Detroit Dialogue:
Sprawl & Consequences

European Marshall Memorial Fellows

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October 2014
“Housing Disassembly Line”

- Since 1950 we have built an average of 10,000 more housing units in the tri-county area each year than households required.
- Excess supply on the fringe causes successive filtering outward, leaving tens of thousands of vacant dwellings in the core.

Source: George Galster, Driving Detroit: The Quest for Respect in the Motor City.
The 1950’s Marked the Turning Point for Detroit’s Population Decline

Source: Census Bureau
2000-2010 Population Change

Detroit: -25%

Inner ring
Ferndale: -10%
Dearborn: +0.4%
Southfield: -8%

Fringe
Oakland Charter Township: +28%
Lenox Township: +24%
Canton Township: +18%
Detroit Stats

Vacant commercial and residential addresses (2013): 28.3%

Parcels without structures (2014): 30.2%

Publicly owned parcels (2014): >80,000

Tax foreclosures, soon to be publicly owned parcels: 70,000-90,000

(~380,000 parcels in Detroit)
Detroit Housing

- 61% of owner-occupied housing units are valued below $50,000

- 34% of these households pay more than 30% of household income on housing

- 66% of renter-occupied households pay more than 30% of household income on housing

Source: Census Bureau, 2013, ACS
Dot Density Map Of Racial Distribution in Macomb, Oakland and Wayne Counties

1 Dot = 25 People
- **Green**: Hispanic
- **Orange**: Black (non-Hispanic)
- **Purple**: Asian (non-Hispanic)
- **Gray**: White (non-Hispanic)
- **Gray**: Municipal Boundaries
- **Light Blue**: Water
- **Gray**: Neighboring Areas

Source: Census 2010 Redistricting Data PL 94-171

DATA DRIVEN DETROIT
A Michigan Nonprofit Association Affiliate
Detroit is the Most Decentralized (Sprawled) Employment Metro in the US

- 108,000 Jobs lost between 1998 and 2006
- 3.1% Growth of jobs beyond 10 miles away

Source: Brookings Institution, Job Sprawl Revisited, 2009
Detroit’s unemployment rate is 2.5 times that of the U.S., with an employment to population ratio level at 2/3 of the U.S.

<table>
<thead>
<tr>
<th></th>
<th>Employment:Population</th>
<th>Unemployment Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>United States</td>
<td>58.6</td>
<td>8.1%</td>
</tr>
<tr>
<td>Detroit-Warren-Livonia MSA</td>
<td>53.3</td>
<td>10.5%</td>
</tr>
<tr>
<td>Wayne County</td>
<td>47.7</td>
<td>13.8%</td>
</tr>
<tr>
<td>Detroit</td>
<td>39.7</td>
<td>19.7%</td>
</tr>
</tbody>
</table>

Source: Bureau of Labor Statistics
Detroit Stats (2013), Population 25 and Older

Bachelor’s degree or higher: 13%

High school diploma or less: 54%
Michigan and Parts of SE Michigan, particularly Detroit, Trail the Nation in Education Attainment of Working Age (25-64 Years) Population

Source: Census Bureau, 2010, ACS
Detroit Stats (2013)

Total population in poverty: 41%

Children in poverty: 59%
### Household Incomes Throughout Michigan Have Decreased at Rates Three Times that of the Nation

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</thead>
<tbody>
<tr>
<td>United States</td>
<td>54,941</td>
<td>50,046</td>
<td>-4,905</td>
<td>-8.90%</td>
</tr>
<tr>
<td>Michigan</td>
<td>58,449</td>
<td>45,413</td>
<td>-13,036</td>
<td>-22.30%</td>
</tr>
<tr>
<td>Detroit MSA</td>
<td>64,348</td>
<td>48,198</td>
<td>-16,150</td>
<td>-25.10%</td>
</tr>
<tr>
<td>City of Detroit</td>
<td>38,636</td>
<td>29,526</td>
<td>-12,849</td>
<td>-33.30%</td>
</tr>
</tbody>
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*Note: All 1999 monetary values are adjusted to 2010 US dollars using the US Consumer Price Research Series index for All Urban Consumers (CPI-U-RS) from 1999 to 2009. Source: US Department of Labor
Detroit Revenue Sources

- Property tax
- Income tax
- Other local taxes
- State revenue sharing
Detroit Revenue Sources

- Property tax
  - Declining occupancy, decreasing values
- Income tax
  - High unemployment, low income, business exodus
- Other local taxes
  - Decline expected to continue
- State revenue sharing
  - Continuing decline
Is Detroit Dead?
- Peter Eisinger, Journal of Urban Affairs, October 27, 2013

Photo Sources: nytimes.com
Solution?

- Detroit’s situation is the result of forces operating beyond its borders, and Detroit-centric solutions will not be enough.

- The only path forward to enact real change must be regional in scope.
Resources

- Data Driven Detroit
  - Open Data Site
  - One D Scorecard
  - Other Interactive Tools
- Motor City Mapping
- Detroit Blight Removal Task Force
- Detroit Future City
- City of Detroit Dashboard
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