

EMCEES:

Orlando Bailey Eastside Community Network



Phyllis Edwards Bridging Communities



Chandra McMillion The McMillion Group



Khalilah Burt Gaston Glidepath Strategies



Building the Engine of Community Development in Detroit



What Do We Hope To Achieve Today?

- * Create a shared vision for resident-centered community development
- * To create a community development model in every Council District
- * Gain ownership and agreement on the foundational priorities developed through the BECDD process



District Roll Call



Building the Engine of Community Development in Detroit

Practitioner Panel and Interactive Discussion: Best Practices In Resident-Centered Community Development

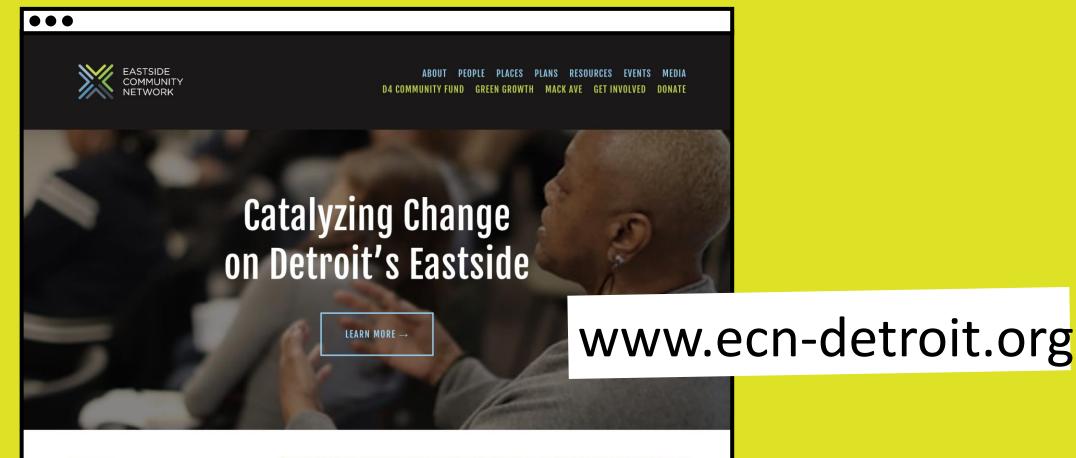
PANELISTS:

Donna Givens Eastside Community Network

Kenyetta Campbell Cody Rouge Community Action Alliance **Debbie Fisher** Hope Village Revitalization

Shamayim "Mama Shu" Harris Avalon Village





OUR WORK

For 30 years, we've driven positive transformations on the east side of Detroit.





Building the Engine of Community Development in Detroit



CODY ROUGE COMMUNITY ACTION ALLIANCE



Building the Engine of Community Development in Detroit

Who We Are

- Mission: To revitalize and sustain a healthy community where residents have access to and promote a high quality of life in Cody Rouge.
- Community Goal: All children will live in a village where they are safe, healthy, educated and have access to unlimited resources.







2019 Annual Summit



Building the Engine of Community Development in Detroit



What Does Community Centered Development Require?

- Top to bottom control not just as volunteer advisors, but as:
 - * Staff members
 - * Board Members
 - * Leaders of their own projects
 - Individuals and families who have an economic stake in/opportunity to benefit from development



How Do You Flip the Script?

- * To be at the table, you have to know there's a table
 - * Street team approach
 - * Pop-up parlors
 - * Block Party
 - * High Schoolers going door to door
 - * Real Time polls
 - Equity is key without an ownership stake, the development is always for someone else
- * What is the value proposition to be at the table?



We're building a village on **Avalon Street** between Woodward and Second in **Highland Park**





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We're transforming <u>Blight</u> to <u>Beauty</u>





And we're building with a green infrastructure



Geothermal heating and cooling



First residential solar street light



Solar roof on Homework House



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Practitioner Panel Discussion Questions

- How are residents at the center of your work? What is resident-centered versus resident-driven community engagement?
- How does your organization integrate resident engagement with your physical development work in your neighborhood?
- * What are the differences among key stakeholders—especially with city government, Community Development Organizations, Grass Roots Organizations and Foundations—and how do you work with all of these sectors to achieve your organization's vision?





The Neighborhood Voice and Advocacy Pilot Project

PRESENTER:

Madhavi Reddy CEO, Community Development Advocates of Detroit



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Neighborhood Voice and Advocacy Framework

Pilot Year – Lessons Learned

BECDD Element: Neighborhood Voice and Advocacy



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What is the framework?

* 4 point strategy

- Neighborhood-based collaboration (working together to create change) *
- Led by an organization in the community (convener) *
- Technical assistance (provided by a city-wide entity) *
- K City-wide convening (organized by a city-wide entity)

***** Facilitated using a Connected Communities Approach



A different approach

- Bring residents together with institutions and others in a forum that allows them to work together to achieve a shared vision for community development practices in their neighborhood.
- Designed to give residents the key role in monitoring and influencing community development in their neighborhoods and to participate in development
- * Taking time to develop trust: individual residents, grassroots groups, institutions, faith based groups, city government, etc.
- Flexible, open organizing approach creates many ways to participate for many different people
- * Allowing time and space for the process to unfold







Why?

Current way of operating isn't working for anyone:

- * Lack of trust between residents and institutions (both ways)
- Few opportunities for transparency
- * Not enough funding or training in engagement work
- ***** Few opportunities for institutions to hear from residents about their priorities
- Past collaborations gone wrong



Pilot Project – Neighborhood-Based Collaboratives

- Defining a process to decide where we would pilot the program and getting permission from the neighborhoods:
 - Chadsey Condon (not an SNF neighborhood)
 - * East Warren (an SNF neighborhood)
- Engaging in a process for the residents to choose which local organization would work with CDAD:
 - * Bridging Communities, Inc. (in the Chadsey Condon neighborhood)
 - * East Warren Development Corporation (in the East Warren neighborhood)



Pilot Project – Neighborhood-Based Collaboratives

* Engaging staff from the convening organizations, organizing staff meetings

* Talking with residents

* Asking key institutions if they are interested in participating

***** Getting agreements to participate



What are we learning?

***** A one year pilot is not long enough!

More resources are needed to ensure success

* Residents are eager to change the dynamics in their neighborhoods

Neighborhood history and dynamics will influence the process before it even begins

Important to have an open/flexible organizing framework



Next Steps

- Continue to work with the two neighborhoods putting all the pieces together
- ***** Evaluate work to date
- Expand resources for the program: financial, training/coaching to be able to support other neighborhoods
- Continue to document our lessons learned







The Neighborhood Vitality Index Pilot Project

PRESENTER:

Jason Gapa JFM Consulting



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What is the Neighborhood Vitality Success Framework?

The Neighborhood Vitality Success Framework was developed to be the data "engine" that drives collaborative, positive change, and is designed to...

- Empower more neighborhoods through collective action, to achieve vitality across City-wide
- * Collect and provide access to informative qualitative and quantitative data
- Provide a tool for tracking progress and success
- * Promote data driven planning and decision-making at all levels



Why Neighborhood Vitality?

Neighborhood Vitality is a concept to describe "success" in Detroit's neighborhoods and across the city. BECDD stakeholders define vitality as "socially cohesive" neighborhoods. Social cohesion is the Framework's foundation, and includes social participation, social capital and social mobility as characteristics of a vital and resilient city.



How Will it Work?

The Neighborhood Vitality Framework incorporates four key components:

***** A set of data sources– quantitative and qualitative

Keographic reporting units called "Neighborhood Zones"

Measurable indicators of progress and success

* A reporting tool called the "Neighborhood Vitality Index"



What will it Measure?

Indicators of progress and success are grouped into four main categories:

- Community Capacity Indicators
- Resident Opportunity Indicators
- Neighborhood Conditions Indicators
- * Quality of Life Indicators





What is the Status of the Framework?

- * The Success Framework Task Force was convened to discuss the framework in preparation for engaging the broader CDO community
- * Three "Learning & Feedback" Sessions were recently convened with CDO's to review the Framework
- * Additional revisions were made based on input from participating stakeholders background



What are the Next Steps?

- Continue to plan for pilot test of the "Neighborhood Vitality Index" (NVI) tool seek input and Plan for
- Identify lead organization(s) willing to coordinate pilot-testing and reporting on learnings
- * Identify Neighborhood Zones and potential CDOs to participate in the pilot
- ***** Test the NVI tool in 2–4 Neighborhood Zones and report on the learnings
- Work with the BECDD Advisory Council to seek "adopters" among various community development stakeholders





The Proposed Michigan Community Investment Tax Credit

PRESENTER:

Chase Cantrell Building Community Value



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Neighborhoods & Communities Coalition Goal

- * The Coalition seeks to establish, in statute, a Michigan Community Investment Tax Credit (MI CITC).
- * The tax credit would be awarded to corporate, business and individual donors who contribute directly to Community Development Organizations in Michigan.
- * This model is now operating in 14 States ranging from Missouri to Indiana, to West Virginia and Pennsylvania.



Where is NACC Today with the Proposed "MI CITC"

- * Legislative visits in Lansing ongoing
- Holding briefings with MEDC and Governor's office
- A legislative sponsor has been identified
- Basic elements of legislation have been framed out
 - ✤ Cap on credits

- Mechanism for equal distribution statewide
- ***** Eligible organizations
- MEDC as Administrator
- CEDAM conducting education/listening sessions across the state
- * BECDD briefing Detroit stakeholders



Projected Timeline For the Legislation

Immediate: sent recommendations to sponsor

✗ Winter 2020:

- Sponsor submits "bill request" to Legislative Services Bureau (LSB)
- NACC provides final feedback on bill language prior to introduction
- NACC works with sponsor to solicit co-sponsors
- * January-March 2020: NACC educates members of House Tax Policy Committee
- March 2020: bill introduced and referred to appropriate committee (s)
- * Ongoing: NACC continues to build strong statewide coalition
- * End of 2020 Legislative Session: NACC will assess progress of bill
 - * For this session, consider possible changes, prior to re-intro In 2021-22 Legislative Session



Questions for Table Discussions:

Neighborhood Voice and Advocacy Project: Neighborhood Vitality Project: Proposed Michigan Community Investment Tax Credit?

What are the challenges in asking different stakeholders from different sectors to work together? How do we deal with those challenges? How should the key "neighborhood success" indicators at your table be prioritized? What kinds of community development initiatives should be supported through these donations?



BECDD Foundational Priorities

PRESENTER:

Maggie DeSantis BECDD Initiative Manager



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BECDD Foundational Priorities

FRAMEWORK FOR EQUITY

Vision … All people in every neighborhood in Detroit live, work and engage in healthy, thriving, sustainable and inclusive communities

Equitable Development ... An Intentional, Facilitated Approach and Process:

- Engaging low-income and people of color and local business
- ***** To create economic opportunity and affordability
- * To prevent displacement

Values to Guide Community Development... Neighborhood Voice... Clean, Safe, Sustainable Communities... Educational Opportunity... Family Wealth... Quality Affordable Housing & Property



BECDD Foundational Priorities

POLICY PRIORITIES

- Comprehensive Affordability Plan... to support all Detroiters of every income in all neighborhoods...
- Housing for families with less than 50% AMI... mechanisms for permanent housing affordability...
- Prioritize repair and rehab strategies... Accommodate families... Eliminate losses from tax foreclosures... State policy for new resources into Detroit neighborhoods



Discussion Questions on BECDD Foundational Priorities

- How can the "framework for equitable development" be operationalized in our neighborhoods?
- How do we organize all of the stakeholders that are part of BECDD, to achieve these policy priorities?
- * Are you ready to sign on?





Lunchtime!

Please complete the "readiness to collaborate" poll on your device.....

Go to www.menti.com and use the code 49 47 39





Keynote Trio:

Donna Givens

President of Eastside Community Network, Podcaster, Advocate and Citizen Journalist

Alan Mallach

Yusef Bunchy Shakur

Senior Fellow, Center for Community Progress, and author of *The Divided City: Poverty and Prosperity in Urban America*, on the paradox of revival, decline and inequality in Detroit, Pittsburgh and Baltimore **Program Director** at the Michigan Roundtable, Author and 48208 Neighborhood Leader

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Equity and Justice in Detroit's Neighborhoods: The Role of Community Development

PRESENTER:

Alan Mallach Center for Community Progress

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Detroit is many cities



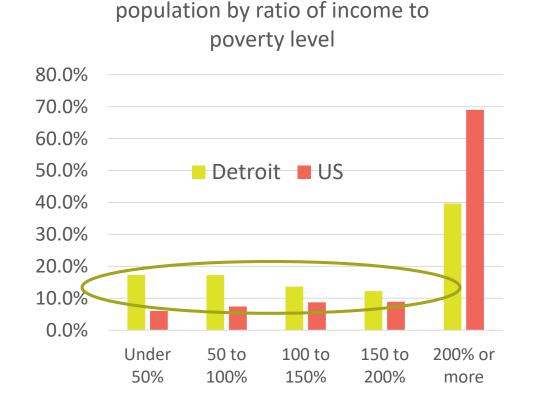


Alan Mallach Center for Community Progress





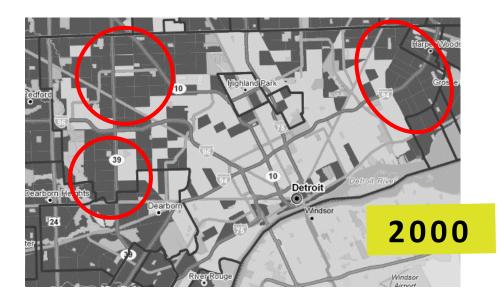
...but Detroit is mainly a city of the poor and near-poor



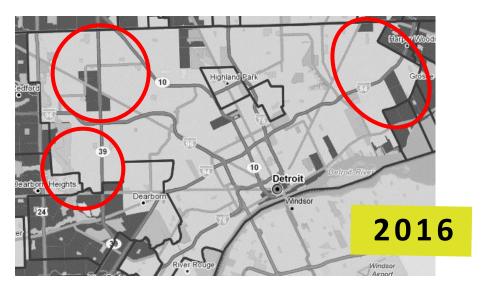
- 35% of Detroit's residents live below the poverty level.
- 60% of Detroit's residents live below 200% of the poverty level.



Middle class and working-class flight has led to growing concentration of poverty

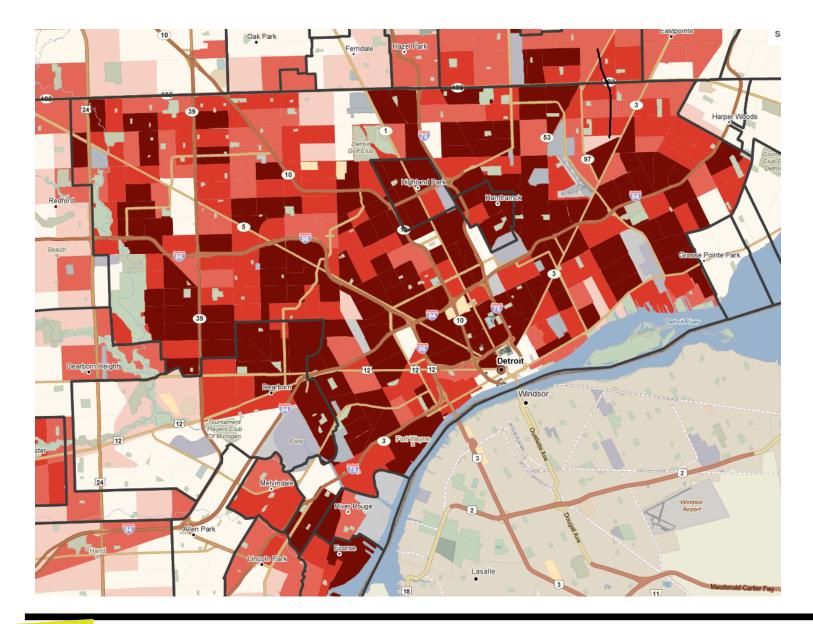


 Detroit lost 52% of its middle and upper income homeowners from 2000 to 2017









Concentrated Poverty in Detroit

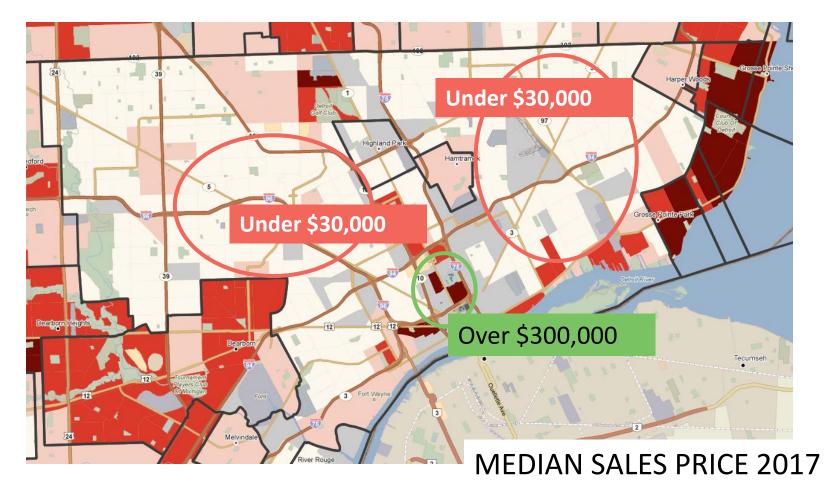
Insufficient Data
14.99% or less
15.00% - 19.99%
20.00% - 29.99%
30.00% - 39.99%
40.00% or more

Source: Census



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Some areas are thriving, but most are not

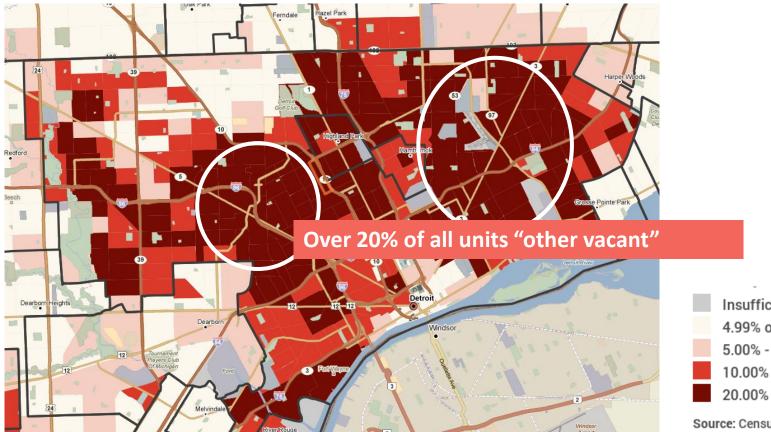


Insufficient Data \$29,999 or less \$30,000 - \$99,999 \$100,000 - \$249,999 \$250,000 or more Source: PolicyMap & Zillow



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Vacancy and abandonment is widespread

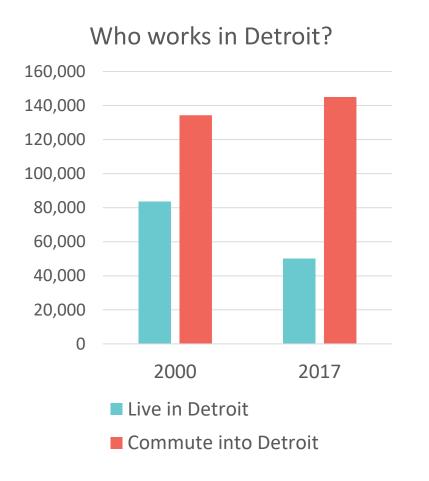


Insufficient Data 4.99% or less 5.00% - 9.99% 10.00% - 19.99% 20.00% or more

Source: Census



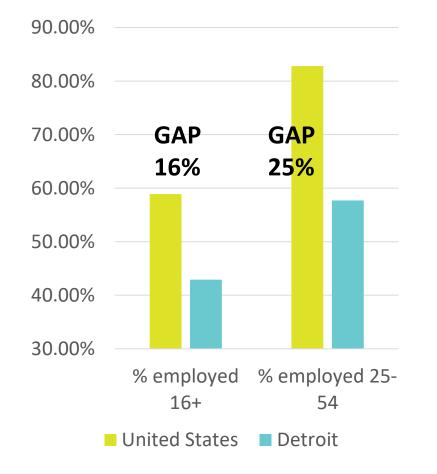
But it's also about jobs



- * Only 1 out of 4 jobs in Detroit is held by a city resident.
- The number of city residents working in Detroit has dropped by 33,000 since 2000.
- * The median earnings of city residents working in Detroit are \$30,300 compared to \$50,400 for commuters.

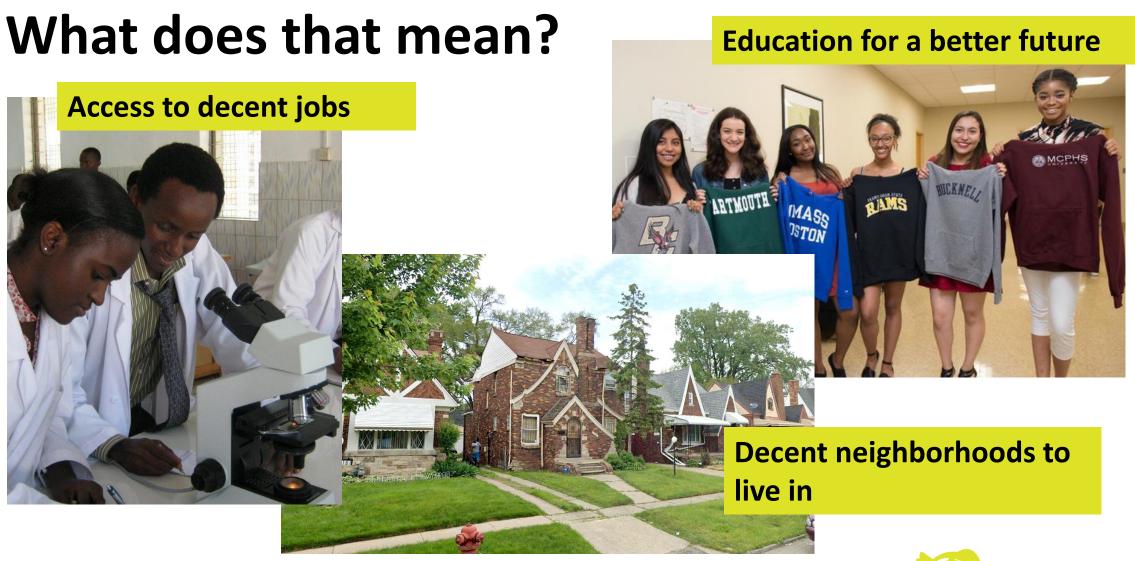


...and about workers.



- Only 43% of Detroiters 16 and over work compared to 59% of people nationally
- * 83% of people in their peak working years of 25 to 54 work nationally compared to 58% of Detroiters 25 to 54.
- * To fill this gap, 84,000 more Detroiters need to be employed.









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Equity and Justice in Detroit's Neighborhoods: The Role of Community Development

PRESENTER:

Donna Givens Eastside Community Network



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Power Players in Detroit





Public and Private Relationships with each of the Stakeholder Groups



Imbalanced Outcomes



- * Tax Foreclosures
- Emergency Management
- Predatory Lending
- Loss of Affordable Housing

- * Declining infrastructure
- ✤ Loss of Retail
- Police
 Brutality/Surveillance
- ✤ Water Shut-Offs

Customers

- Tax Abatements
- DDA/TIFFs
- Low Interest Loans
- High End Housing Development

- Public Amenities
- * Specialty Retail
- Protective Policing





Balancing Power: The Role of Community Development



Empowering all residents to influence public and private sectors by strengthening social capital



Collective Voice and Action – Education, organizing, and engaging grass roots leadership



Resident Driven Planning and Programming – Rooted in resident needs, desires, and lived experiences, including sustainability planning to promote climate equity



Alternative Economic Models





Alternative Economic Models

- Truly affordable housing
- * Land control and improvement
- Small business development
- Cooperative ownership structures
 - * CLT
 - Limited Equity Coops
 - Ethical land contracts
 - Worker Cooperative
 - Local Food Systems
- Citizen Engagement voter registration, education, and mobilization; candidate forums; issue campaigns; relationship-building with elected officials



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Equity and Justice in Detroit's Neighborhoods: The Role of Community Development

PRESENTER:

Yusef Shakur Michigan Roundtable

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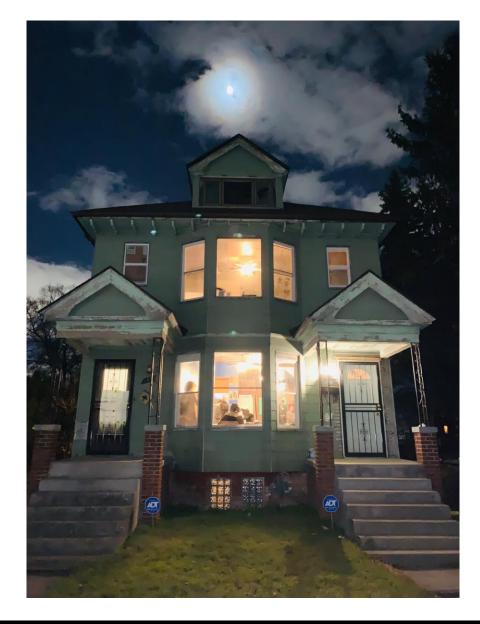
















Creating a Resident-Centered Community Development Vision in Each Council District:

Facilitated break-out groups by district:

- ***** Go to your district break-out room
- * Receive information on existing/known CDOs and GROs in your district
- * Discuss the community development dynamic in your district
- * Begin to talk through community development strategies in your district

Reports out by district



Multi-Stakeholder Panel and Interactive Discussion: What are the Barriers to Resident-Centered Community Development in Detroit as a Whole, and Within Districts? How Do We Respond?

PANELISTS:

Shamyle Dobbs Michigan Community Resources

Raúl Echavarria Urban Neighborhood Initiatives

Lisa Johanon Central Detroit Christian CDC **Keegan Mahoney** Detroit Housing & Revitalization Department

Jamii Tata Oakland Avenue Artists Collective

Tricia Talley North Corktown Association





Panel Discussion Questions

- * Based on the conversations you heard in the district break-out sessions and your own experience, what do you believe are the hardest barriers we need to address, to center residents in a community development vision for our neighborhoods? How do we respond to those barriers?
- Where is alignment necessary for creating a vision for resident-centered community development?
- * What is the difference between "resident-centered" and "resident driven" community development? Is one more important than the other?





Call to Action

PRESENTER:

Kevin Ryan The Ford Foundation

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Summary of Summit Highlights, Themes and Next Steps

PRESENTERS:

Chandra Mcmillion and Khalilah Burt Gaston



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Discussion Questions:

- * Are we ready?
- How do you want to be involved in this process?
- What do you need from this process?





Poll: "Readiness to Collaborate" Survey

Go to www.menti.com and use

the code 60 39 42

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2018-2019 BECDD FUNDING PARTNERS:







Thank You!

BECDD STEERING COMMITTEE:

Christine Bell Urban Neighborhood Initiatives

Mark Bruck Lawrence Technological University

Kenyetta Campbell Cody Rouge Community Action Alliance

Shamyle Dobbs Michigan Community Resources

Phyllis Edwards Bridging Communities, Inc. **Donna Givens** Eastside Community Network

Lisa Johanon Central Detroit Christian CDC

Donna Murray-Brown Michigan Nonprofit Association

Jodee Raines The ERB Family Foundation

Erica Raleigh Data Driven Detroit Madhavi Reddy CDAD

Kevin Ryan The Ford Foundation

Maria Salinas Congress of Communities

Katy Trudeau Detroit Planning Department

Michael Tyson NEW



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Thank You!

BECDD STAFF:

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BECDD 2019 SUPPORTING CONSULTANT TEAM:

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Melvin Henley NEW

Andrew Kopietz Good Done Daily

Greg Landsman Vantage Consulting **Susan Lupo** Corporation for a Skilled Workforce

Chandra McMillion The McMillion Group

Yodit Mesfin NEW

Deborah Pfliegel SE Michigan Community Learning Partnership

Kristopher Smith Independent Consultant Vanessa White Vantage Consulting

Lamar Wilson Wilson & Associates

Garland Yates Community Democracy Workshop

John Ziraldo Commonwealth Consulting



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Resident-Centered Community Development: WHO? WHAT? WHERE? HOW?