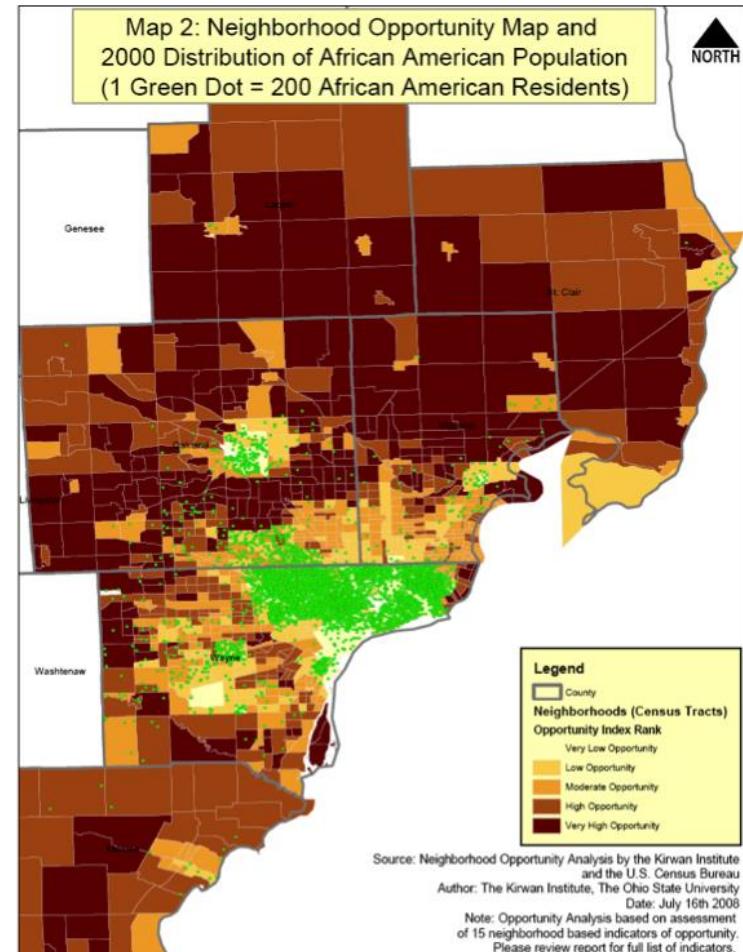
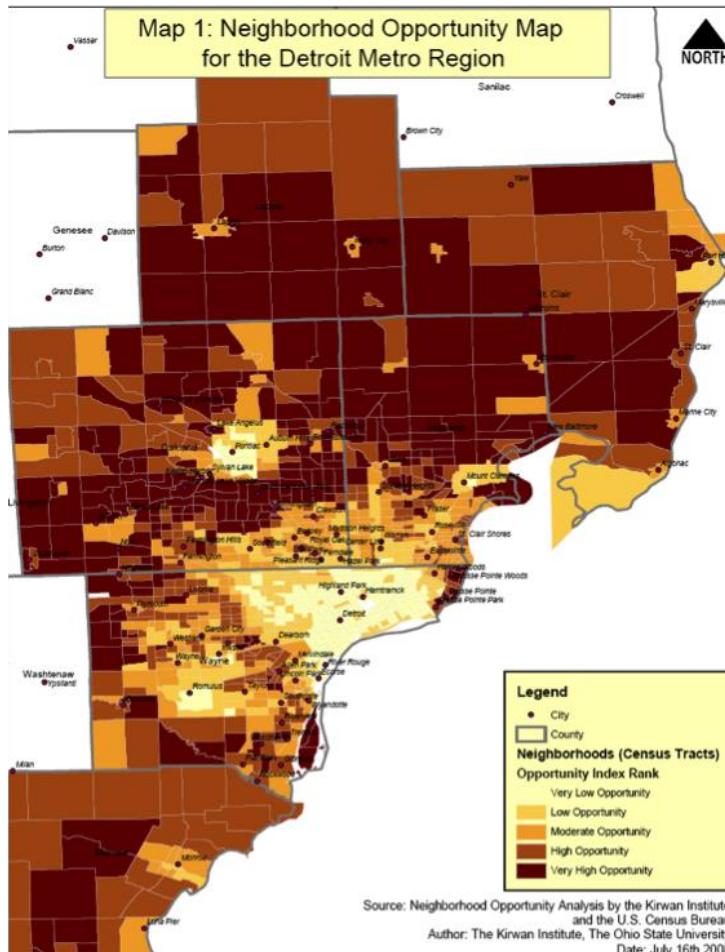


Spatial Racism: Segregation of Race and Wealth in Detroit

- Michigan Roundtable-Kirwan Institute Opportunity Mapping
- Defining Opportunity, measuring the presence and quality of
 - Housing
 - Employment
 - Schooling
 - Health
 - Transportation
 - Food security
 - Living environment

Mapping Opportunity



What Opportunity, Detroit?



OPPORTUNITY
DETROITSM

DETROIT People's PLATFORM

detroitpeoplesplatform.org

*Detroit is not
a blank slate.*



LAND



FOOD



TRANSIT



GOOD JOBS



GOVERNANCE

By Aaron Handelsman

[Detroit People's Platform on the Web](#)

Overview

- Who/What/Why is Detroit People's Platform?
- What issues does DPP address and how?
- Deep Dive into Land Justice, Community Land Trust work with touches on Tax Foreclosure and Tenant Organizing Work

Who We Are

- Born out of the 2013 People's Platform Convention, DPP is a membership-based, city-wide, district-organized, issue-focused advocacy group committed to building **power** and ***movement*** with the residents most directly impacted by social injustice.
- Comprised of other social-justice orgs, individuals, and residents.
- Growing
 - Over the past 2 years we have grown a Network of over 3000 Detroiters, with 300 Members and about 20 active Caucus Leaders.

How We Are

We use data, analysis, advocacy, media and organizing to protect and increase participation in the democratic process and to demand that state and local decision makers consider racial equity and economic justice in their planning, funding, and policymaking decisions.

- District Caucus Model
- Pop. Ed Resource/Tool Creation
- Community-created media
(Quarterly Newspaper w/ 5k circ.)
- Regular E-Blasts for Action Alerts
- Issue-specific coalitions
- Trainings
- Campaigns



The Platform emerged from our 2013 Convention where residents and activists from across the city ratified our five (and now, six) platform issues as essential to a sustainable, high quality of life for all Detroiters.

- Transit Justice
- Good Governance
- Good Jobs
- Food Justice
- Land Justice
- Poverty & Inequality



Sandra Howard – District 1 Caucus Leader



Sandra Howard, District 1 Caucus Leader, shared the People's Platform Convention with her neighbors by going door to door and also served on the Logistics committee

Good Governance—The Issue



- Detroiters—and half of Michigan's Black voters—have been living under austerity-pushing, anti-democratic emergency managers for two years.
- Detroit's City Council has failed to resist EMs with Detroiters and continues to give away valuable assets such as land and contracts without community benefits despite tremendous pressure from residents
- Austerity is used as a rationale for eliminating public sector completely
- Our fight: Establish a community benefits *ordinance*
- Establish Citizens Advisory Councils

Good Governance—What We've Done



- Convened the Equitable Detroit Coalition, which drafted a CBA Ordinance and is fighting for its adoption
- Fought CBA “Death Star” Bill
- CAC Campaign to generate required petition signatures to establish Community Advisory Councils (created by the new charter)
- Have DPP leaders and allies elected to CAC
- Use CAC as ladder to Council/seats of governmental power

Transit Justice—The Issue



- Detroiters experience the worst transit access across major US cities
- Residents face +2 hour waits to get to suburban jobs (where most jobs are)
- Resident mobility severely constrained because of inadequate transit system
- Not accessible/ADA compliant
- Plans to build BRT/TOD
- Even as DDOT budget slashed
- Our fight - improve local transit first!!

Transit Justice—What We've Done



Positioned ourselves to influence 50-year master transit plan to be voted on '16

+400 surveys with recommendations to the governing body

Local Detroiters with representation on regional advisory board with eye towards membership and representation on RTA governance board

Good Jobs—The Issue



Detroit's unemployment rates? Worse than Great Depression's.

Detroit accounts for a huge percentage of living-wage jobs in the region, but almost all of them are occupied by non-residents who commute in.

Most of the living-wage jobs worked by Detroiters are in the suburbs

Large corporations are taking billions in tax breaks in exchange for nothing.

Good Jobs—What We've Done



Minimum wage campaign going for \$10.10. In 2014 we won an increase in minimum wage to \$9.25. Michigan's became the only Republican legislature to raise the wage in the country for fear of ballot initiative success through our partner coalition EJAM (Economic Justice Alliance Of Michigan had collected 358K signatures statewide.)

Current campaign in support of earned paid sick leave as statewide ballot initiative for 2016

Food Justice—The Issue



In the midst of a vibrant urban agriculture movement, Detroiters—especially households with vulnerable children—lack access to fresh, affordable, locally grown, organic.

Many of the households we work with rely on emergency food sites to supplement their food budget.

Food Justice—What We've Done



Linking local growers to the emergency food sites to increase access and availability of fresh and locally grown food for families

In-house training with families about ways they can improve their access via small growing opportunities at home— raised beds and container growing for starters;

In-house cooking demonstrations using locally grown food when available

Encouraging support for cooperative food store and food buying clubs from local growers like Detroit Black Community Food Security Club

Poverty & Inequality—The Issue



At our annual meeting on June 9th 2014, delegates to the People's Platform adopted a sixth issue area to include poverty and inequality with a focus on the water shutoffs occurring across the city of Detroit. We are particularly concerned about the impact of household water shutoffs on the most vulnerable of our community members – the elderly and minor children.

The Detroit People's Platform supports the long-standing work of the People's Water Board.

Poverty & Inequality—What We've Done



Got national play for the issue by framing the water shut offs as a public health issue (letter drafted to DoH and media by former director of Health Department)

Bridging Tax FC Fight and Tenant Organizing

Land Justice—The Issue



- Historical Role of Housing in Detroit
- Commons
- Detroit Future City: A smaller, whiter, greener, bluer Detroit!
- DLBA: “Quasi-Governmental” Authority takes **all** of Detroit’s public residential
 - 84k parcels, 26k occupied
- Vacant land: Blight, but Wayne County TFC, HHF and land grabs
- Largest tax foreclosure in US History

Land Justice—What We've Done



The focus of this
presentation!

Detroit's Land + Housing Crisis



BLOCK BY BLOCK

Detroit Land Grab!

This proposed sale of public land to Hantz Woodlands would sell over 1900 lots of vacant land for \$300 a lot without any accountability around future development. There is concern that this sale, if approved, could set a precedent for future large-scale land sales.

It is reported that Hantz Woodlands is also attempting to purchase about 128 lots from the Michigan Land Bank Authority, lots located in this same footprint.

Please call City Council and, if possible, **attend the Council meeting on Tuesday, Nov 20th at 10 AM at Coleman A. Young Municipal Center** and participate in Public Comment.



#HANTZOFF
#LANDGRAB
#DETROITFUTURE

BLOCK BY BLOCK

Starred lots are included in the proposed sale

\$300!	\$300!		\$300!	\$300!	\$300!	\$300!	\$300!
--------	--------	--	--------	--------	--------	--------	--------

MACK AVE



ST JEAN

WE NEED A PUBLIC HEARING ON THIS SALE!
WE NEED TO KNOW WHAT IS GOING TO BE DONE WITH THIS LAND!
WE NEED A CITY LAND BUYING PROCESS THAT IS FAIR AND JUST!



\$300!	\$300!	\$300!	\$300!	\$300!	\$300!	\$300!	\$300!
--------	--------	--------	--------	--------	--------	--------	--------

JEFFERSON AVE

Please Call for regular Updates and to Share your story

'JUST FEED DETROIT' HOTLINE
313.355.3121



Please Call for regular Updates and to Share your story



The number of acres about to be sold to **ONE MAN?**

180 ACRES!

One Hundred and Eighty Acres
= more than **1800 Lots!**

That's Lots of LAND!

Were YOU aware of this deal? Many are not!

Block this injustice with community action!

Resist this land grab right from under our noses!

Are you concerned about this preferential treatment?
Are you concerned that some are able to bypass the system?
Are you concerned what will be DONE with this land?

Did you know that, **as a resident, you have the right to purchase the land adjacent (next to) your home if its vacant?**

Did you know that making a call to City Council is one way to make your concerns known about YOUR RIGHTS as a citizen and community member? **CALL TODAY!**

BLOCK BY BLOCK

Call Detroit City Council Members Today!

CHARLES PUGH
313.224.4510
CouncilPresidentPugh@detroitmi.gov

GARY BROWN
(313) 224-2450
councilmemberbrown@detroitmi.gov

SAUNTEEL JENKINS
(313) 224-4248
councilmemberjenkins@detroitmi.gov

KENNETH V. COCKREL, JR
(313) 224-4505
Kenneth.Cockrel@detroitmi.gov

BRENDA JONES
(313) 224-1245
bjones_mb@detroitmi.gov

ANDRÉ L. SPIVEY
(313) 224-4841
CouncilmanSpivey@detroitmi.gov

JAMES TATE
(313) 224-1027
councilmembertate@detroitmi.gov

KWAME KENYATTA
(313) 224-1198
K-Kenyatta_MB@detroitmi.gov

JOANN WATSON
(313) 224-4535
WatsonJ@detroitmi.gov

BLOCK BY BLOCK

CLTs as Defensive Organizing

- CLTs have been discussed in Detroit for decades, but never succeeded.
- Most recent incarnation: defense against Hantz Landgrab
- A special city council session was held at a nearby church
- 500 attended

What do YOU think happened?



This. . . .

- 500+ attended
- 100+ gave public comment (1 minute each)
- All but three—many residents in the “Hantz Footprint” were in stark, well-versed opposition to the land transfer to Hantz of 1900+ lots at \$300/apiece

And the very next day . . .

City Council approved the transfer!!!

- DPP was asked to take the lead in organizing the CLT movement

CLTs as Visionary Organizing

- DPP believes that community control of land is necessary and possible.
- We believe we can create the communities of movement and resistance we want to see by prioritizing the fight for permanently affordable housing and community control of land and preservation and protection of the Commons.
- Yoking projects and policies, the today and the tomorrow

And then something happened . . .

A Hurricane Without Water

Detroit's Foreclosure Crisis

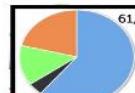


A Hurricane Without Water: The 2015 Tax Foreclosure Crisis in Detroit

(Research, graphics by Alex Alsup,
compiled by Melanie Berkowitz)

Tax Foreclosures in 2015

- Wayne County Treasurer-elect Wojtowicz is in charge of foreclosing on 37,000 occupied homes for overdue property taxes on March 31st, affecting nearly 100,000 people - % of Detroit's population. This represents the largest mass tax foreclosure in US history in one city at one time. Treasurer Wojtowicz has the power to stop it.
- Detroiters are being foreclosed upon due to incorrect tax bills with exaggerated property assessments and disputed water bill liens - including 18% of interest tacked on per year on unpaid taxes.
- Since the homesale values have decreased so much, there is no incentive for families to pay such high property taxes reflecting previous higher sale prices



61,881 Properties Subject to Tax Foreclosure in 2015

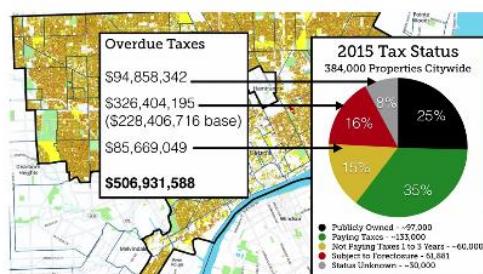
■ 36824 Occupied Structures
■ 2570 Possibly Occupied
■ 8341 Unoccupied Structures
■ 12737 Vacant Lots

- Over 50% of these properties will wind up in a foreclosure auction in fall 2015.
- They'll be auctioned off for a mere \$500 a piece to the highest bidder
- A majority of these properties don't sell, leaving the city to "maintain" thousands of foreclosed and vacant properties, which are inevitably scrapped, causing tens of thousands of dollars in damage.

2015 Tax Foreclosure Distress: What's actually owed?

Total properties slated for 2015 foreclosure owe \$326 Million.

Occupied properties slated for 2015 foreclosure (affecting 100,000 people) owe a total of **\$211 Million** in penalties, taxes, and interest.



A Hurricane Without Water

Detroit's Foreclosure Crisis

So is it a debate of residents
vs. revenue?



OR NOT!

Delinquent Taxes and Penalties Owed vs. Collected



The City of Detroit only collected a
small fraction (15%) of the revenue
owed through these tax foreclosures
between 2012 and 2014.

So really, it's a
question of:

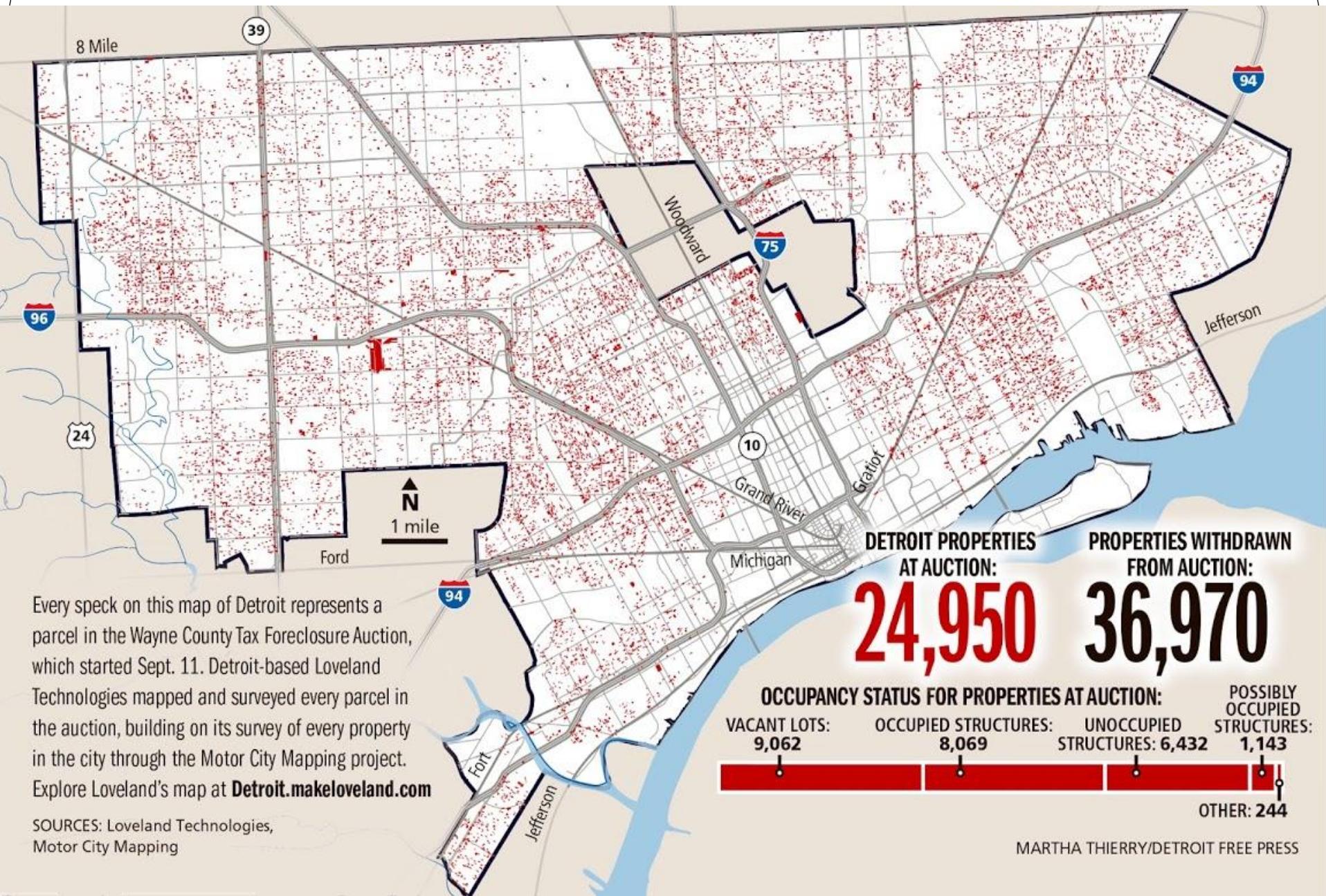


PRIORITYZING TAX COLLECTION OVER PEOPLE IS
BOTH INHUMANE AND FISCALLY INEFFECTIVE!

And Finally, where There is Tax Foreclosure, there will be blight, and vice versa

Tax Foreclosure creates
vacancy, destroys
neighborhoods, and is a
lose-lose situation for
residents and local
governments alike.



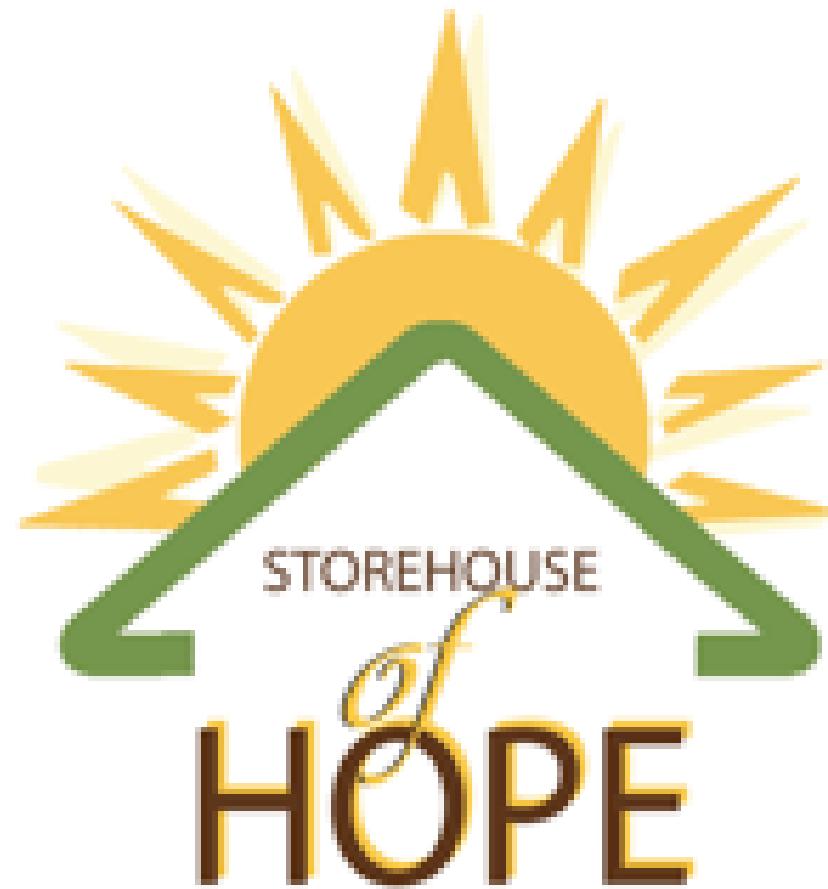


Beginning of Campaign

- Worked to build coalition, power for united housing mvmt
- Successes:
 - 10 clinics
 - engagement of new leaders, helped keep 20+ in their homes (DK!)
 - Direct Action on Treasurer's House, national petition/campaign
 - Delay of foreclosure date the next day
 - Stronger relationships with some allies, including RTC!
 - ACLU Lawsuit
 - Built larger local list
- ‘Wish it would’ve been different:
 - Coalition busted and the foreclosures and auctions went ahead
 - Inability to agree to land acquisition fundraising strategy

Return to CLTs

- Biweekly meetings, emergency fundraising
- Simultaneous projects, or pilot project?
 - Storehouse of Hope Client Choice Food Pantry + Housing
 - Fountain Court Coop
 - Jefferson Chalmers/Maheras Gentry Park
 - Chandler Park Area
- Unanimous support of Storehouse of Hope
- Private fundraising success



Storehouse of Hope

- Client-choice food pantry est. 2008, serving 3,000 families annually in 48202 and 48211
- Mixed-use CLT
- CLT Street Lights
- Home purchase: 23 September 2015
- Late October expansion

Storehouse of Hope Cont...

- Possible partnership with USGBC
- Working with DLBA and Building & Development to acquire lots on Oakland Ave
- Building out BoD and adjusting bylaws
- Work with families in North End neighborhood to discuss transition into CLT where appropriate.
- Shout out to WNUC 96.7 fm
- Cecily and Calvert St., Linda B. and Fountain Court
- A need to build a base, to keep the projects and policies yoked!

Tenant Organizing

- Renter's Assembly Oct 10
- 150 surveys in Brightmoor Connect Food Pantry
- 5 pop ed. workshops on knowing your rights, understanding tenant/landlord and property tax law, understanding the auction, anti-squatter law.
- Seeking to mobilize a base to build power

Brightmoor Tenant Organizing Issues

- Brightmoor residents slated for displacement to make way for green space and water retention ponds
- Illegal tax foreclosures, water shutoffs
- Squatters' Rights
- City disinvestment
- Need for quality affordable housing
- Much lower average household income—need for NMI to direct public resources to community

Google Maps

14387 Braile St
Braile St., Brightmoor



Image capture: Aug 2013 © 2015 Google

Google Maps

14584 Westbrook St

Westbrook, Brightmoor



Image capture: Aug 2013 © 2015 Google

DPP Tenant Organizing Vision

- Multiple self-sustained hubs of organized tenants who both provide popular education and know-your-rights workshops and take on neighborhood-specific and city-wide campaigns.
- North End is our next target
- We hope to have Brightmoor Tenant Association largely running itself by December 2015

Additional Resources

- Detroit People's Story (Movie)
- Detroit People's Platform Website
- Peter Hammer on Detroit Future City
- Detroit People's Water Board
- Detroiter Resisting Emergency Management
- Prof. Peter Hammer's “Connecting The Dots: Water Shut Offs, Emergency Management, Bankruptcy & Beyond”
- Overview of Tax Foreclosure Crisis