

Building the Engine of Community Development in Detroit (BECCD)

Community Development Contributes to Strong & Vital Neighborhoods in Detroit

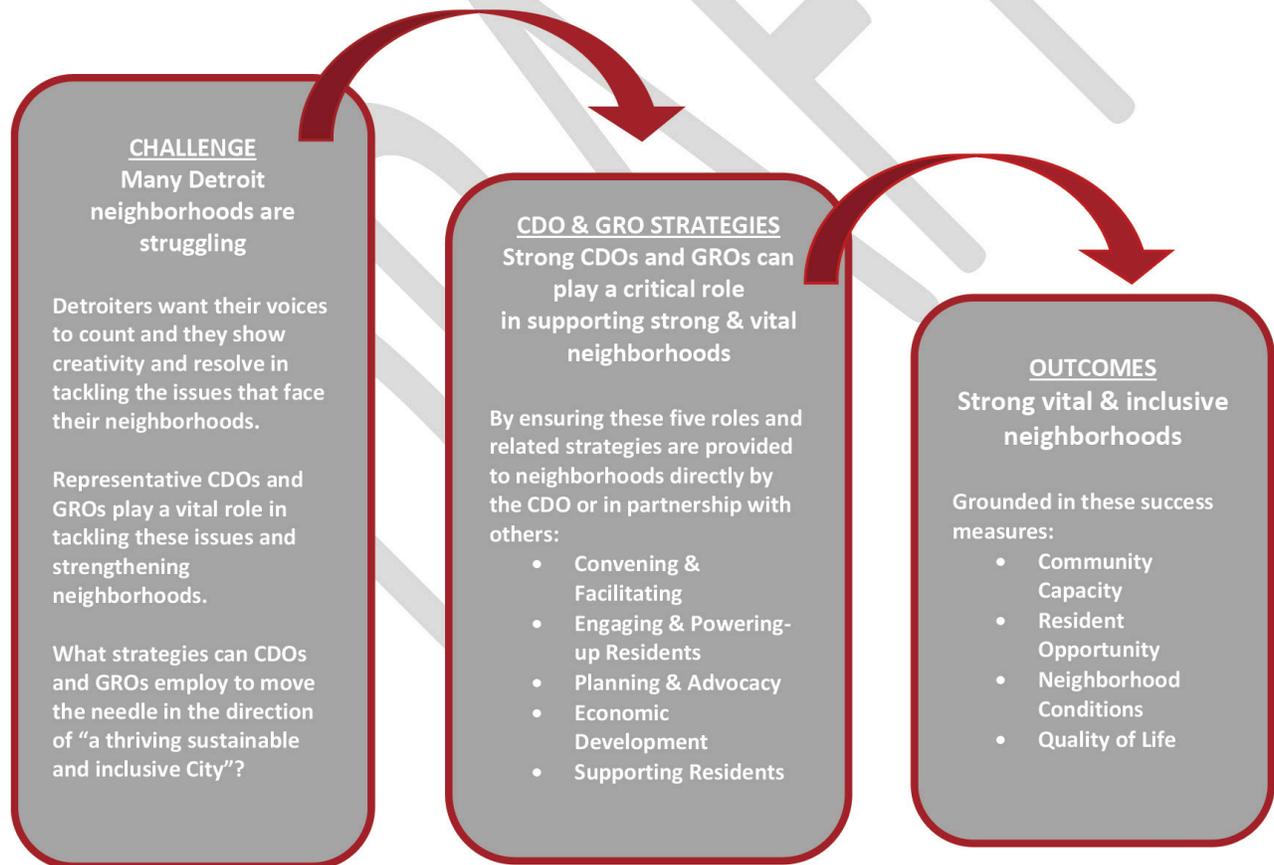
VISION: All people in every neighborhood in the city of Detroit live, work, and engage in healthy, thriving, sustainable and inclusive communities.

VALUES:

- Neighborhood Voice and Community Connectedness;
- Clean, Safe & Environmentally Sustainable Communities;
- Educational Opportunity;
- Family Wealth; and
- Quality Affordable Housing & Property

OUTCOME: Strong & vital neighborhoods

How Can Effective and Sustainable Community Development Organizations (CDOs) and Grassroots Organizations (GROs) Contribute?



Building the Engine of Community Development in Detroit (BECCD)

HOW DO CDOs GET TO STRONG & VITAL NEIGHBORHOODS?

Community Development Organizations. (CDOs) are professional not-for-profit tax-exempt place-based organizations accountable to local stakeholders (especially residents), who comprise the majority of its Board, and the key facilitator of community development work in a defined area.

While many stakeholders participate in community development in a neighborhood, strong CDOs play an important role in leading to neighborhood vitality. The matrix below describes various community development strategies and the related roles of CDOs to reach strong & vital neighborhoods. CDOs can provide these strategies directly, partner with others, or influence the delivery of those services. *Most importantly a CDO can assure that all of these Community Development Roles are “in play” in the neighborhood by serving as a Convener, Facilitator & Collaborator.*

Five Roles of Community Development	Key Strategies And Activities	Role of Community Development Organizations (CDOs)	Neighborhood Vitality Outcomes (w reference to NV Indicators)
Convening & Facilitating	<ul style="list-style-type: none"> • CDO serves as “Community Convener & Facilitator” for Neighborhood Voice model • CDO Brings together residents, businesses, institutions, and city departments to create a shared agenda and action • CDO serves as an intermediary between government, philanthropy, institutions and the neighborhood, on behalf of residents and local stakeholders • CDO responds to immediate issues in a community by facilitating solutions • CDO holds events, celebrations, to build a sense of “neighborliness” 	This is the distinguishing role of the CDO	Clear understanding of neighborhood needs and desires and an organized and coordinated agenda amongst neighborhood stakeholders (C1.1, C1.5)
Engaging & Empowering Residents	<p><u>Engagement:</u> Residents/GROs assist (voluntarily or for a stipend) in the work of the CDO</p> <ul style="list-style-type: none"> • Residents/GROs help plan CDO projects and activities <p><u>Empowerment:</u></p> <ul style="list-style-type: none"> • Residents/GROs serve on CDO Board and are influential in CDO decision making • Community Planning decisions are based on Residents/GRO priorities • Positions on issues are 	<p>CDO typically does this work directly; some CDOs partner with local stakeholders with expertise in resident engagement.</p> <p>CDO develops relationships with local Grass Roots Organizations and where possible supports their work</p> <p>CDO can also work to assure the engagement & empowerment of residents in City-initiated efforts, or in</p>	<p>Residents, especially low-income residents and people of color, believe they can solve problems in their neighborhoods.</p> <p>They do this through a facilitated process that could include participation in neighborhood roundtables, CDOs, GROs and block clubs. (C1.2, C1.4, C1.9, NC3.2)</p>

Building the Engine of Community Development in Detroit (BECD)

	based on resident priorities	efforts created by other stakeholders (i.e., hospitals, agencies, businesses) Typical tactics include door-knocking, community meetings, various forms of community education, use of social media and print material.	
Community Planning & Advocacy	<ul style="list-style-type: none"> Bringing together residents, businesses, institutions, and city departments with technical experts to co-create a shared neighborhood plan grounded in data and neighborhood voice with residents and local stakeholders as decision-makers. Planning, design & advocacy can be topic-specific such as: Housing; Commercial revitalization; Open space; Recreation, Education Advocacy efforts stem from planning and focus on: a) the implementation of the plan itself, b) city policy and practice, c) other problems like crime, poor performing schools, lack of recreation activities, etc. CDO can conduct community education to equip residents with information and analysis on issues 	<p>CDO directly coordinates planning & advocacy with residents/GROs to regularly create or update community plans</p> <p>CDO partners with other stakeholders to do the same</p> <p>In areas where the City is orchestrating planning efforts, CDO partners with city planners and work to ensure that the full range of community voice is represented in the effort and that historical context of planning in that area is understood.</p> <p>The CDO's key role, regardless of its direct or indirect activity, is to influence the practices of equitable development.</p>	<p>Bottom-up analysis of neighborhood assets and needs that includes resident voice and leads to a shared action plan to improve neighborhood vitality as well as ongoing advocacy to ensure stakeholders are collectively implementing the plan(s).</p> <p>Anti-displacement policies and practices are incorporated.</p> <p>(C1.6, RO 2.8, RO 2.9, NC3.3, NC 3.10, QL 4.5, QL 4.7, QL 4.14)</p>
Economic Development	<p><u>Commercial Corridors:</u> Corridor planning, business recruitment, business retention, corridor design & marketing assistance, façade improvements, main street services, Business Improvement Districts/Zones</p> <p><u>Open Space/Public Art:</u> vacant lot transformation, maintenance, green stormwater infrastructure, community gardening, park & trail</p>	<p>CDO can do this work directly.</p> <p>CDO can generate partnerships to assure this work is done: with other CDOs, business organizations, CDFIs, developers, while influencing how the work is done: recruiting residents to receive the services, offering space for services to be conducted</p>	<p>Increased public and private investment in the neighborhood in an intentional way that does not displace residents, improves equity and provides access to a variety of quality affordable housing options; diverse retail and service amenities; living-wage jobs; quality education; transportation services; open space and recreation amenities; clean air, water and soil.</p> <p>The investments also result in</p>

Building the Engine of Community Development in Detroit (BECD)

	<p>development, blight removal, plantings/landscaping, vacant lot maintenance; public art installations</p> <p><u>Real Estate Development/Affordable Housing:</u> property acquisition, financing, pre-development work, rehab/construction, property management, asset management</p> <p><u>Crime Prevention:</u> Compstat, safety patrol, monitoring illegal dumping,</p>	<p>In real estate development CDO can play a number of roles: --marketing to recruit developers into the neighborhood --primary developer --co-developer (development duties split, ROI split) --real estate facilitator (IE assembling land/property, recruiting developer) --equity partner/investor --facilitator of resident engagement in a development --advocate for equitable development practices</p>	<p>more income diversity, locally-owned businesses, decreased vacancy, and a sense that people and businesses want to stay.</p> <p>(C1.3, C1.7, C1.8, RO 2.2, RO 2.4, RO 2.8, RO 2.12, NC3.1, NC3.4, NC3.5, NC3.6, NC3.7, NC3.8, NC3.14, NC3.15, QL4.1, QL4.1a, QL4.2, QL4.12)</p>
Resident support	<p><u>Housing Support:</u> HUD housing counselor, 0% Home Loan intake assistance, financial literacy, property tax assistance, tax foreclosure prevention, down payment assistance, homeowner training, weatherization programs</p> <p><u>Economic Support:</u> Financial literacy, computer literacy, workforce development, employment coaching, GED classes, Adult education/tutoring, Entrepreneurship training</p> <p><u>Health & Basic Needs:</u> Utility assistance, GSI education/drainage and green credit assistance, social service referrals, access to activities that improve health etc.</p> <p><u>Education:</u> Neighborhood school support</p> <p><u>Youth:</u> After school programs, youth councils, youth drop-in centers</p> <p><u>Other:</u> Farmers market, arts-related activity</p>	<p>CDO can do this work directly.</p> <p>CDO, through their relationships and facilitation with other institutions, can influence other stakeholders to provide these services.</p> <p>CDO can play value-add roles in partnership with agencies, i.e. recruiting residents into a workforce development program, recruiting residents into an entrepreneurship program, etc.</p> <p>CDO can leverage their property/space to serve as “one-stop shops” for the provision of services out of one space by other agencies; or for referrals for residents to services in the community</p>	<p>Residents are able to access the support services they need to stay in their homes or businesses and thrive.</p> <p>This can include access to basic needs; local living-wage jobs; Improved educational opportunities; reduced environmental hazards; improved air, water, and soil quality; improved health outcomes; and clean, safe, and healthy neighborhoods.</p> <p>(C1.3, RO 2.1, RO 2.3, RO 2.5, RO 2.6, RO 2.7, RO 2.10, RO 2.11, NC3.3, NC3.9, QL4.3, QL4.4, QL4.6, QL4.7, QL4.8, QL4.8a, QL4.9, QL4.10, QL4.11, QL4.13)</p>