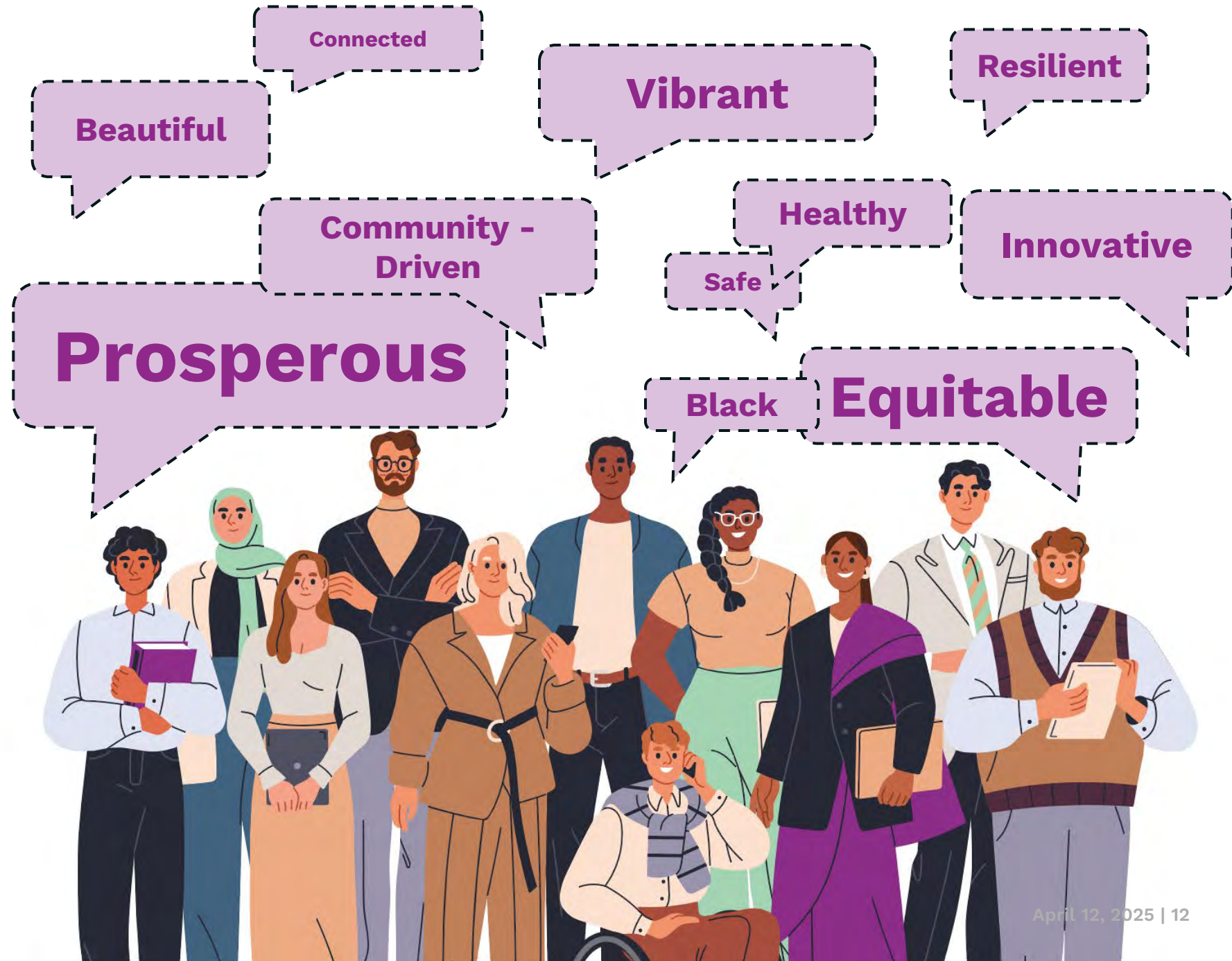
We asked
Detroiters to fill in
the blank.

**In 20 years,
Detroit will
be_____.**



The top topics we heard the most were

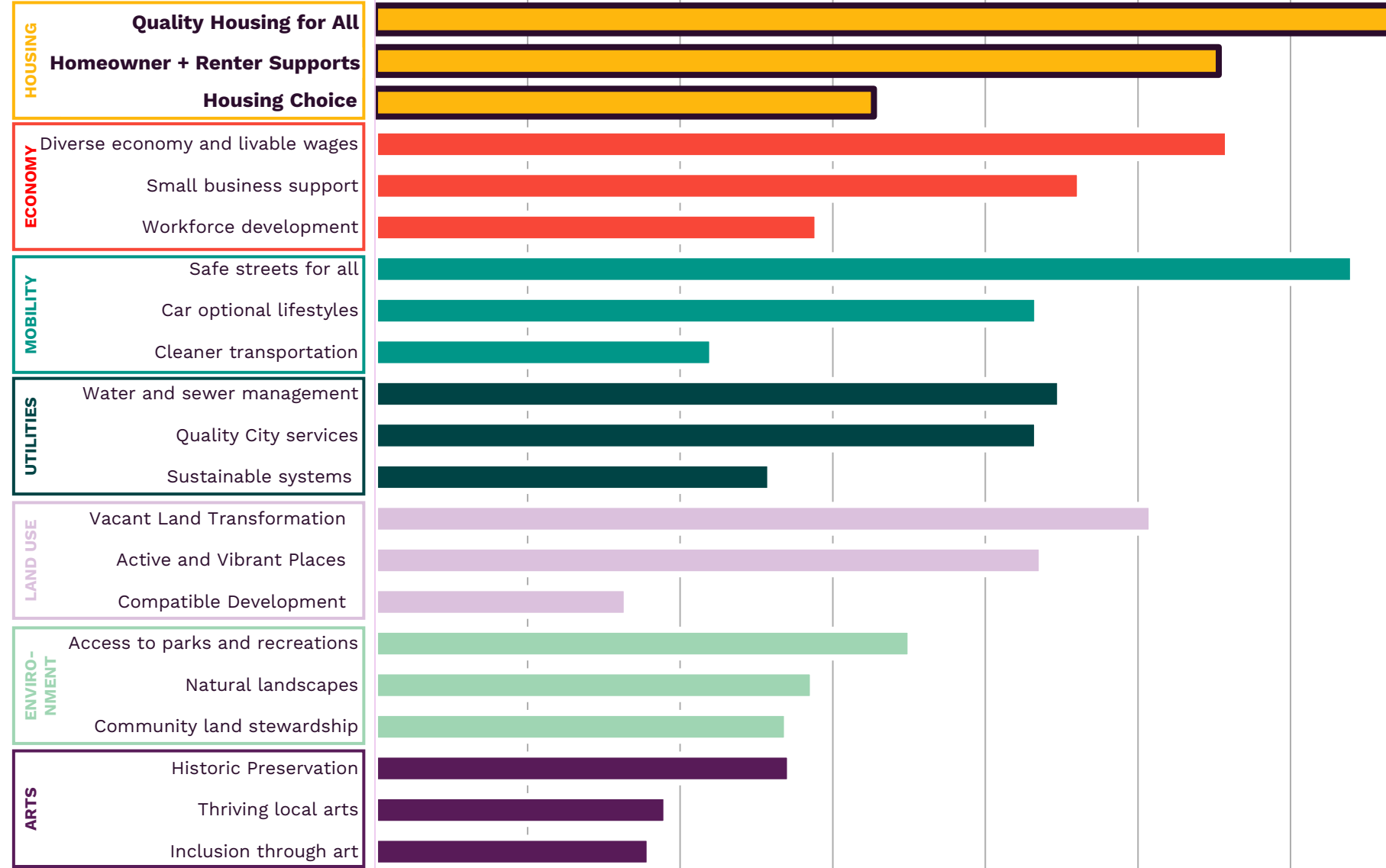
1. Prosperous
2. Community-driven
3. Diverse, Equitable, and Inclusive
4. Vibrant
5. Safe



We asked Detroit what their top priorities were, and housing rose to the top.

Quality housing was the most selected priority.

City-Wide Priorities



Detroit will be a city of choice and opportunity.

While Detroit may not be a city of choice and opportunity for all yet, we know there is incredible potential in our vibrant neighborhoods, rich culture, and innovative spirit.

Over the next 20 years, we will build on these strengths to continue to create a city that offers a higher quality of life that attracts people to live, work, and play here, and delivers greater prosperity for those who stayed and those who will choose to call Detroit home.

Vision & Values

Resilience

Equity

Innovation


Solidarity

Legacy



WHAT WE KNOW IS HAPPENING





Every time it rains, I worry
about my basement...and
my AC isn't working.

Our homes are aging

80% of Detroit homes are **over 65 years old**

This leads to **higher maintenance costs** and energy bills

Many **lack modern features** and **accessibility**

Housing costs are a burden

Nearly **4 in 10 households** spend over 30% of income on housing

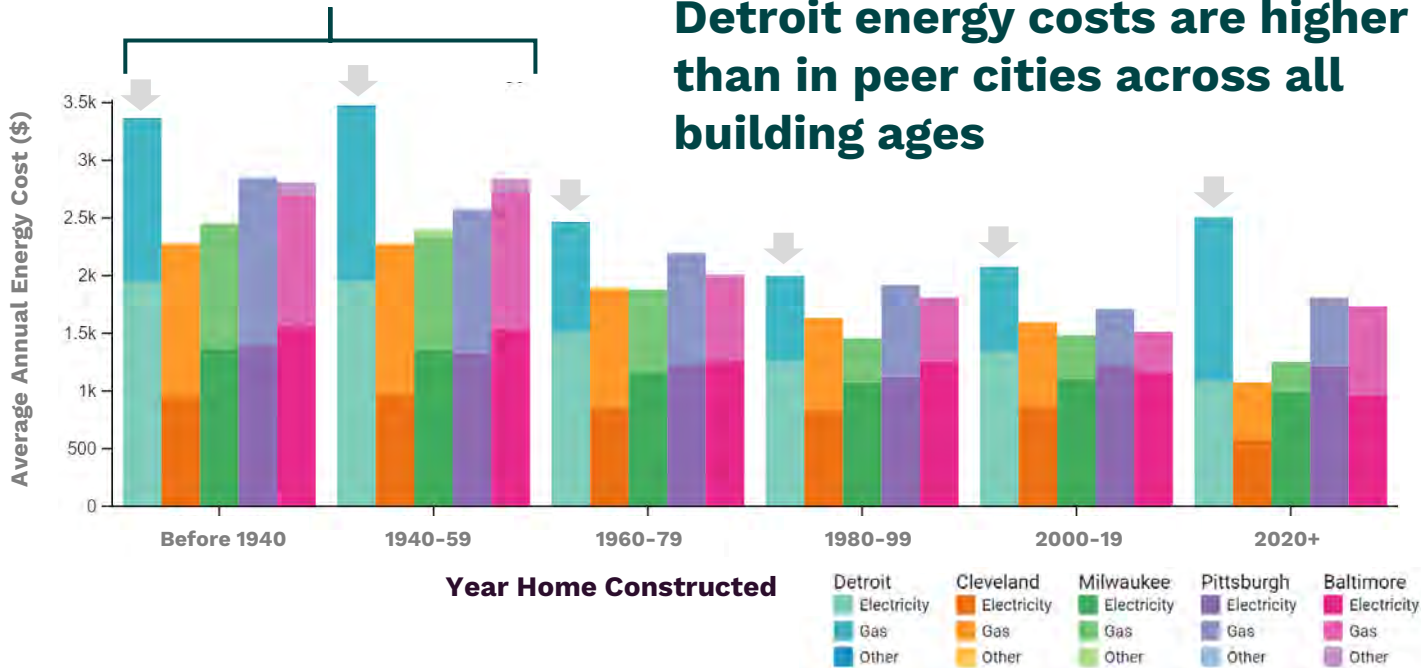
Low-income residents spend **nearly 1/3 of income just on energy bills**



Energy Cost by Age of Home

Detroit homes built **before 1959** face higher energy costs than those built later

Detroit energy costs are higher than in peer cities across all building ages



Housing quality is a concern

37,630 households (14%) live in inadequate housing conditions

Problems include **electrical issues, heating problems, and plumbing failures**

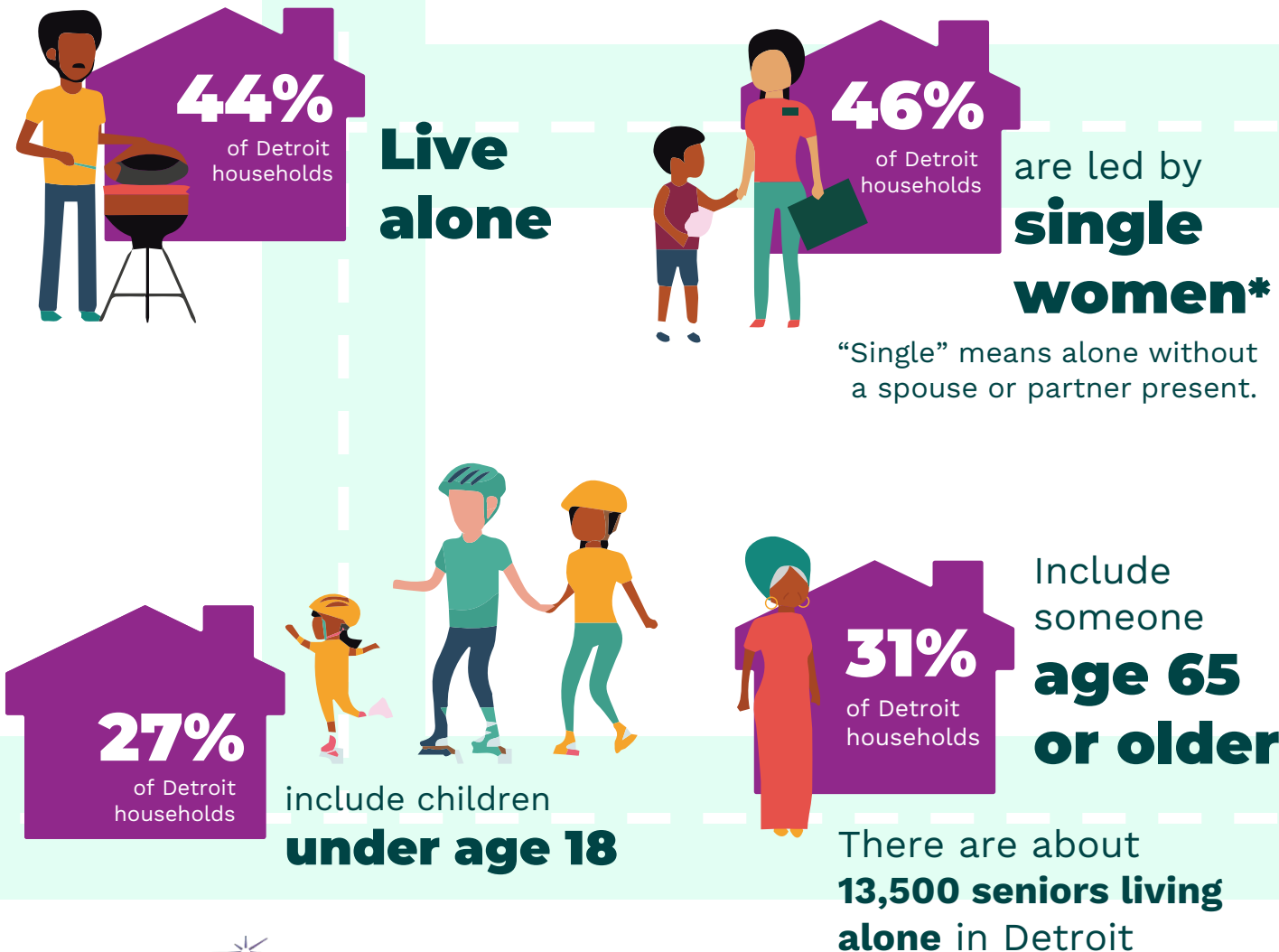
Vacancy remains high

23% of Detroit housing units sit vacant

Some neighborhoods **experience more vacancy than others**. Revitalization efforts need to be tailored to address differences in vacancy.

Vacant lots can also be scattered throughout these neighborhoods making **neighborhood revitalization difficult**.





Detroiters' housing needs are changing.

Detroit households are **getting smaller.**

Women lead nearly half of Detroit households.

We're becoming an **older** city.

Fewer households **have children.**

We are experiencing a housing mismatch.

We have

Predominantly older single-family homes (built pre-1960)

Larger houses designed for traditional families

Limited accessibility features

High energy costs due to older construction

Less density than we need to support businesses and services

We need

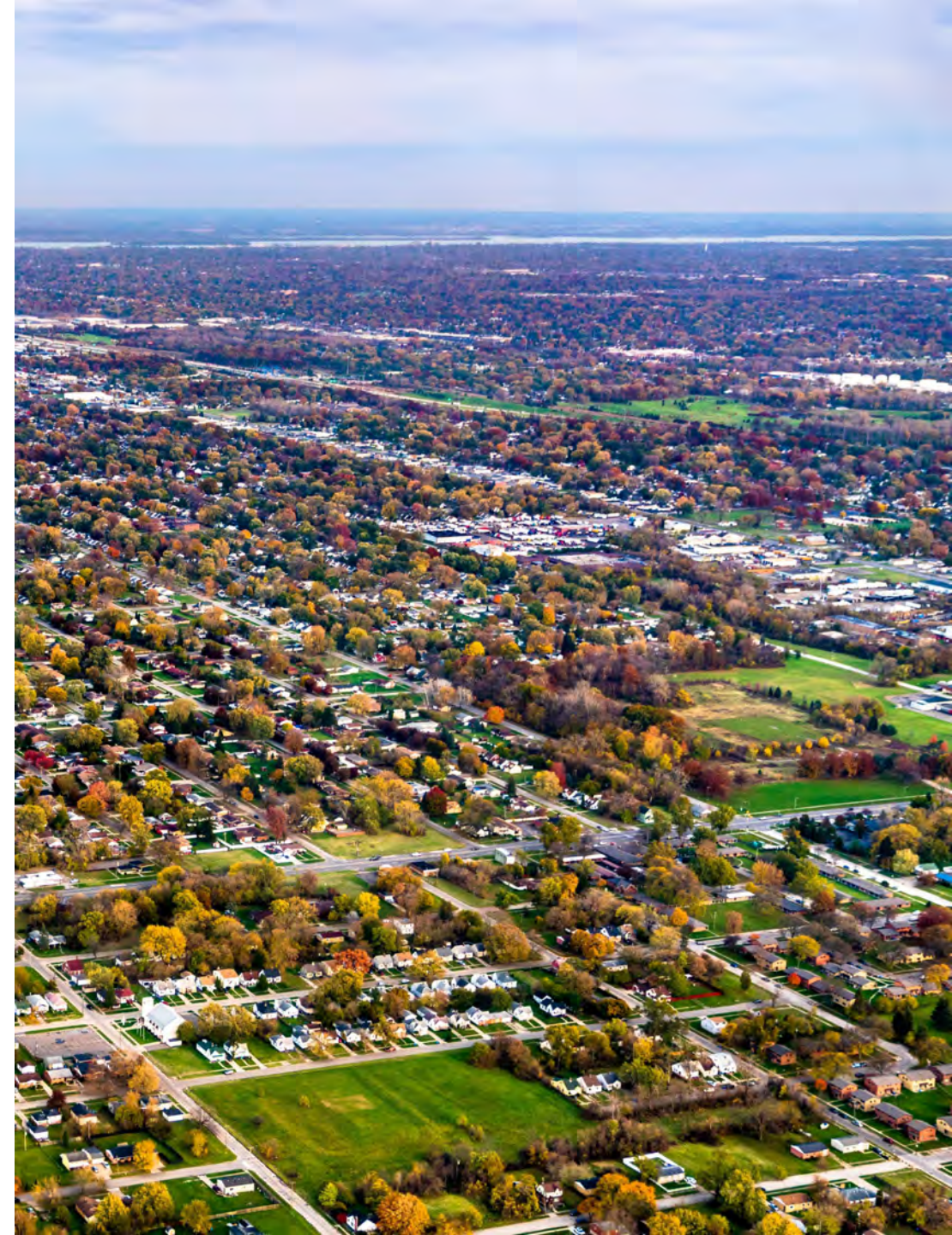
To upgrade and preserve this housing stock for the next generation

More owner and renter smaller units for singles and small households

Housing that works for an aging population

Lower-cost, energy-efficient housing options

More homes to deliver the amenities residents want





LET'S CHAT ABOUT **DETROIT'S POSSIBILITIES**

How can Plan Detroit create the change we need to see?



Opportunities & Challenges

Challenge

Balancing new development with neighborhood stabilization.

Addressing the changing needs of current and future residents with limited resources.

Varying market strength and housing investment opportunities across neighborhoods

Opportunity

Utilizing substantial developable land to accommodate new housing types to meet current and future needs.

Rehabilitating unused buildings to enhance neighborhood appeal and functionality.

Maintaining and improving current homes to ensure long-term community stability

Our Mission

Co-creating a land use strategy to achieve different goals based on neighborhood needs, including:

- **Stabilizing neighborhoods**
- **Attracting new resident**
- **Enhancing neighborhood quality**
- **Providing diverse housing options that meet Detroit's evolving demographics.**

**You are
experts on
your
neighborhood
and daily
experiences!**

Help shape Detroit's future policies and goals!

- Discuss different Possibilities – the tools we can use to make Plan Detroit a reality
- Consider how they might work in different neighborhoods
- Prioritize which Possibilities should be included in Plan Detroit
- Identify what needs happen for that possibility to work well

Now We Want to Hear From You



Possibility Cards Activity


You'll explore cards with ideas like:

- More Housing Choice in Neighborhoods
- Housing Near Transit Routes
- Strategic Approaches in Vacant Land
- Mixed Housing and Neighborhood Services
- Quality and Affordable Housing
- Neighborhood Rehabilitation and Anti-Displacement
- **Plus:** Create your own policy ideas!

More Housing Choices

Housing Near

Strategic Approaches to Vacant Land



Approach
Create different approaches to strengthen neighborhoods through vacant land transformation

Potential Solutions

- ☐ Develop community-led solutions to affordable housing
- ☐ Encourage neighborhood-led activation of vacant parcels
- ☐ Deploy temporary or permanent interventions based on market conditions
- ☐ Expand urban agriculture permissions based on market conditions
- ☐ Create ecological improvements that enhance public health and resilience against climate change

The potential outcomes of More Housing Choices in Neighborhoods would be more affordable options, the


The potential outcomes of Housing Near Transit Routes

The potential outcomes of Strategic Approaches to Vacant Land would be create opportunities for individual and community ownership of vacant land, better prepare for land development, and transform vacant land into desirable assets.

Implementation Timeline
Could begin soon but full results take time

Opportunities	Challenges
<ul style="list-style-type: none">✓ The City and Land Bank have authority over many properties✓ Can tailor policies to neighborhood contexts✓ Enables community input on development✓ Supports affordable housing development✓ Can create ecological benefits through natural areas, trees, and stormwater management	<ul style="list-style-type: none">✗ Limited funding and capacity for community groups to develop and maintain vacant land✗ Requires budget for maintenance✗ Land purchase and permitting processes can be slow and complex

Which approach to vacant lots would bring the most value to your community?



These possibility cards are conversation starters, not final policies.

They present **different approaches** to challenges in Detroit and help us understand what **types of solutions** Plan Detroit can address.

They're designed to spark discussion about **what might work best** in your neighborhood and across the city.



**There are
two activities
for today's
discussion!**

Discuss the Possibility Cards

- What would make these ideas work?
- What concerns do you have?
- Share your own ideas!

Vote on Which Ideas You Prefer

- "We like this idea!"
- "This works for some neighborhoods, not all"
- "This won't work in Detroit"
- "We'd like to add this new idea!"

A photograph of a person's hands sorting through cards in clear plastic trays. The person is wearing a green beaded bracelet and a ring. The cards have various illustrations and text, including "Let's play!", "The future is now", and "The future is now". The text "Let's play!" is overlaid in large white letters. The background is a soft-focus image of the same activity.





LET'S START WITH THE POSSIBILITY CARDS



Begin Your Conversation with Card #1

What would need to be in place for this to work well?

What questions or concerns do you have about this approach or the potential solutions?

More Housing Choices in Neighborhoods



Approach

Allow diverse housing types in neighborhoods that meet people's needs and increase availability of affordable housing

Potential Solutions


- ☐ Adopt ADU and Missing Middle pattern book to streamline development and reduce costs
- ☐ Allow "missing middle" housing (duplexes, triplexes) that fit neighborhood character
- ☐ Promote housing options that allow aging-in-place within the community
- ☐ Streamline affordable housing permitting

Time for Card #2

What would need to be in place for this to work well?

What questions or concerns do you have about this approach or the potential solutions?

Housing Near Transit Routes



It is so nice and convenient living near a bus stop!

Approach

Focus new housing development along key bus corridors, transportation hubs, and neighborhood commercial centers to improve access to services and support transit use

Potential Solutions

- ☐ Increase permitted density along key transit corridors
- ☐ Create special mixed-use zoning districts around transit centers that combine housing, shops, and services
- ☐ Coordinate land use planning with transit agencies
- ☐ Prioritize publicly-owned land near transit for affordable housing

Let's Move On to Card #3

What would need to be in place for this to work well?

What questions or concerns do you have about this approach or the potential solutions?

Strategic Approaches to Vacant Land



What should we do with all of this vacant land?

Approach
Create different approaches to strengthen neighborhoods through vacant land transformation

Potential Solutions

- ☐ Develop community-led solutions to affordable housing
- ☐ Encourage neighborhood-led activation of vacant parcels
- ☐ Deploy temporary or permanent interventions based on market conditions
- ☐ Expand urban agriculture permissions based on market conditions
- ☐ Create ecological improvements that enhance public health and resilience against climate change

Time to Talk About Card #4

What would need to be in place for this to work well?

What questions or concerns do you have about this approach or the potential solutions?

Mixed Housing and Neighborhood Services



Approach

Allow limited neighborhood-serving businesses in select residential locations while prioritizing commercial corridor development

Potential Solutions


- ☐ Permit corner stores and small markets at strategic neighborhood intersections
- ☐ Allow flexible live/work spaces for small businesses owners
- ☐ Create zoning for childcare centers near residential areas
- ☐ Expand and have standards for home-based businesses
- ☐ Identify & regulate existing non-conforming neighborhood businesses

Now It's Time for Card #5

What would need to be in place for this to work well?

What questions or concerns do you have about this approach or the potential solutions?

Quality and Affordable Housing



I like that some houses are being rehabbed in our neighborhood and sold for a reasonable price. I wonder how we can do more?

Approach
Ensure all Detroiters have access to safe, affordable, and quality housing

Potential Solutions

- ☐ Expand Targeted Multifamily Housing Areas to align with affordable housing goals
- ☐ Allow more density in growing neighborhoods
- ☐ Establish green building zones with energy efficiency standards
- ☐ Develop frameworks to support tenant retention in rehabilitation projects

Getting Close – Let's Chat About Card #6

What would need to be in place for this to work well?

What questions or concerns do you have about this approach or the potential solutions?

Neighborhood Stabilization and Anti-Displacement

Approach
Prioritize preserving existing housing, addressing blight, and preventing displacement in changing markets.

Potential Solutions

- ☐ Identify affordable housing preservation areas
- ☐ Create flexible frameworks for scattered site redevelopment
- ☐ Target infrastructure, parks, and other quality-of-life improvements in areas with greater density and need
- ☐ Establish anti-displacement policies in areas with development pressure

Do You Have Other Ideas?

What possibilities are missing that should be considered?

Additional Possibilities to Consider

What is your idea?

How might this idea take shape in your neighborhood?

What would the outcome of this be?



NOW LET'S THINK ABOUT **THE PRIORITIES**



Help Us Understand What's Important!

Place your cards on your priority board!

More Housing Choices in Neighborhoods

There are so many different housing options in my neighborhood!

Approach
Allow diverse housing types in neighborhoods that meet people's needs and increase availability of affordable housing.

Potential Solutions

- ☐ Adopt ADU and Missing Middle pattern book to streamline development and reduce costs
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Housing Near Transit Routes

It is so nice and convenient living near a bus stop!

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Focus new housing development along key bus corridors, transportation hubs, and neighborhood commercial centers to improve access to services and support transit use.

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- ☐ Increase permitted density along key transit corridors
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Strategic Approaches to Vacant Land

What should we do with all of this vacant land?

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Create different approaches to strengthen neighborhoods through vacant land transformation.

Potential Solutions

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Mixed Housing and Neighborhood Services

I love having shops and services so close to my house!

Approach
Allow limited neighborhood-serving businesses in select residential locations while prioritizing commercial corridor development.

Potential Solutions

- ☐ Permit corner stores and small markets at strategic neighborhood intersections
- ☐ Allow flexible live/work spaces for small businesses owners
- ☐ Create zoning for childcare centers near residential areas
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- ☐ Identify & regulate existing non-conforming neighborhood businesses

Quality and Affordable Housing

I like that some houses are being rehabbed in our neighborhood and sold for a reasonable price. I wonder how we can do more?

Approach
Ensure all Detroiters have access to safe, affordable, and quality housing.

Potential Solutions

- ☐ Expand Targeted Multifamily Housing Areas to align with affordable housing goals
- ☐ Allow more density in growing neighborhoods
- ☐ Establish green building zones with energy efficiency standards
- ☐ Develop frameworks to support tenant retention in rehabilitation projects

Neighborhood Stabilization and Anti-Displacement

It's so nice to see improvements happening on the homes and lots in the neighborhood!

Approach
Prioritize preserving existing housing, addressing blight, and preventing displacement in changing markets.

Potential Solutions

- ☐ Identify affordable housing preservation areas
- ☐ Create flexible frameworks for scattered site redevelopment
- ☐ Target infrastructure, parks, and other quality-of-life improvements in areas with greater density and need
- ☐ Establish anti-displacement policies in areas with development pressure

We like this idea!

We like this idea for some neighborhoods, but not others.

We don't think this idea will work in Detroit.

We'd like to add this idea!

A photograph of a group of people at an event, overlaid with a teal-to-purple gradient. In the background, a sign reads "ACC YOUTH CENTER". A woman in the center is speaking into a microphone. Other people are seated around her, some looking at papers. A man in a suit stands in the background on the right.

Share out!

A photograph of a group of people at an event, overlaid with a teal-to-purple gradient. In the background, a sign reads "ACC YOUTH CENTER". A woman in the center is speaking into a microphone. Other people are seated around her, some looking at papers. A man in a suit stands in the background on the right.

What's Next?

Upcoming Sessions

Please join us here at the Joseph Walker Williams Community Center for upcoming sessions:

Open Space & Environment

Saturday, April 12th | 1:30 – 3:30 pm

Arts & Culture

Monday, April 14th | 5:30 – 7:30 pm

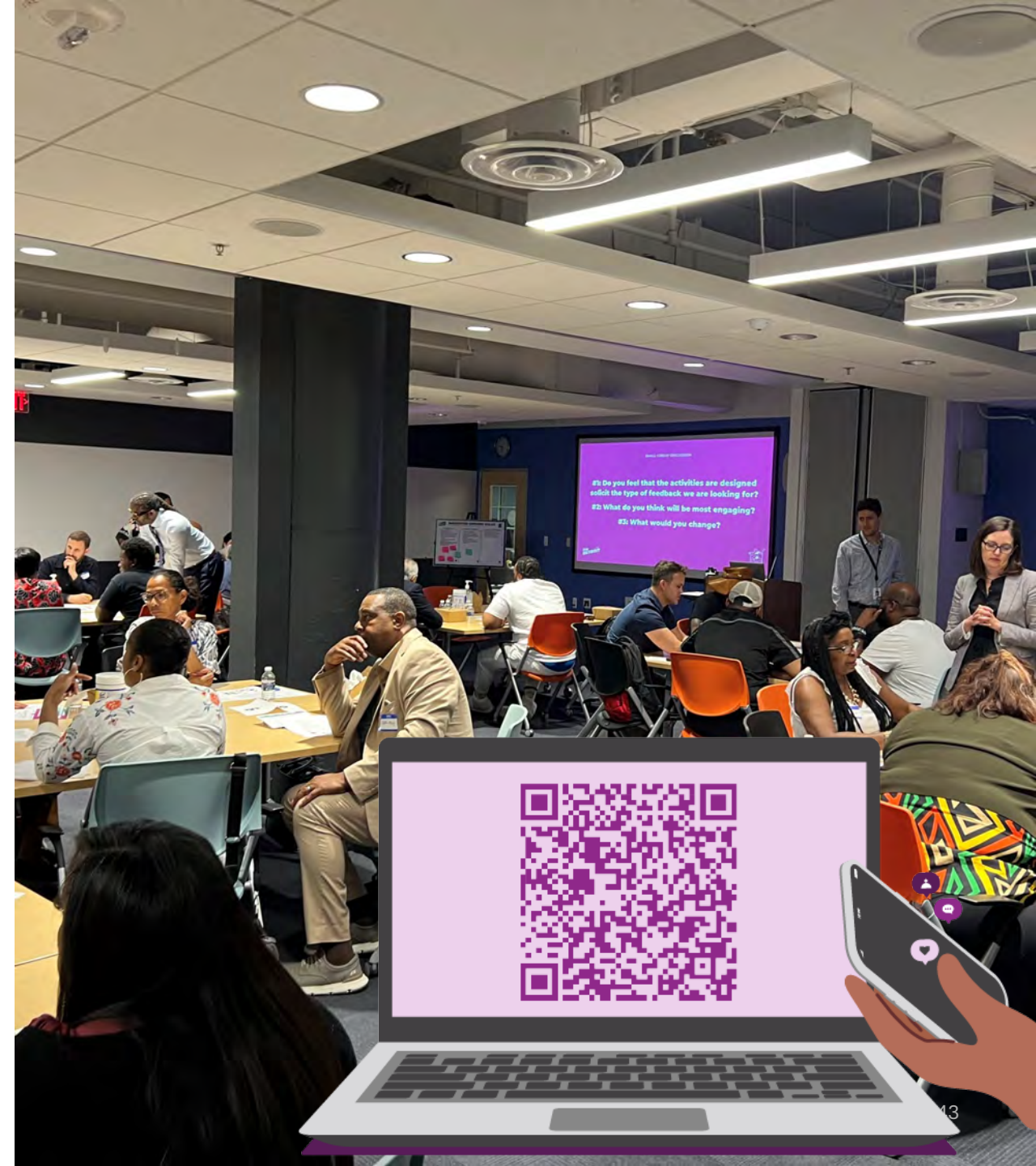
Mobility

Tuesday, April 15th | 5:30 – 7:30 pm

Jobs & Economy

Wednesday, April 16th | 5:30 – 7:30 pm

Go to **plandetroit.com** or scan the QR code to learn more and get involved!



plan
DETROIT

