

# The Ups and Downs of Detroit Housing: Implications for Quality of Life

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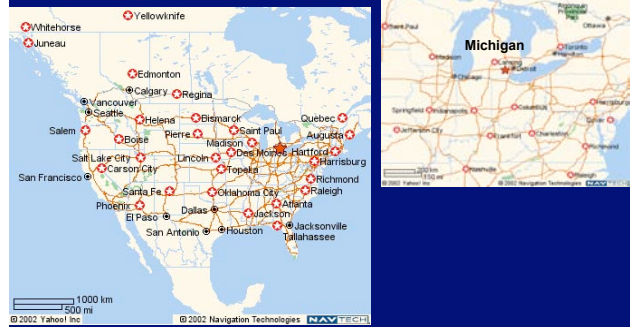
Swiss Federal Institute of Technology  
Zürich, Switzerland  
15 April 2005

## Overview

- Orientation and History of Detroit
- Post War Growth of the City
- Causes of Decline
- Urban Renewal and Revitalization Efforts
- Continuing Decline & Detroit Today
- Impacts on Quality of Life
- Hopes for the Future
- Monitoring Change: The Detroit Area Study
- Questions???

## Orientation & History of Detroit

### Location of Detroit

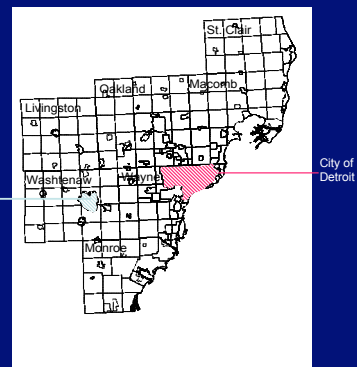


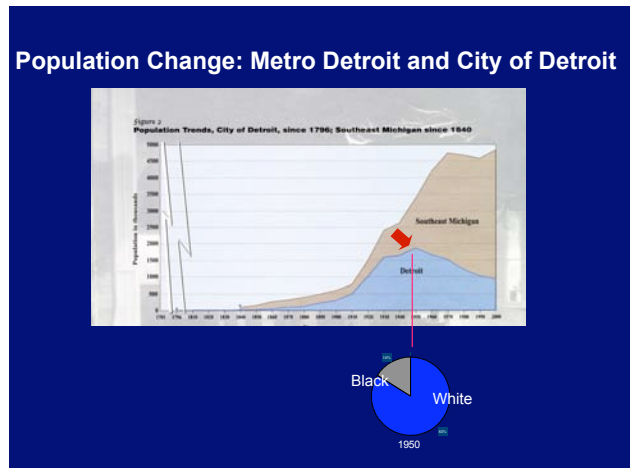
### Metro Detroit Region



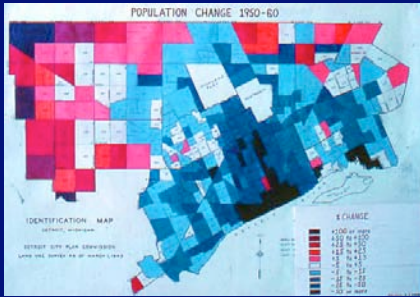
4.9 million people  
1.9 million households  
4603 square miles  
11,921 square kilometers  
240 governmental units

### Governmental Units in Metro Detroit





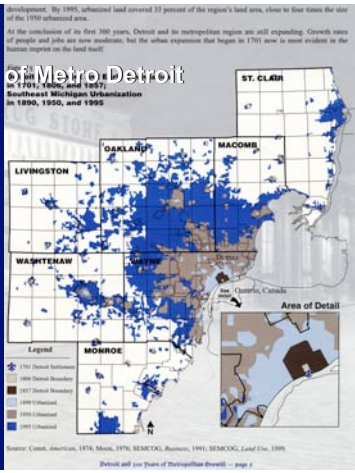
### Population Change in Detroit – 1950 to 1960



### Typical Pattern of New Growth



### Growth of Metro-Detroit



### Detroit - 1965

**Detroit Seen as Central Supercity of Future**

By ALLEN BLANCHARD

DETROIT, Mich., Dec. 15, 1965

The Detroit News-Windsor, Dec. 15, 1965

DETROIT (AP)—Detroit is being seen by some observers as the central supercity of the future, a role that could be played by no other city in the world, according to a report published here today.

The report, which is the first of a series of studies by the Detroit News-Windsor, says that Detroit is the only city in the world that has the potential to become a supercity. It is the only city that has the population, the resources, and the location to do so.

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### Causes of Urban Decline

- Availability of low interest mortgages allowing people to purchase new houses in suburbs
- Exodus of predominantly white middle class population from city
- Federal highway construction
- Loss of jobs as commerce and industry move to new suburbanizing areas
- Old, deteriorating housing stock
- Declining tax base and services in the city
- Racial tensions

### Urban Sprawl



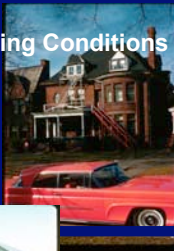
### Highway Development



### New Suburban Commercial Development



### Old, Deteriorating & Crowded Housing Conditions



### Old, Deteriorating & Crowded Housing Conditions



### Valuation of Property - 1952



**Urban Renewal :**  
Federal Assistance in the 1950's & 1960's

**Designated Urban Renewal Areas 1954**



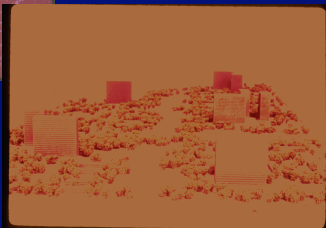
**Major Redevelopment Projects -1956**



**Lafayette Park**



1954



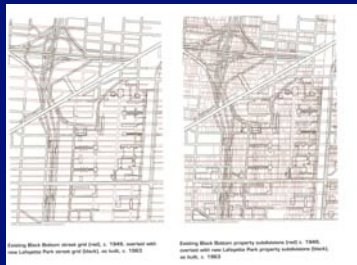
MODEL- 1950

**Lafayette Park - 1959**



1957

1995





Lafayette Park

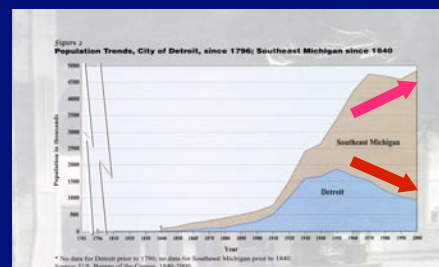


## Continuing Decline & Detroit Today

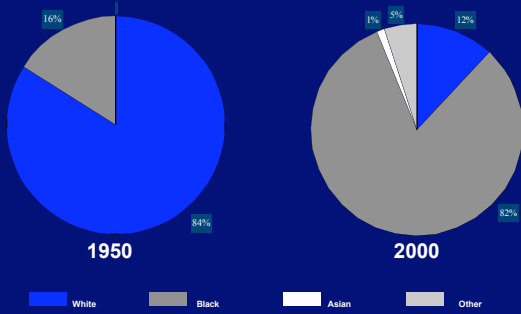
### Effects of Urban Decline

- Population loss in city
- Declining white population
- Economic and social inequities
- Fiscal crisis
- Deteriorating public services-schools, etc.
- Decaying & vacant buildings
- Property Abandonment

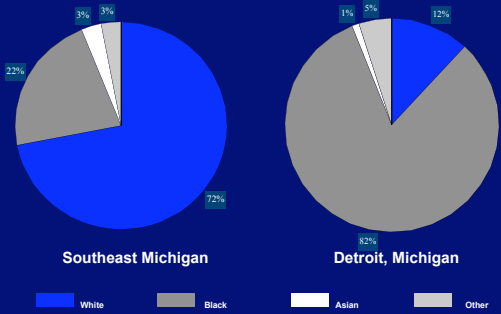
### Population Change: Metro Detroit and City of Detroit



### Racial Composition in Detroit: 1950 & 2000



### Racial Composition in Southeast Michigan and Detroit - 2000



### Detroit - 2005

**National Report**  
Shrinking, Detroit Faces Fiscal Nightmare

**Commentary**  
Kilpatrick's challenges grow

**The Nation**  
Detroit's New Crisis Could Be Its Worst

**Metro**  
State pressures Detroit schools

Population loss

Declining tax base

Weakened auto industry

Declining schools

### Abandoned industrial buildings



### Vacant housing



### Vacant housing



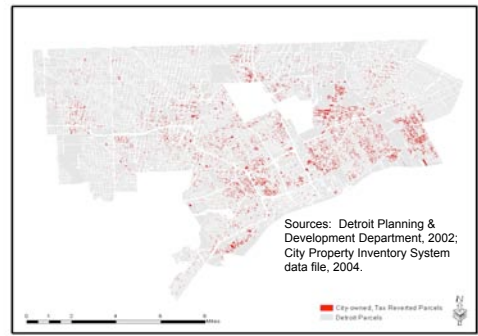


1945



2005

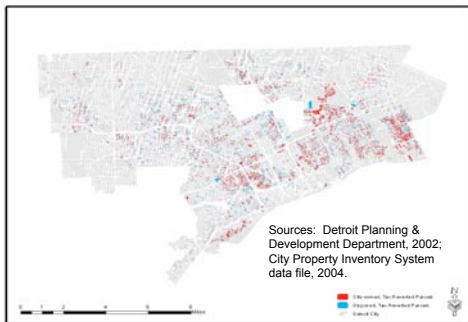
### Detroit City-Owned, Tax-Reverted Property, 2004



Sources: Detroit Planning & Development Department, 2002; City Property Inventory System data file, 2004.

City-owned, Tax-Reverted Parcels  
Detroit Parcels

### Detroit City-Owned or Disposed, Tax-Reverted Property through Summer 2004



Sources: Detroit Planning & Development Department, 2002; City Property Inventory System data file, 2004.

City-owned, Tax-Reverted Parcels  
Disposed, Tax-Reverted Parcels  
Vacant Lots

### Effects of Abandonment on Urban Form



### Uses of Vacant Property



### Greening of Detroit: 1975-1992

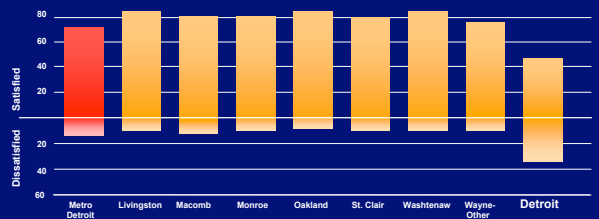


Detroit 1975-1992 Greenness Change with Census Tracts

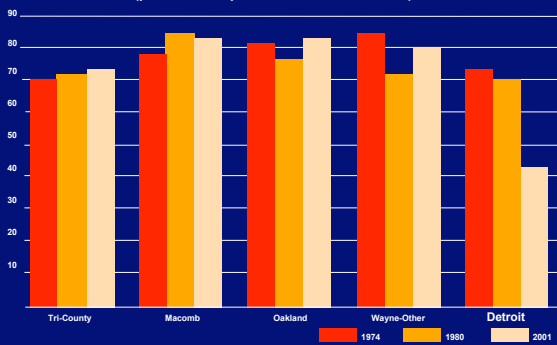


# Impacts on Quality of Life

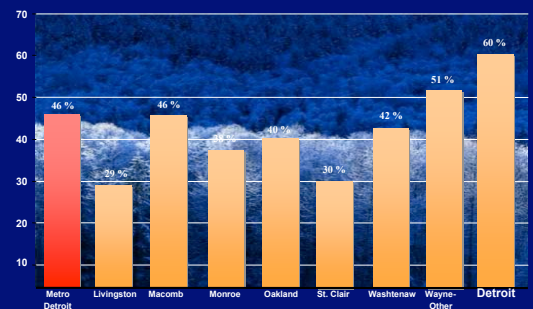
**Community Satisfaction, by County\***  
(percent of respondents who are satisfied and dissatisfied)



**Community Satisfaction Over Time, by County**  
(percent of respondents who are satisfied)

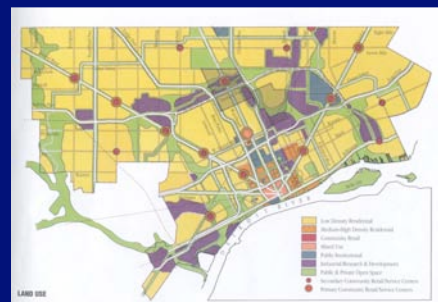


**Preference for Moving, by County**  
(proportion of residents who want to move)



# Detroit: Hopes for the Future

**Detroit Master Plan - 1994**



7,346 building permits issued  
Renaissance on Mack groundbreaking (above)

**2004 Annual Report to the Community**  
with *hope clean*

Mayor Kwame M. Kilpatrick

Overall crime down 10% (third straight year drop)

10 parks renovated

New housing starts increase over 40%

2004 ANNUAL REPORT TO THE COMMUNITY

"Evidence of Detroit's growth is visible all over the city. My administration is committed to the continued revitalization and transformation of our neighborhoods."  
— Kwame M. Kilpatrick, Mayor

**Jefferson Village**

BEFORE AFTER

**Springwells Industrial Park**

BEFORE AFTER

**Neighborhood housing BOOM**

DETROIT'S HOUSING MARKET IS HEATING UP. NEW HOUSING STARTS INCREASED OVER 40% IN 2004, AND THE CITY IS SEEING A SURGE IN NEW HOUSING DEVELOPMENT. THIS IS A SIGN OF THE CITY'S RECOVERY AND THE GROWING MIDDLE CLASS.

**Impetus for Change**

**BUSINESS**  
**DETROIT'S TIME TO XL**  
DOWNTOWN SHAPES UP FOR SUPER BOWL, DESPITE CHALLENGES

**Private Sector Commercial/Entertainment: Rehabilitation & New Development**

Fox Theatre

Comerica Park (baseball stadium)

Ford Field (football stadium)

**Woodward Avenue & Hudson's Department Store**

### Fate of the Hudson's Department Store - 1998



### Woodward Avenue & the Hudson's Site - 2005



### Private Sector Housing: Rehabilitation



### Private Sector Housing



### Public Housing Renewal: Jeffries Public-Private Partnerships



### Public-Private Partnerships



### Public-Private Partnerships



### Public Housing Renewal: Parkside Homes



### Public-Private Partnerships



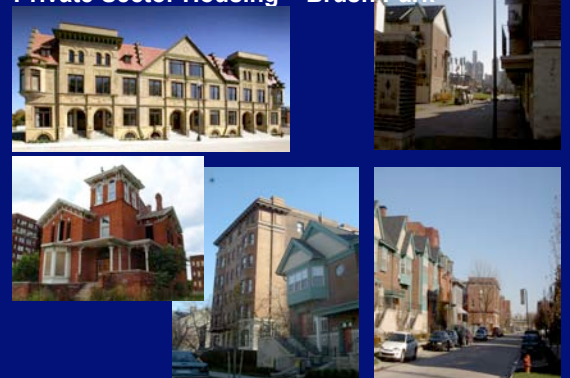
### Private Sector Housing: Rehabilitation and New



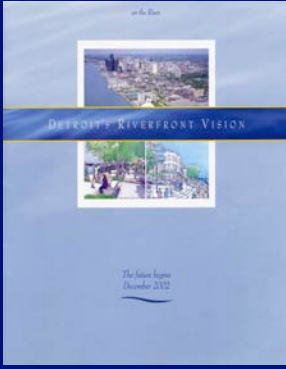
### Private Sector Housing – Brush Park



### Private Sector Housing – Brush Park



## Public-Private Partnership - Riverfront Planning

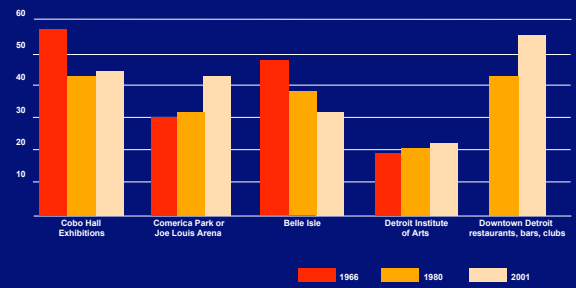


## Private Sector Mixed Use



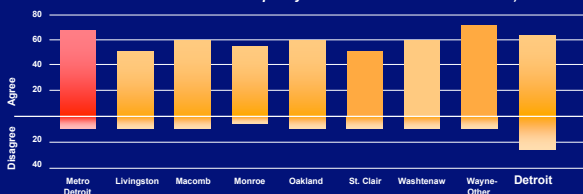
## Visits to Downtown Facilities and Places Over Time

(percent of tri-county respondents reporting visits over past 12 months)



## Attitudes about Impact of Racial Tensions on Quality Life in Metro Detroit, by County\*

(percent of respondents who agree and disagree with statement: "Racial tensions affect the quality of life in the metro Detroit area")



\*Response categories for the statement were: strongly agree, agree, neither agree nor disagree, disagree, or strongly disagree.

## Monitoring Changes: Quality of Life

## What is Quality of Life?

- Security
  - Health
  - Wealth
  - Family and Friends
  - Work
  - Leisure
  - Spirituality
  - **Place**
  - ?????
- = Life Satisfaction**

## What is Place?

- Where we work
  - Where we shop
  - Where we play
  - Where we live
- dwelling or house  
neighborhood  
city or town  
region

## The Detroit Area Study – 2001 Vehicle for Monitoring Quality of Life

*DAS is a program of (survey) research at the University of Michigan designed to:*

1. Train students in quantitative social science research techniques
2. Provide UM faculty with a facility for research
3. Inform public policy in Detroit area (3 counties including city of Detroit)

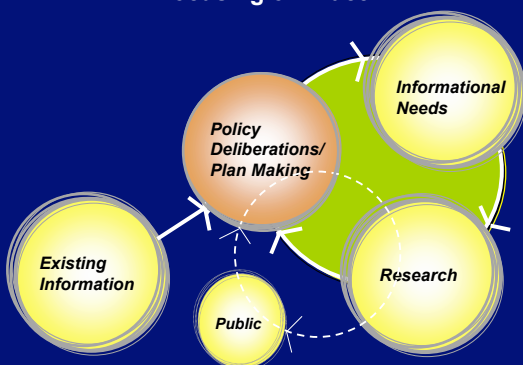
### History:

- DAS started in 1952 with the help of a Ford Foundation grant
- Topics of study differ each year
- DAS 2001 - the 50<sup>th</sup> anniversary of DAS

## DAS 2001 Objectives

- Measure and document citizen perceptions about the quality of life at the beginning of the 21<sup>st</sup> century
- Produce information for governmental, corporate, institutional, and community policy makers.
- **Establish a benchmark for assessing future change in quality of life throughout the 21<sup>st</sup> century**
- Determine how much citizen perceptions correspond to the actual conditions in which citizens live

## Rationale for Quality of Life Research Focusing on Place



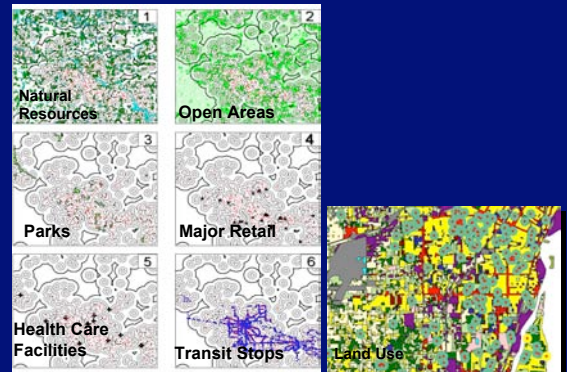
## Indicators of Quality of Life

- Housing, neighborhood, city, town, and region -satisfactions
- Residential mobility (changes in residence, factors influencing decision to move, moving intentions & preferences)
- Public services & facilities (schools, police, transportation, etc.)
- Government and taxes
- Willingness to pay taxes for improvements
- Travel - work trips, shopping, public transit use
- Parks and recreation –park use and ratings
- Health and Walking – physical activity
- Neighboring and community involvement
- Environment & conservation of open land
- Prospects for the future of the metro Detroit area
- Quality of life (domain satisfactions & individual well-being)

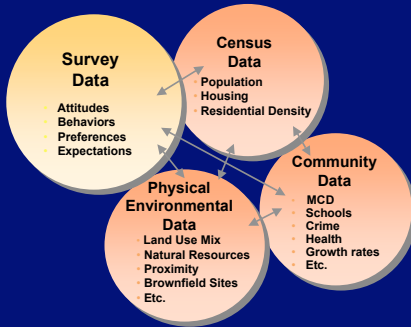
## DAS – 2001 Methods



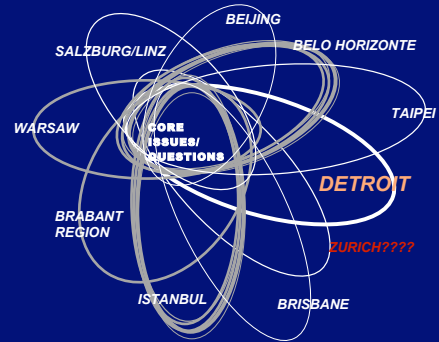
## Examples of Actual Conditions where Citizens Live



## Merged Data Sets



## World Cities and Regions: DAS Partners and Potential Partners



<http://www.tcaup.umich.edu/workfolio/DAS2001/index.html>

## References

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Manning Thomas, June. Johns Hopkins University Press, 1997
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- Understanding Environmental Quality Through Quality of Life Studies: The 2001 DAS and Its Use of Subjective and Objective Indicators,**  
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- Detroit Area Study–2001.** <http://www.tcaup.umich.edu/workfolio/DAS2001>

**Danke**