



Inclusive Growth in Detroit

Scenarios for the City's Corridor Areas

Capital Impact Partners | Detroit Program



Development scenarios and income mix strategies that can help shape future neighborhood stabilization and revitalization efforts, leading to more opportunity-rich neighborhoods across Detroit.

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Overview

This update to Capital Impact Partners’ study, “Toward Inclusive Growth in Detroit: Density and Income Mix Strategies for Detroit’s Mixed-Use Corridors” (Fall 2015), provides demographic, land use and Inclusive Growth scenarios for a majority of Detroit’s “corridor areas” — one or more census tracts adjacent to mixed-use and traditional commercial nodes and corridors as identified in the 2013 Detroit Future City Strategic Framework.

The “Toward Inclusive Growth” report profiles four corridor areas — Midtown, Corktown, Grand River/Southfield and the University of Detroit Mercy/Marygrove — to illustrate the wide variety of trajectories some of Detroit’s strongest districts have experienced in recent years. This appendix provides a greater amount of data for these and 15 additional corridor areas.

Information for each corridor area includes the following:

- Land Use**
- Area (square miles, acres)
 - Detroit Future City 10-year Land Use
 - Map of 2014 vacancy and residential development potential

Demographics

- Population, 2000, 2010-2014
- Race and Ethnicity, 2010-2014
- Occupied Households, 2014
- Household income Mix, 1999, 2010-2014
- Poverty Rate, 2010-2014
- Gini Coefficient, 2010-2014
- Employed Residents, 2014
- Jobs, 2002, 2007 and 2014

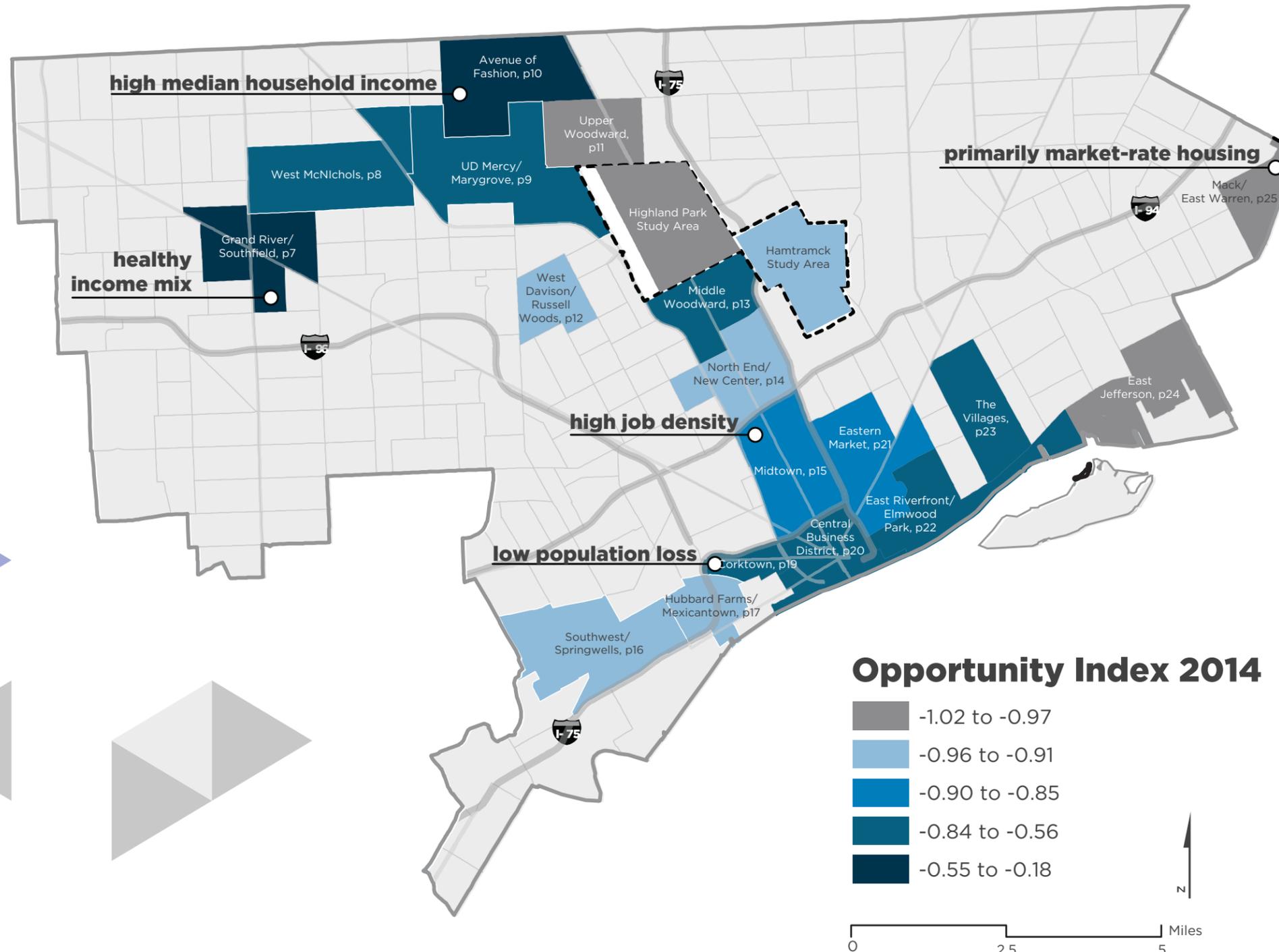
Inclusive Growth Scenarios

- Maximum Build scenario, est. cost
- Current and Maximum Build densities
- Households needed to achieve a goal of 40-60% middle-income house holds
- Households that must emerge from poverty to reduce poverty below 10%

The Corridor Area Comparisons section, which provides a snapshot of how each corridor area compares to the others based on the above measures and others, also includes the following:

- Housing Units Eligible for Subsidy, 2016
- Median Household Income, 2010-2014
- Jobs per Acre, 2014
- Resident Workers who Live in Corridor Area, 2014
- Average Travel Time to Work, 2014

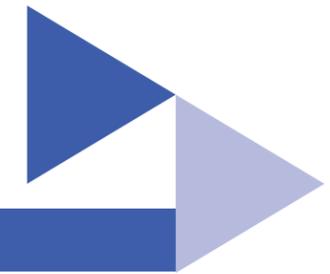
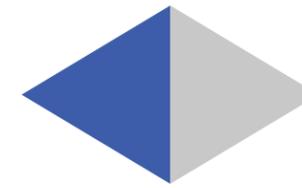
Featured Corridor Areas, Kirwan Opportunity Index 2014



This map highlights the locations of the corridor areas this report features and their “scores” from the Kirwan Institute’s “2014 Detroit Neighborhood Opportunity Index.” The Opportunity Index measures the relative economic opportunity across the city’s census tracts by combining three categories: Education, Economic Mobility and Opportunity, and Housing and Neighborhoods.

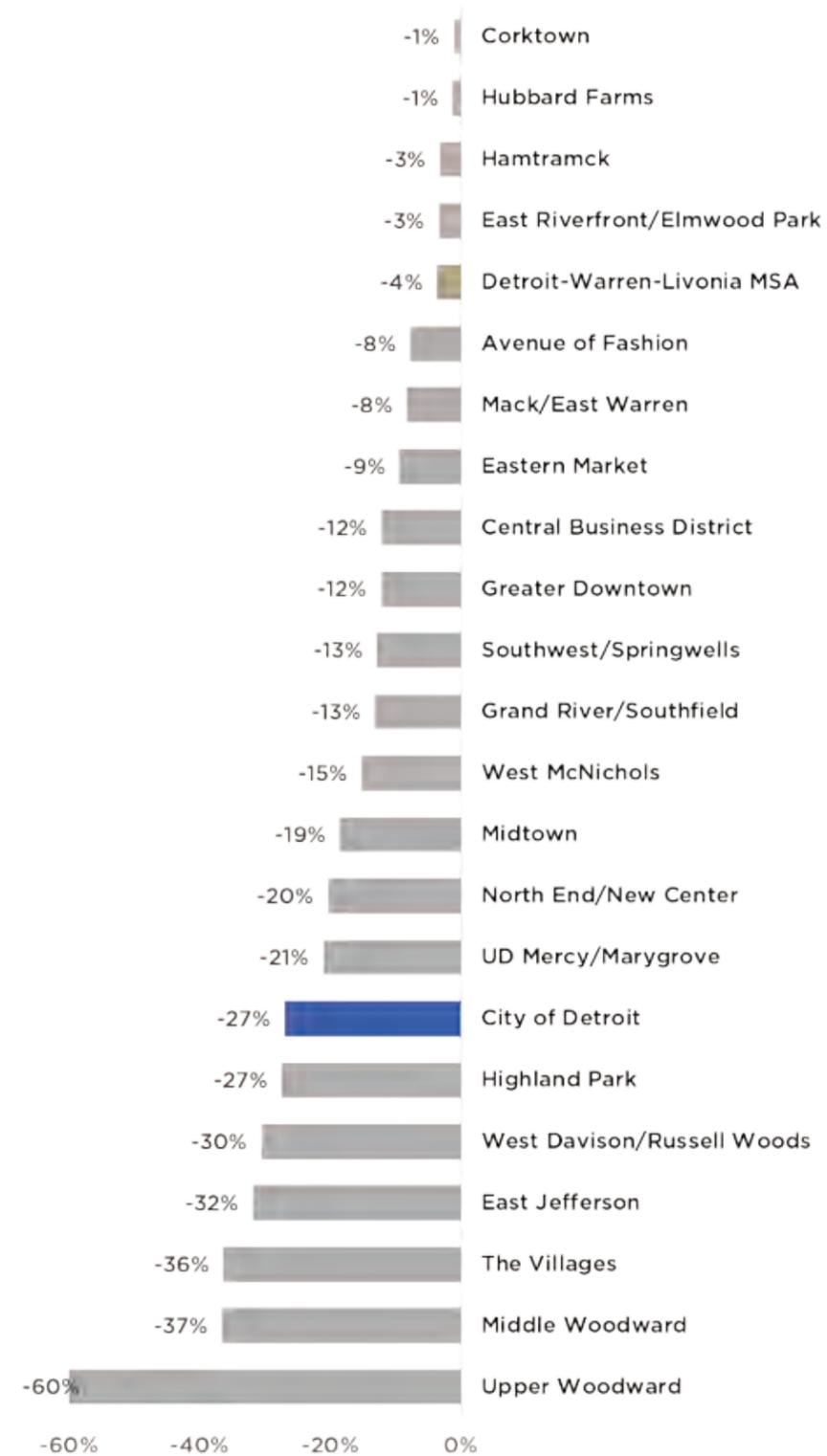
For this cross-corridor comparison, note that the scores for Detroit’s corridor areas all fall below 0 (the index scores range from -2 to 2 across the region). Based on this subset comparison, the two highest-opportunity Detroit corridor areas are Grand River/Southfield (a subset of the Grandmont-Rosedale neighborhoods) and the Avenue of Fashion/Palmer Woods (an area just north of the University of Detroit Mercy/Marygrove corridor area). These areas have higher median household incomes and education levels than most other corridor areas. Yet they continue to lose population (particularly middle-income households) and struggle to maintain healthy commercial centers.

Corridor Area Comparisons : Population



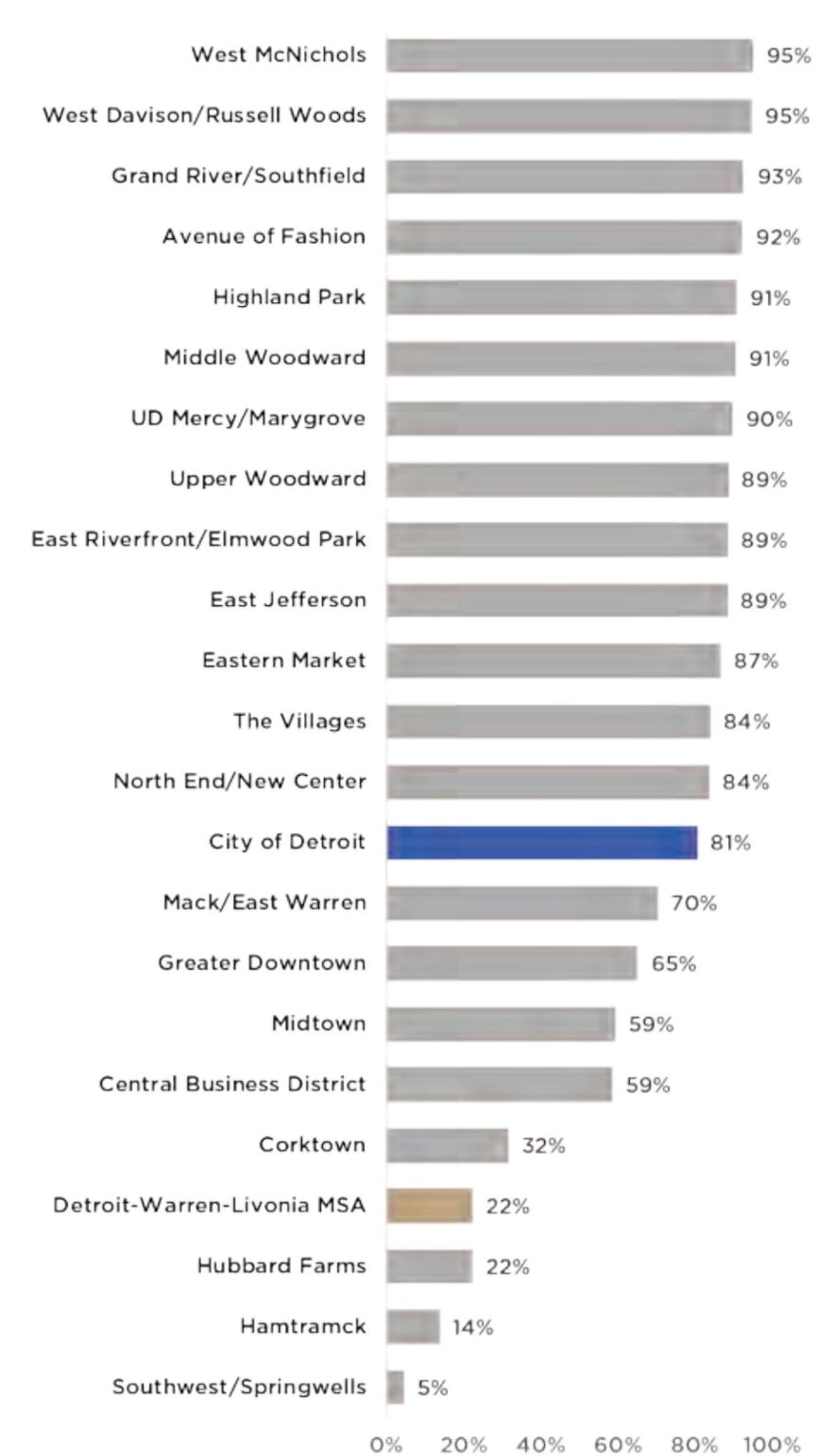
Population Change, 2000-2014

Source: American Community Survey 2010-2014 Five-Year Estimates



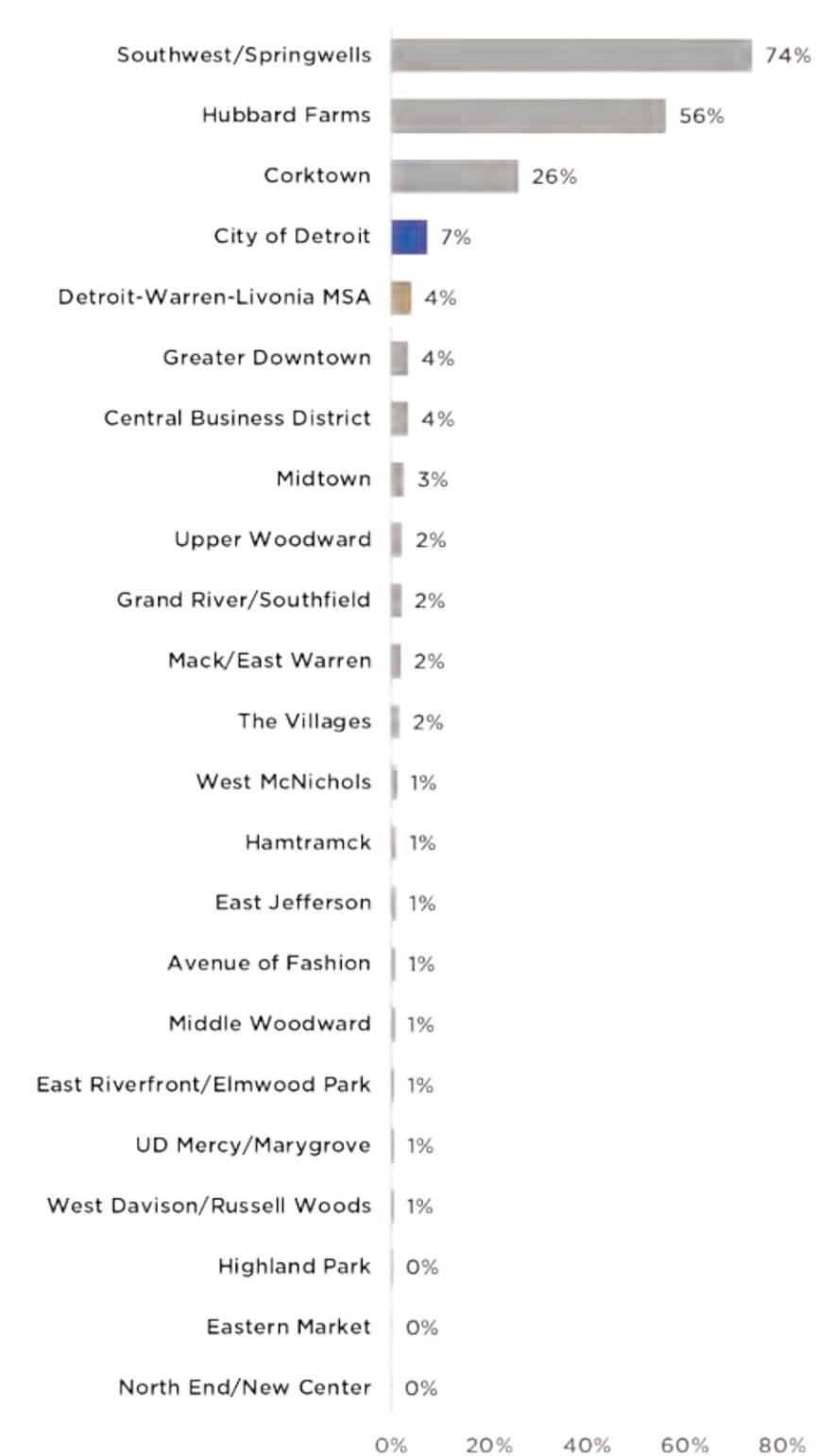
Black/African American, 2014

Source: American Community Survey 2010-2014 Five-Year Estimates



Hispanic/Latino, 2014

Source: American Community Survey 2010-2014 Five-Year Estimates

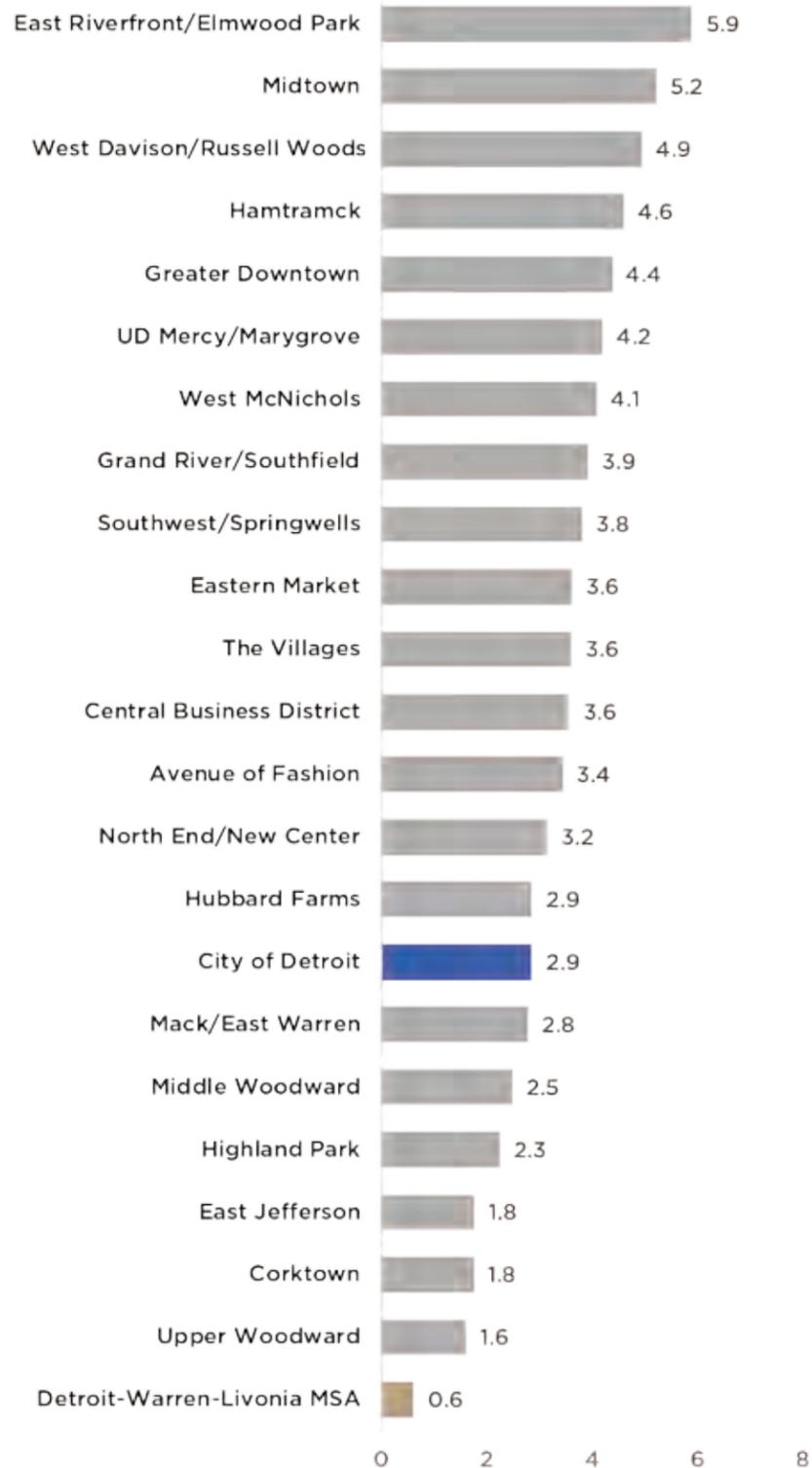


Corridor Area Comparisons : Housing & Income Mix



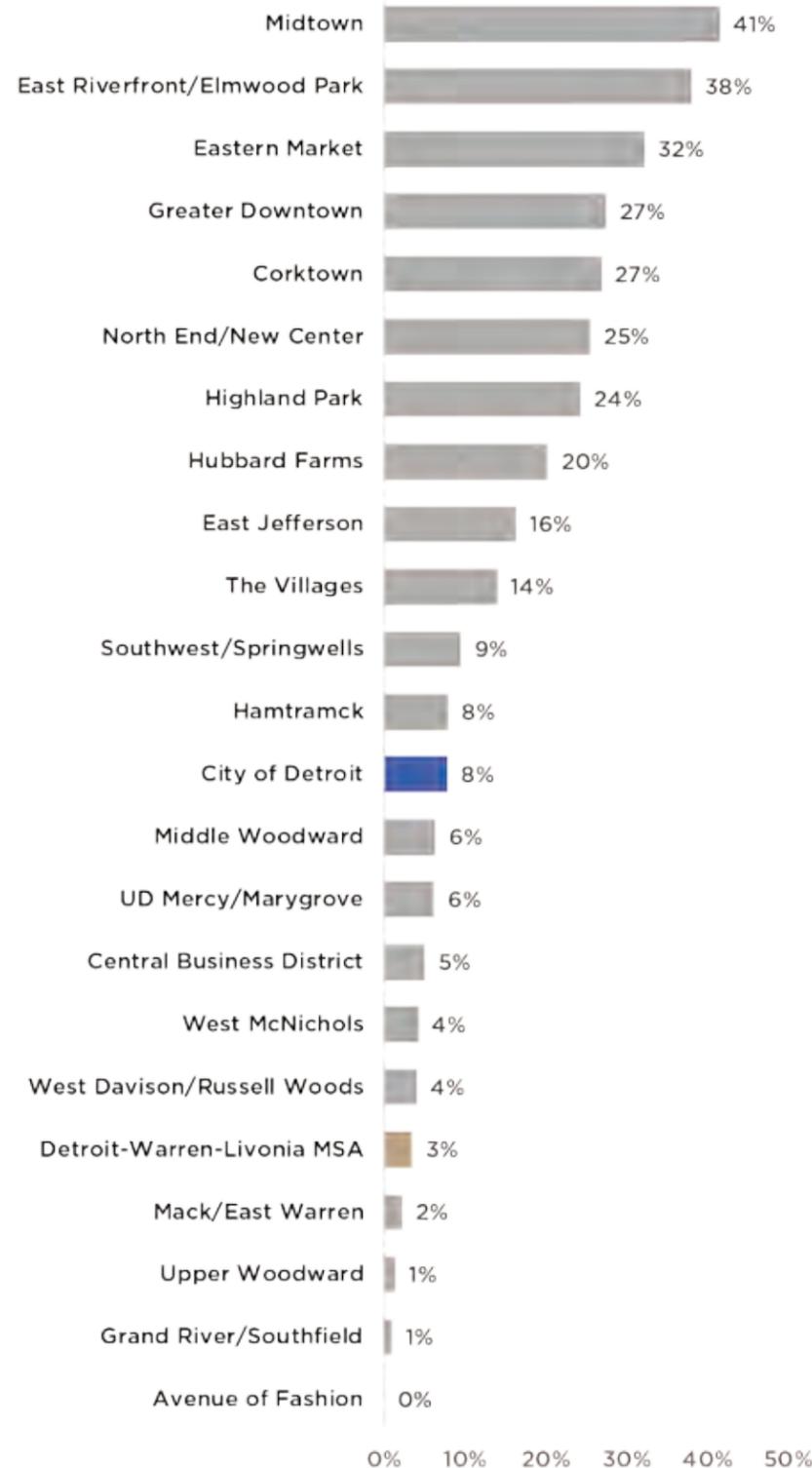
Occupied Housing Units per Acre, 2014

Source: American Community Survey 2010-2014 Five-Year Estimates



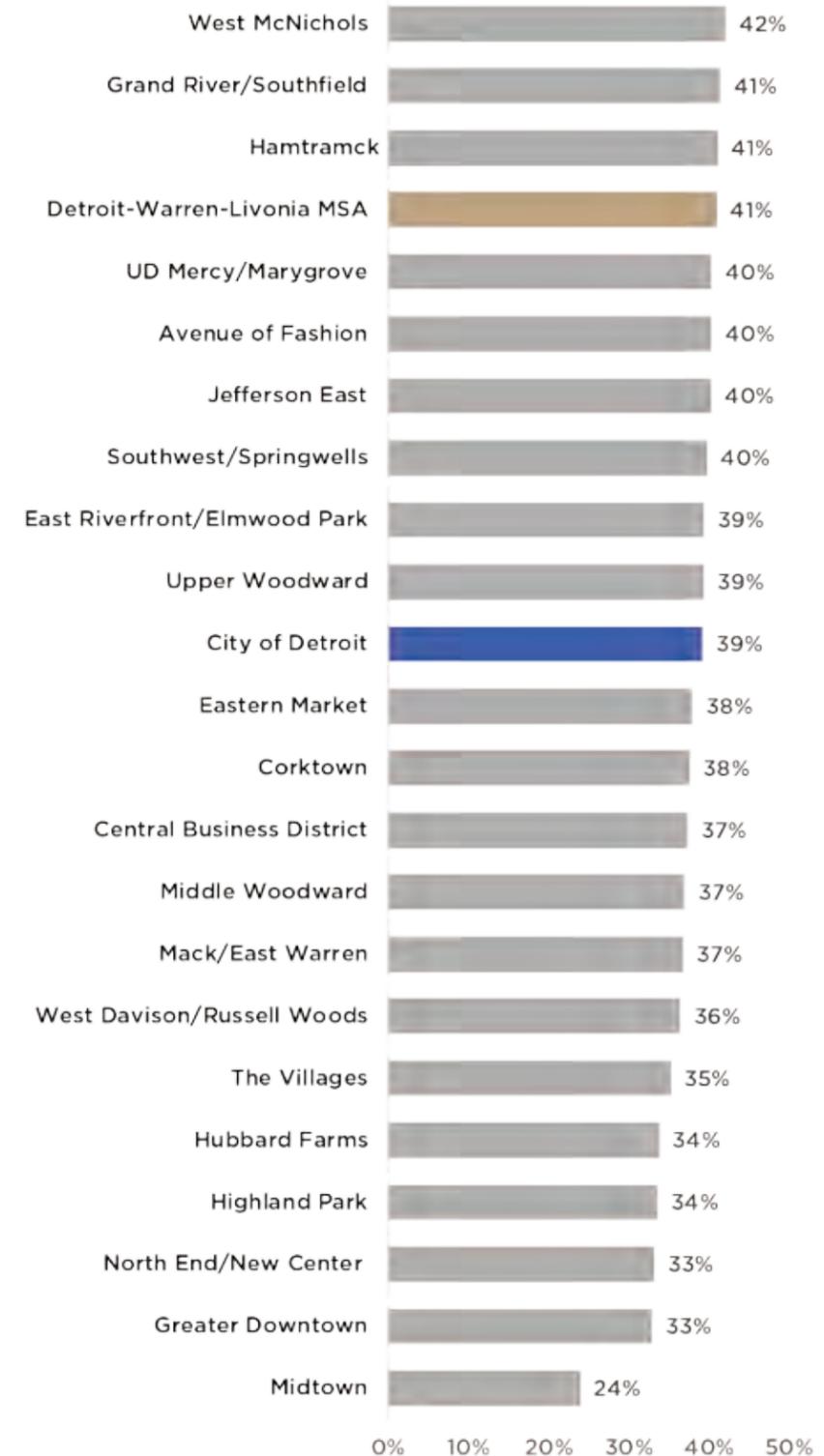
Housing Units Eligible for Subsidy (2016)

Source: National Housing Preservation Database, 2016. Includes Project-Based Rental Assistance (Section 8) properties, Detroit Housing Commission properties, Loan/Financing program properties (LIHTC and HOME), and properties eligible for multiple sources of subsidy



Households Earning \$25,000-\$75,000/Year 2014

Source: American Community Survey 2010-2014 Five-Year Estimates

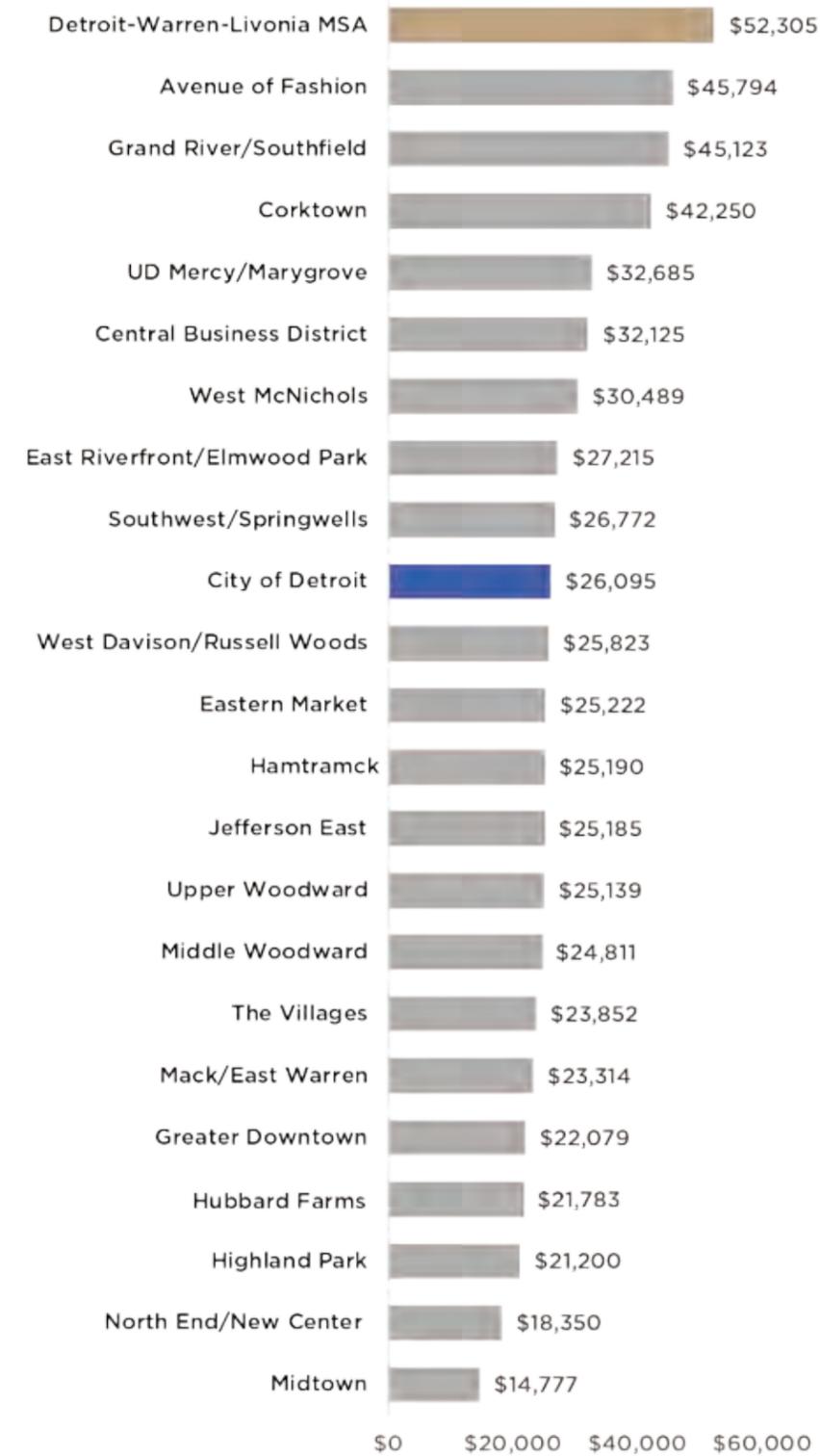


Corridor Area Comparisons : Income Mix



Median Household Income, 2014

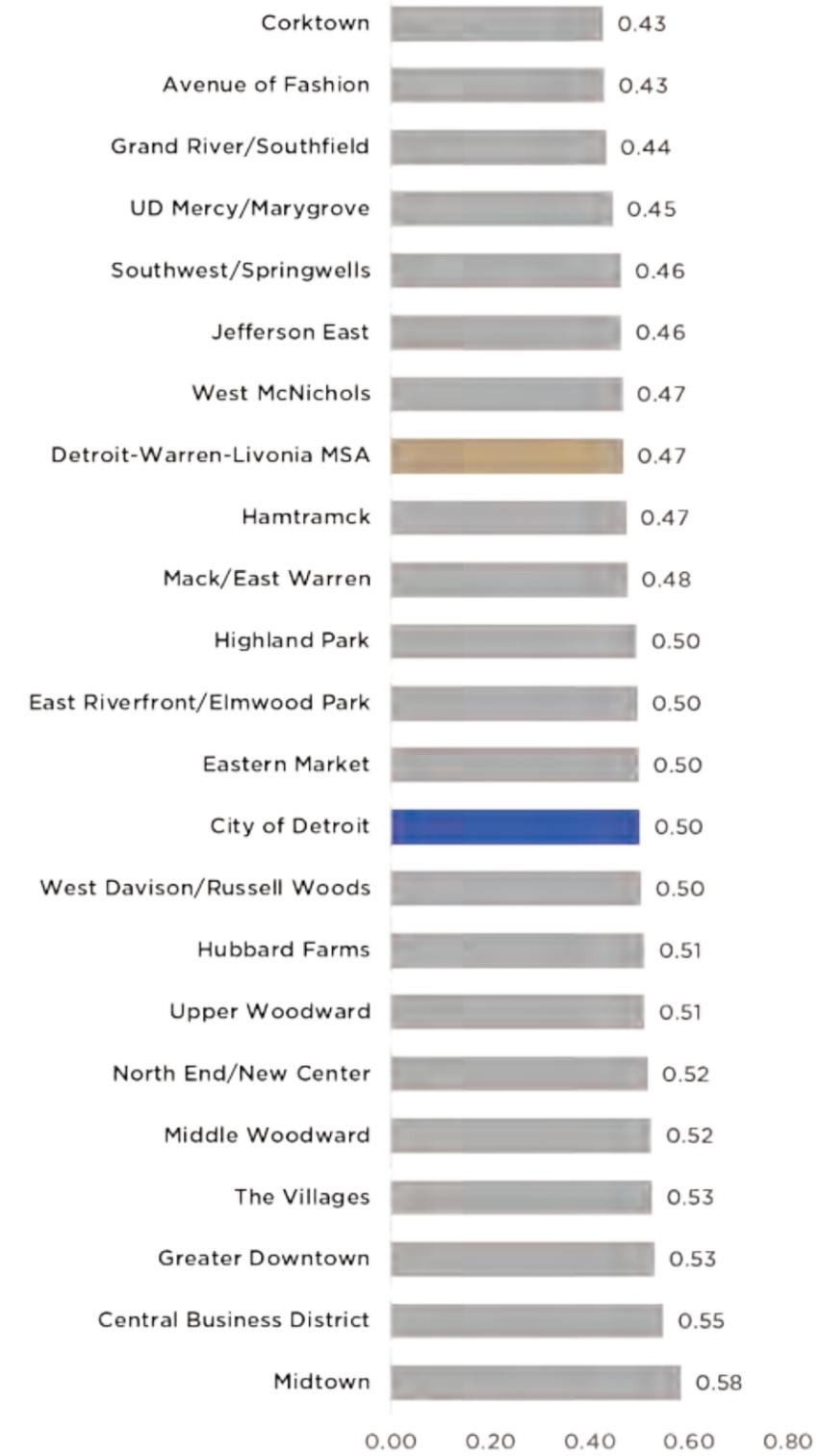
Source: American Community Survey 2010-2014 Five-Year Estimates



Gini Coefficient, 2014

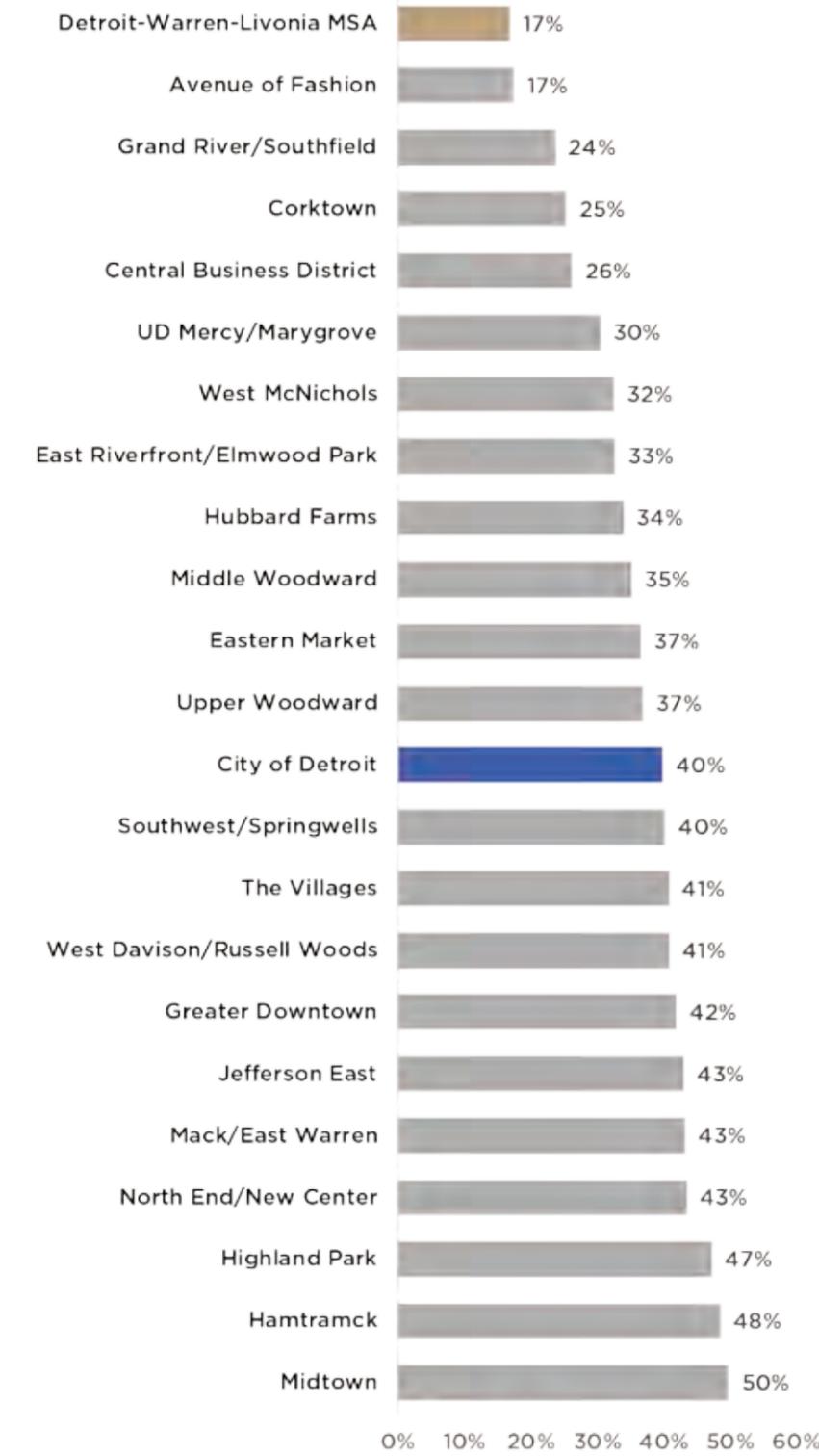
Source: American Community Survey 2010-2014 Five-Year Estimates

Larger Score = More Income Inequality



Households in Poverty, 2014

Source: American Community Survey 2010-2014 Five-Year Estimates



Corridor Area Comparisons : Jobs & Employment



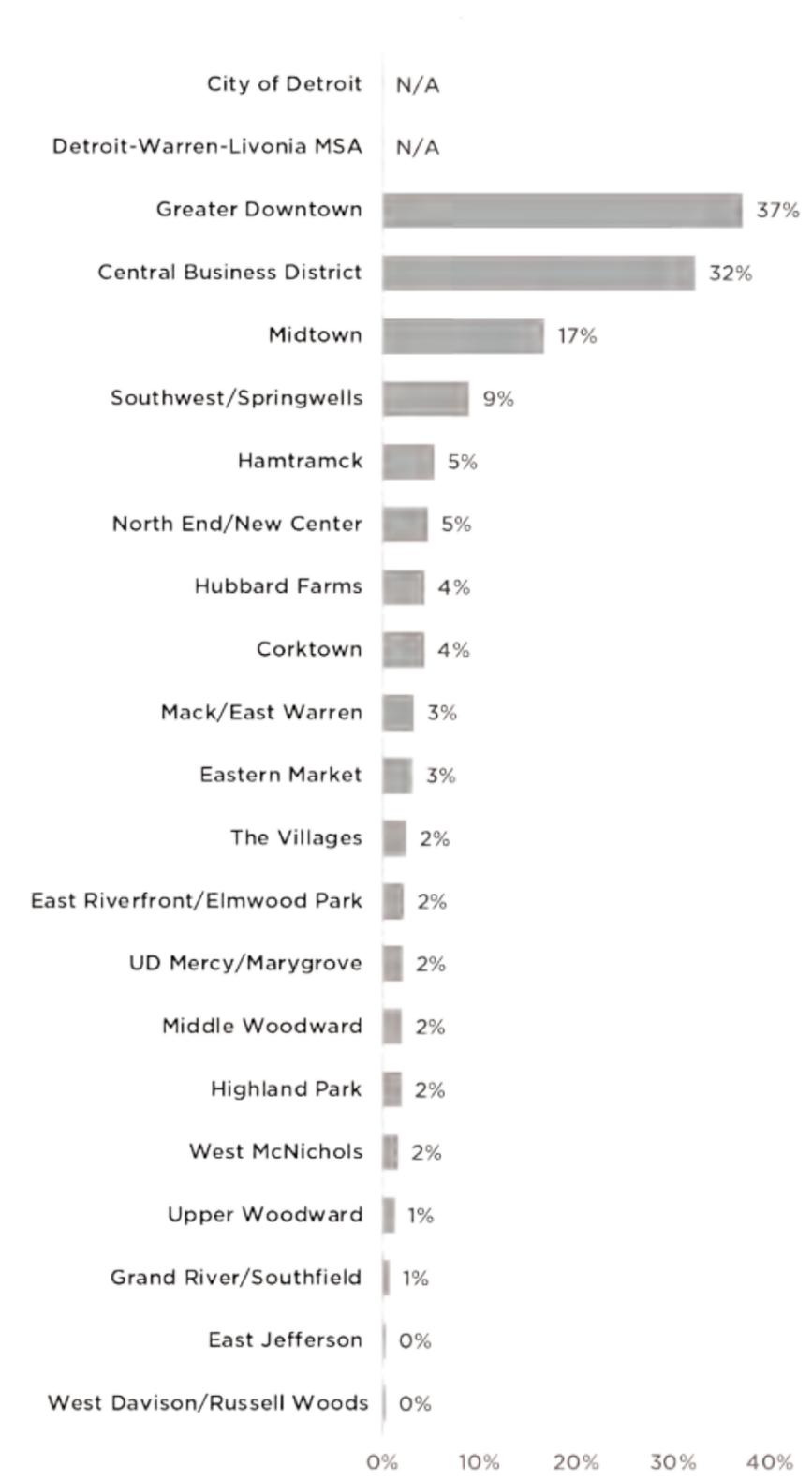
Jobs per Square Mile, 2014

Source: US Census Longitudinal Employer-Household Dynamics, 2014



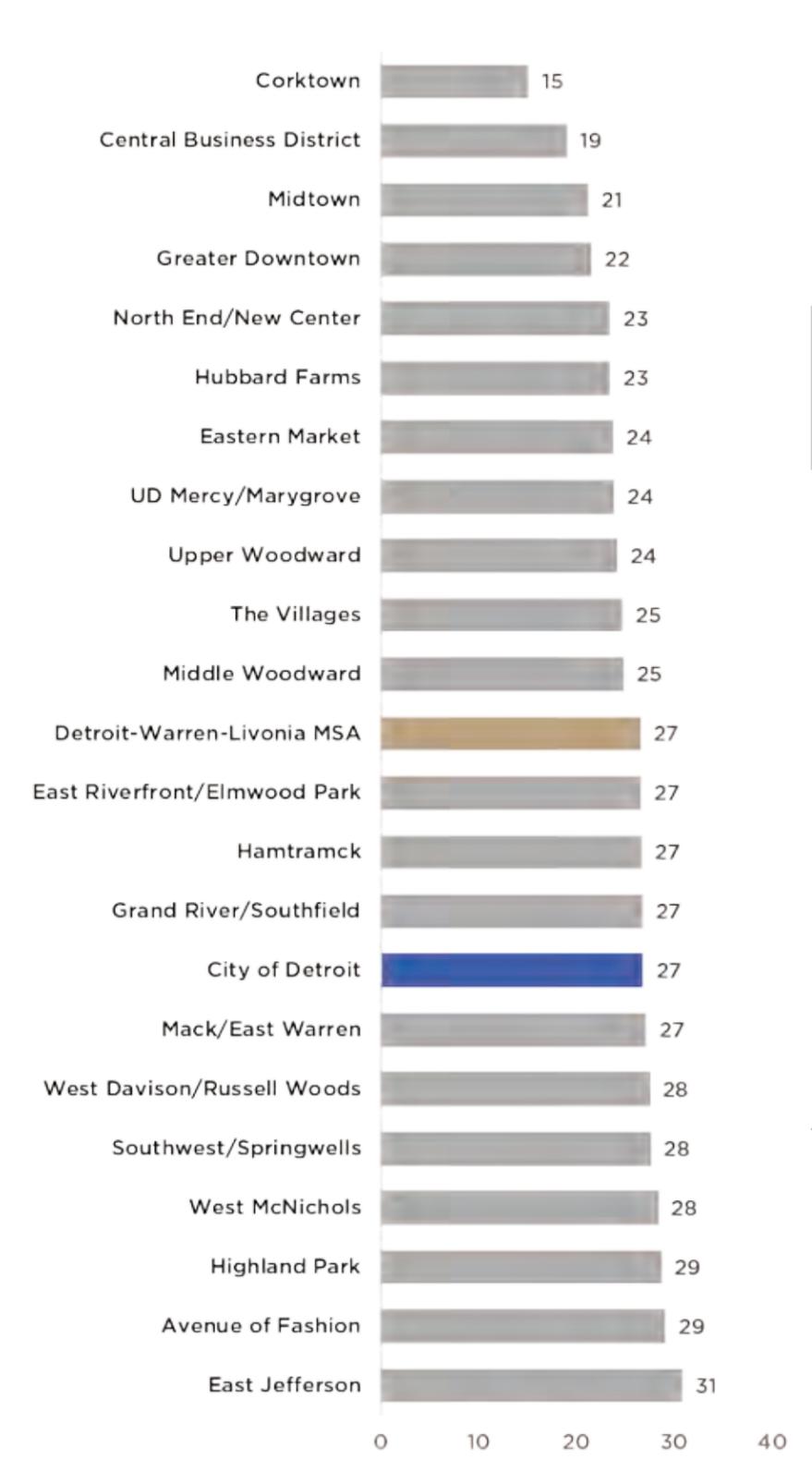
Resident Workers who Work in Corridor Area, 2014

Source: US Census Longitudinal Employer-Household Dynamics, 2014



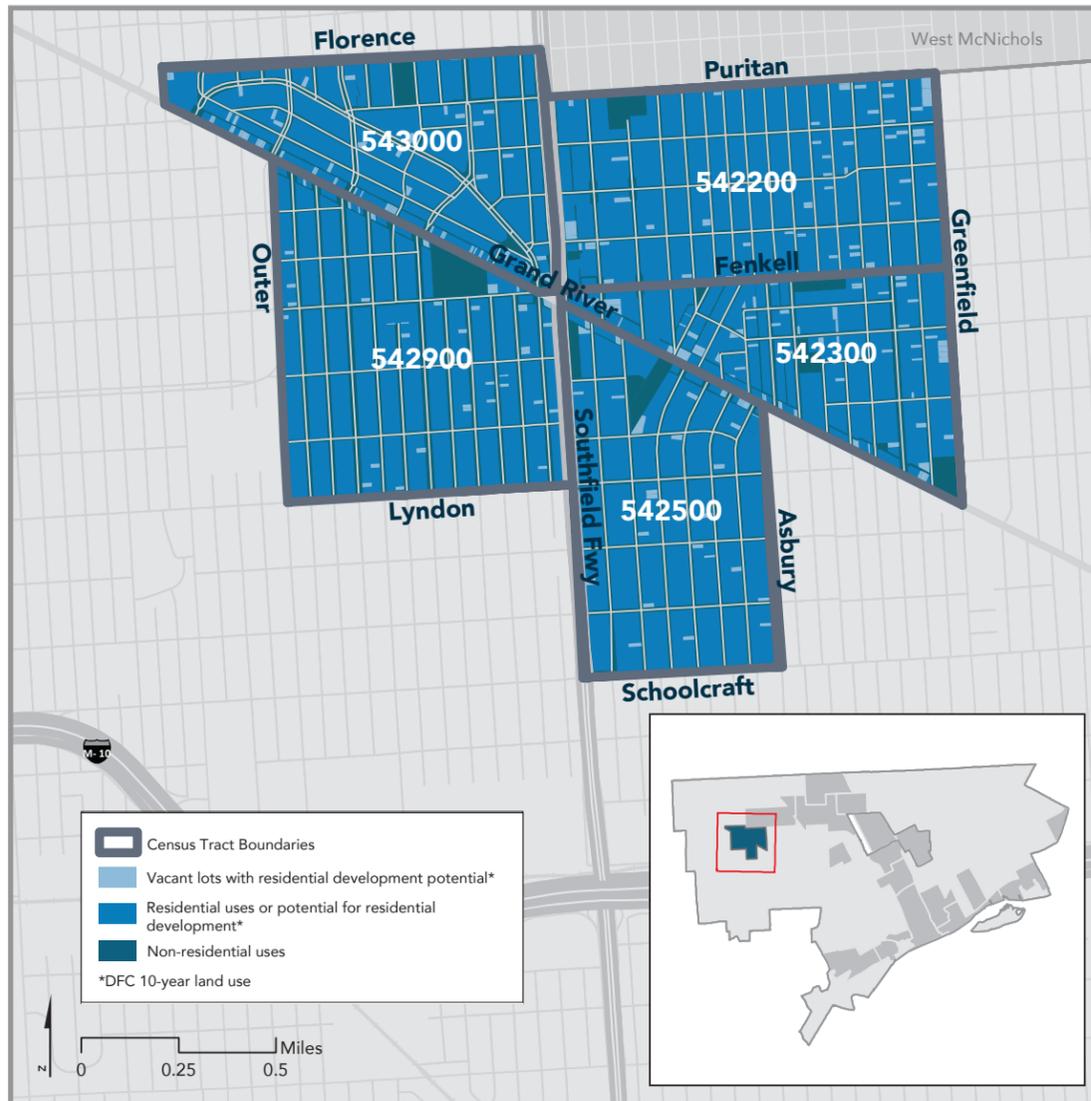
Average Travel Time to Work, 2014

Source: US Census Longitudinal Employer-Household Dynamics, 2014



Grand River/ Southfield

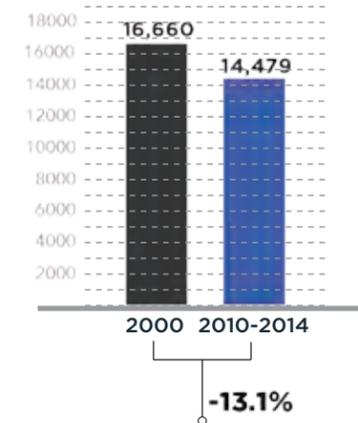
Population, 2014: 14,479
 Area: 2.09 sq mi, 1,338 acres
 Occupied Housing Units, 2014: 5,227
 Median Household Income, 2014: \$45,123
 DFC 10-year Land Use: Traditional Low/Medium Density Residential, Neighborhood Center



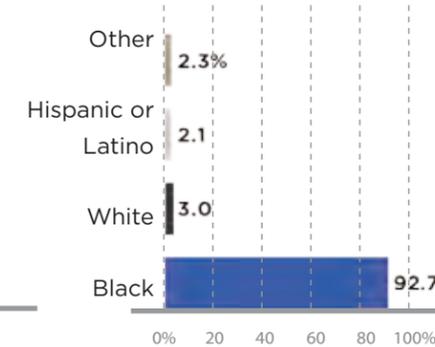
Demographics

Population

Population

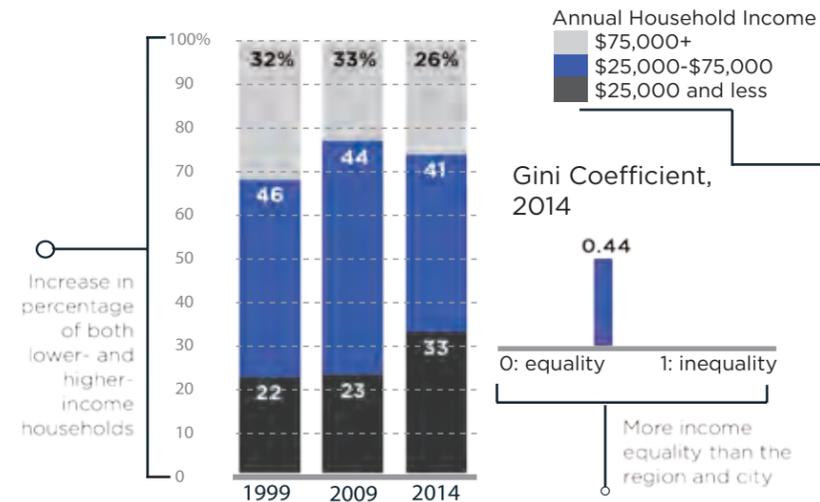


Race and Ethnicity, 2014



Income

Household Income Mix

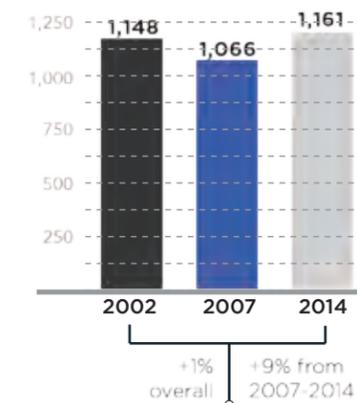


Jobs & Employment

Employed Residents, 2014

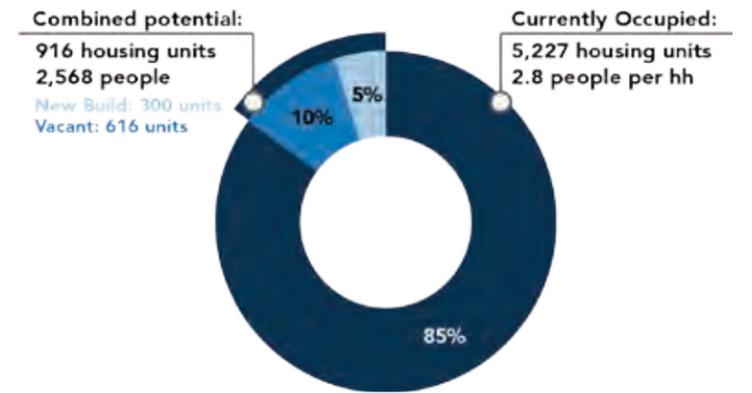


Jobs in Area

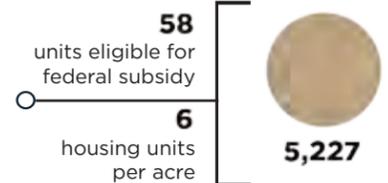


Inclusive Growth Scenario

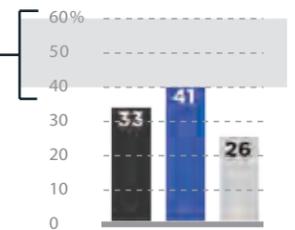
Estimated maximum build cost: \$183 Million
 Vacant developable acreage: 37



Occupied residential addresses, 2014



Annual household income mix with 40% middle-income standard, 2014



Total occupied households in maximum-build scenario



How many \$25,000-\$75,000/yr units are needed to achieve a goal of 40-60% households in that middle-income bracket at maximum build



Poverty Rate, 2014

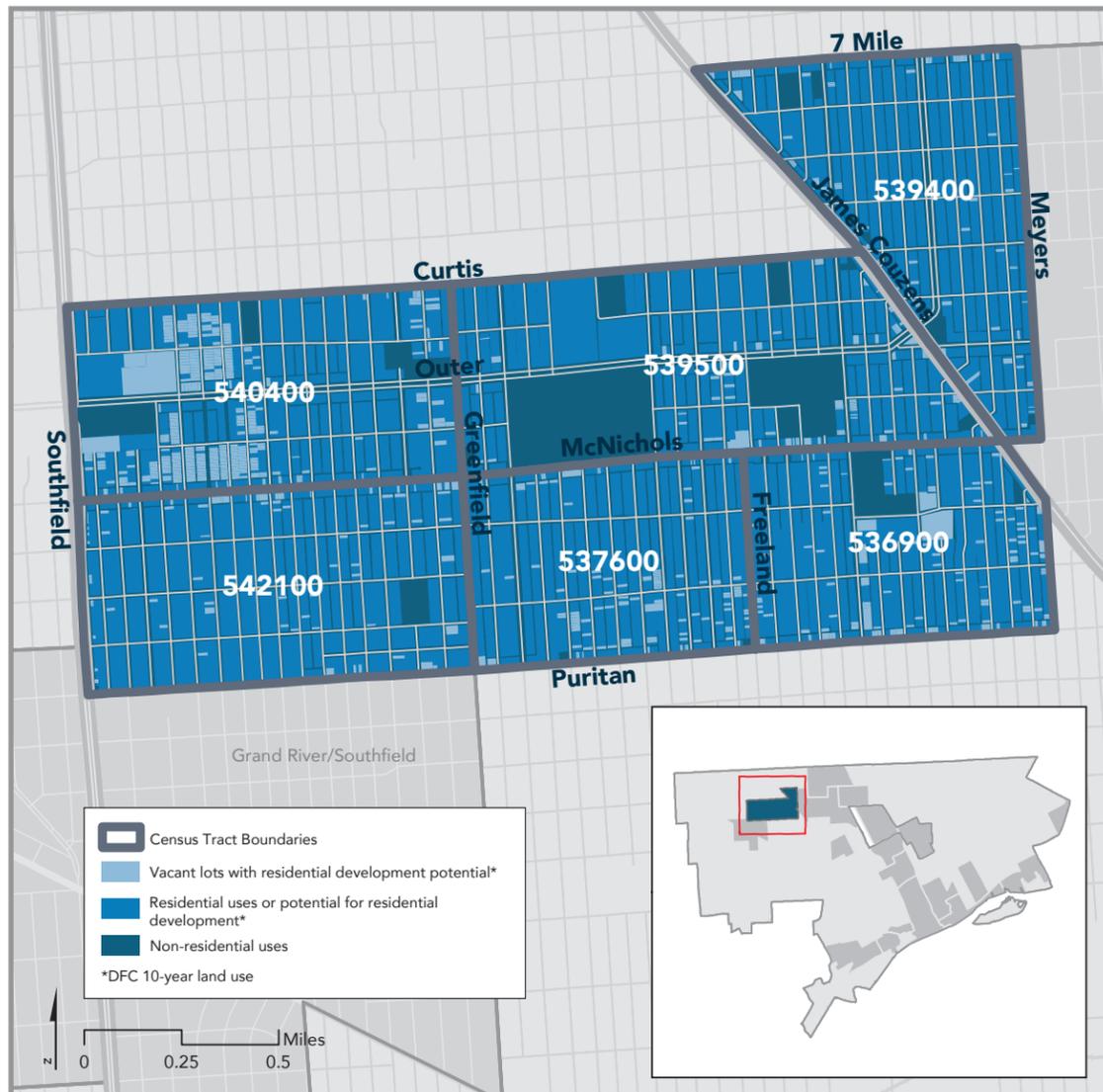


If poverty is reduced to below 10%, how many households must emerge from poverty at maximum build?



West McNichols

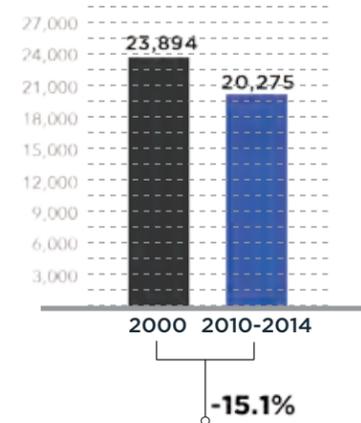
Population, 2014: **20,275**
 Area: **2.79 sq mi, 1,789 acres**
 Occupied Housing Units, 2014: **7,656**
 Median Household Income, 2014: **\$30,489**
 DFC 10-year Land Use: **Traditional Medium Density Residential, District Center**



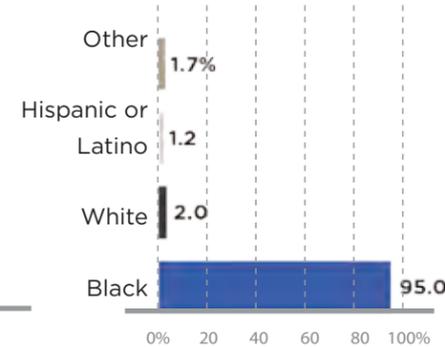
Demographics

Population

Population

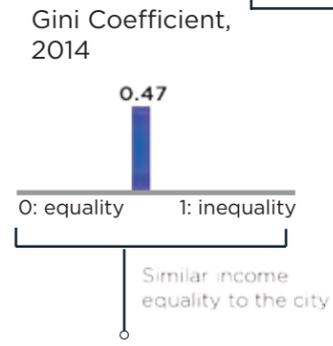
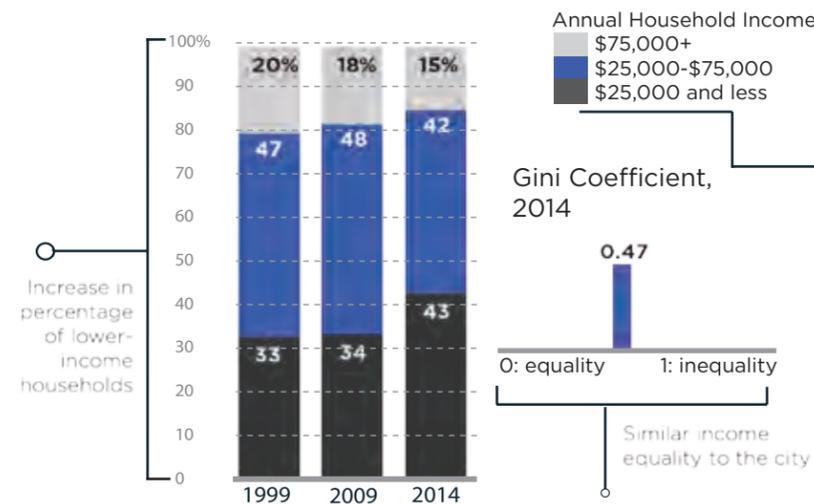


Race and Ethnicity, 2014



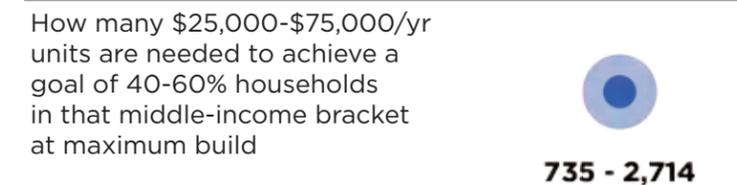
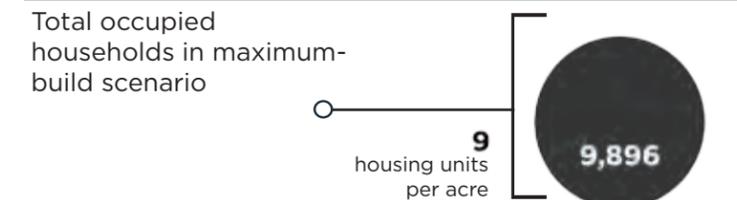
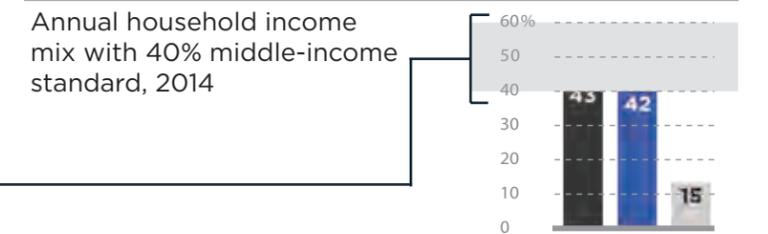
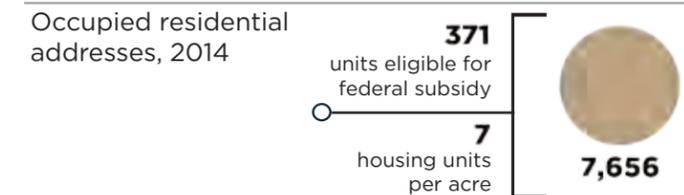
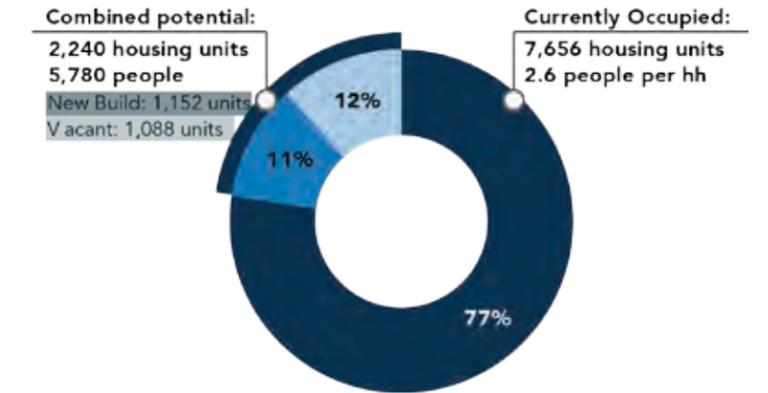
Income

Household Income Mix



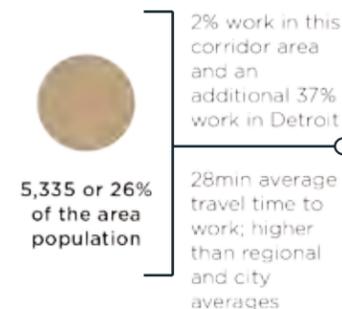
Inclusive Growth Scenario

Estimated maximum build cost: **\$448 Million**
 Vacant developable acreage: **96**

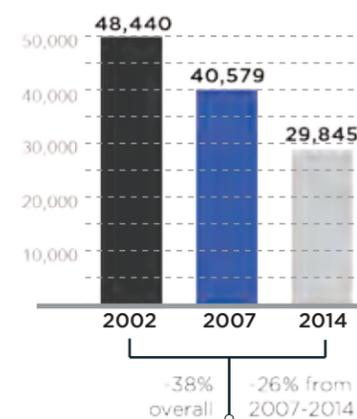


Jobs & Employment

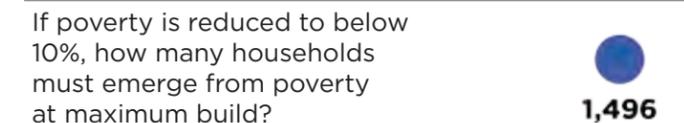
Employed Residents, 2014



Jobs in Area

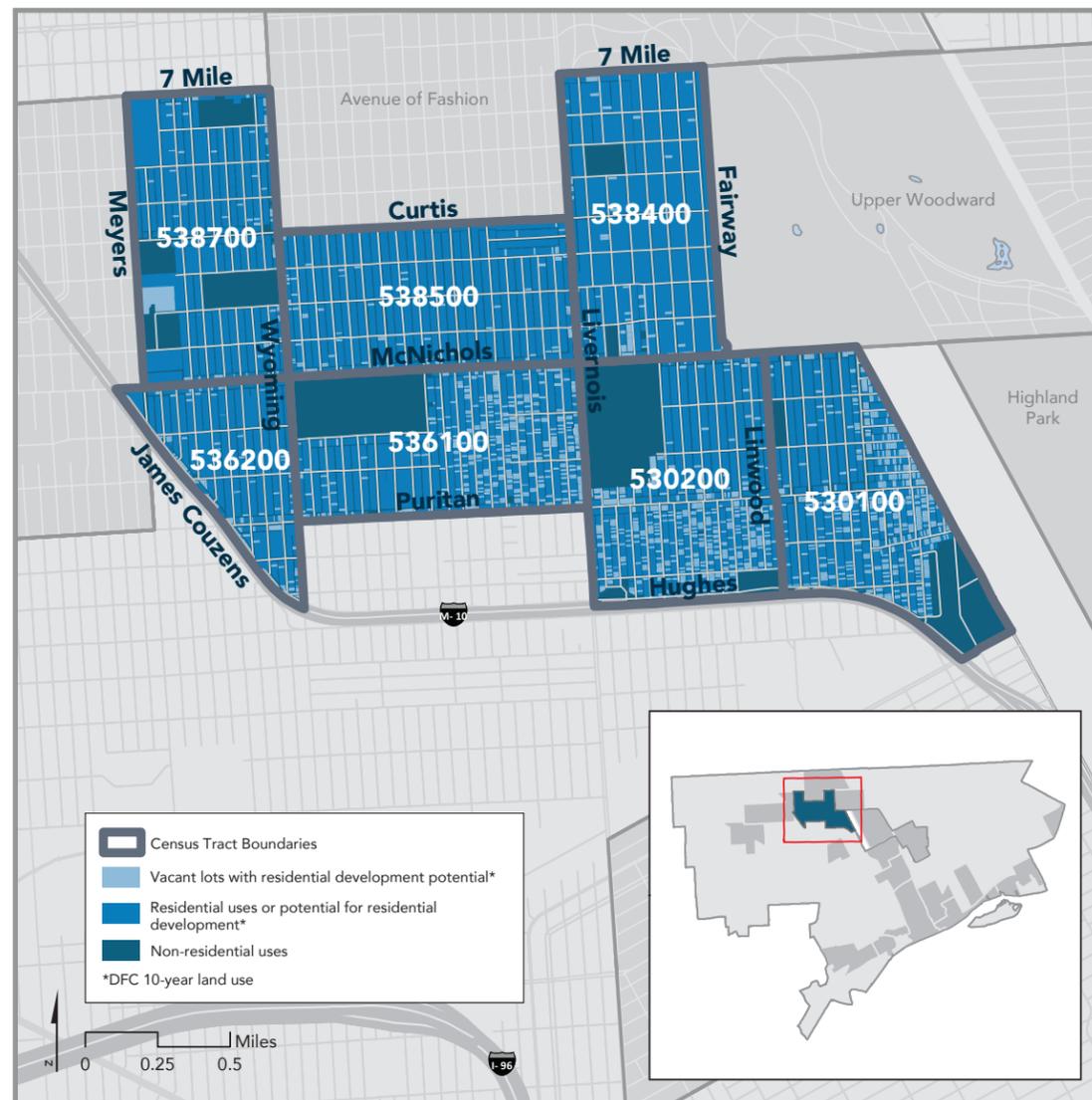


Poverty Rate, 2014



UD Mercy/ Marygrove

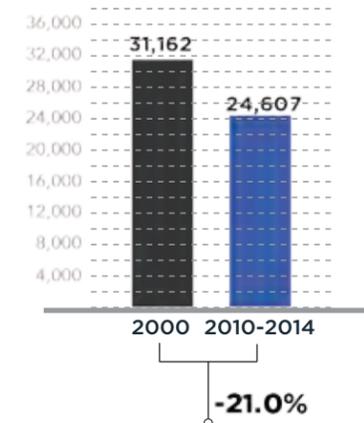
Population, 2014: 24,607
 Area: 3.31 sq mi, 2,119 acres
 Occupied Housing Units, 2014: 9,070
 Median Household Income, 2014: \$32,685
 DFC 10-year Land Use: Traditional Low/Medium Density, Residential, Green Residential Transitional, District Center



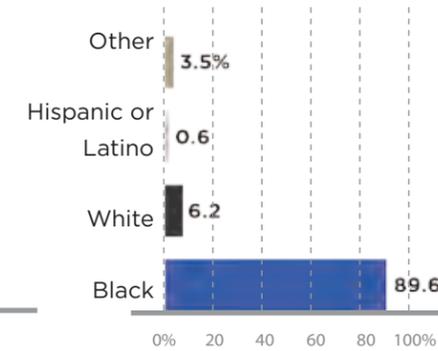
Demographics

Population

Population

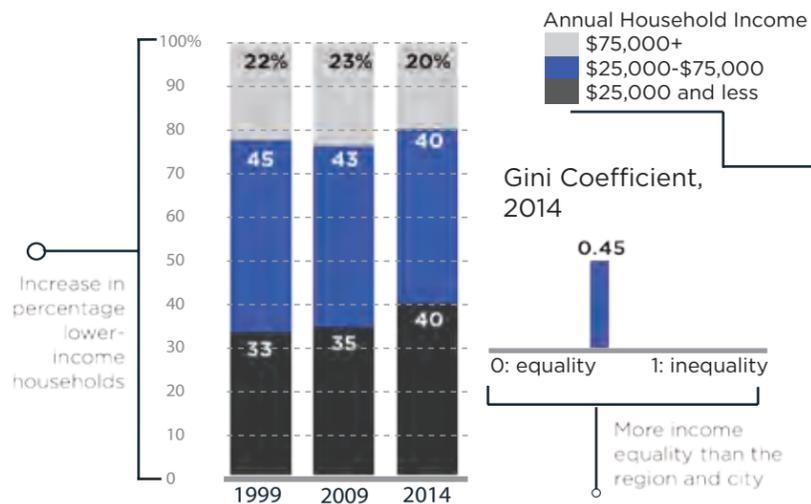


Race and Ethnicity, 2014



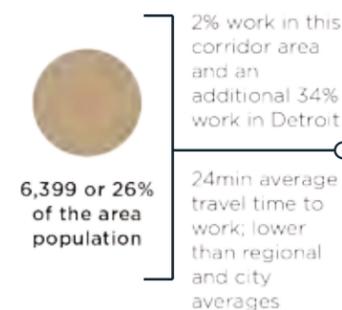
Income

Household Income Mix

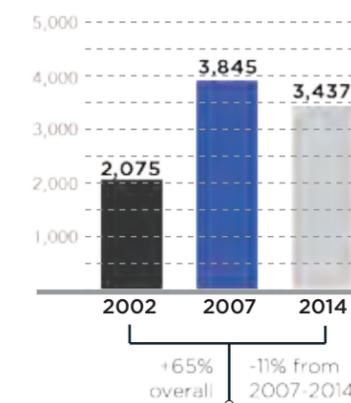


Jobs & Employment

Employed Residents, 2014



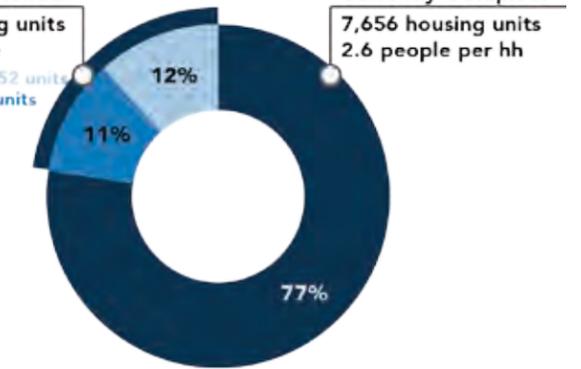
Jobs in Area



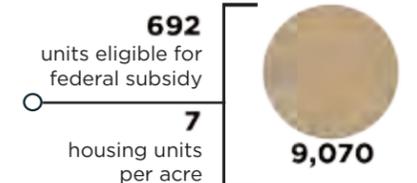
Inclusive Growth Scenario

Estimated maximum build cost: \$776 Million
 Vacant developable acreage: 151

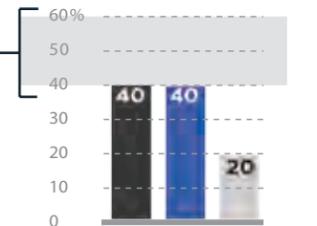
Combined potential:
 2,240 housing units
 5,780 people
 New Build: 1,152 units
 Vacant: 1,088 units



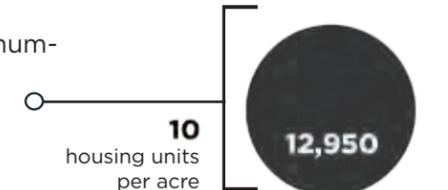
Occupied residential addresses, 2014



Annual household income mix with 40% middle-income standard, 2014



Total occupied households in maximum-build scenario



How many \$25,000-\$75,000/yr units are needed to achieve a goal of 40-60% households in that middle-income bracket at maximum build



Poverty Rate, 2014

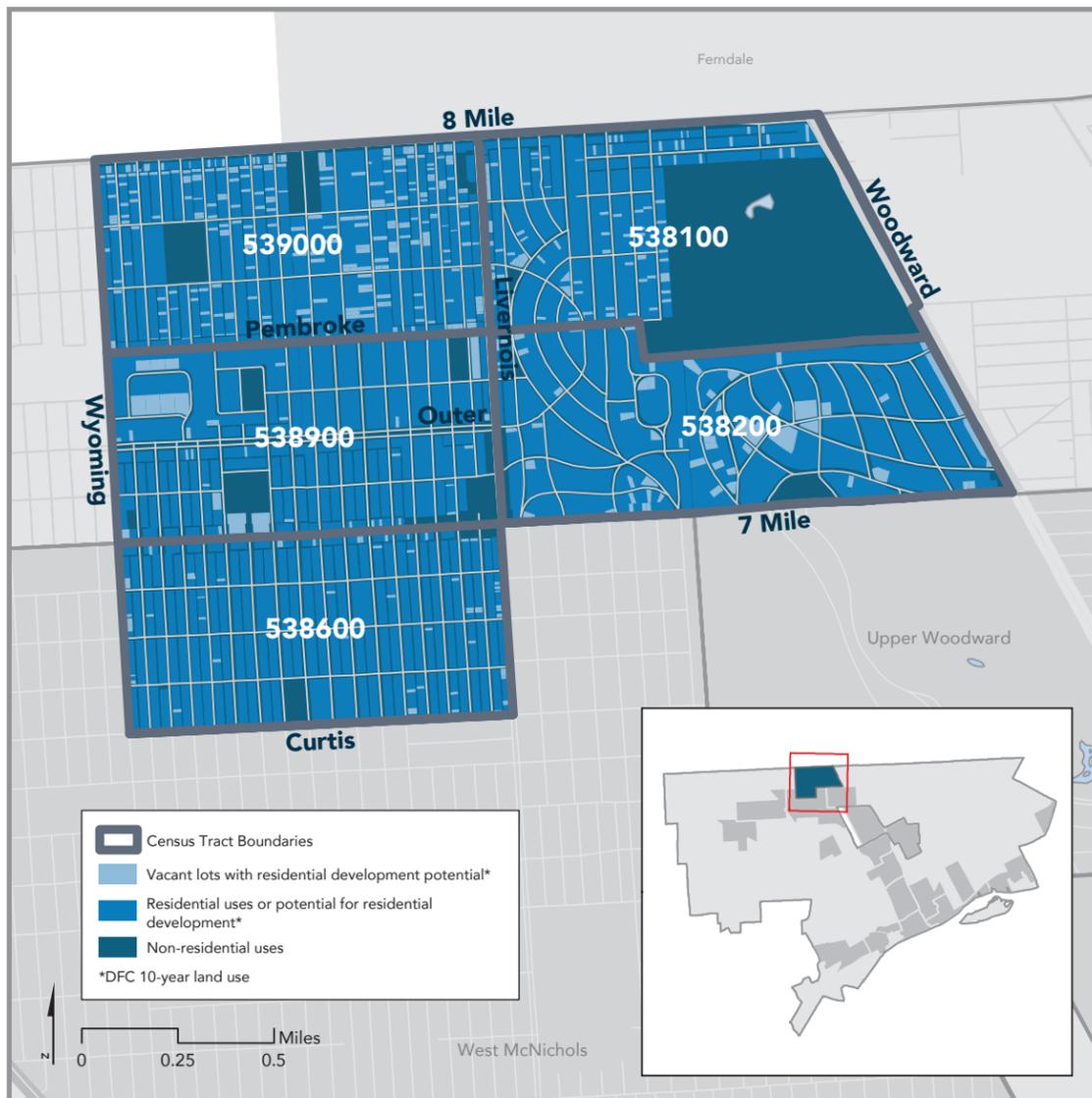


If poverty is reduced to below 10%, how many households must emerge from poverty at maximum build?



Avenue of Fashion

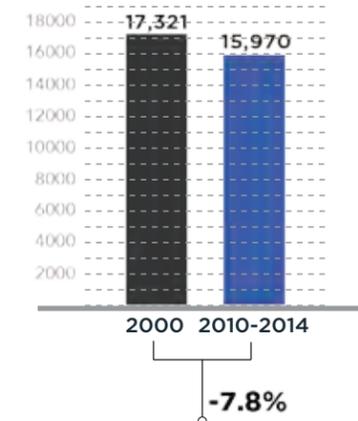
Population, 2014: 15,970
 Area: 2.61 sq mi, 1,671 acres
 Occupied Housing Units, 2014: 6,068
 Median Household Income, 2014: \$45,794
 DFC 10-year Land Use: Traditional Low/Medium Density Residential, Neighborhood Center, Cemetery



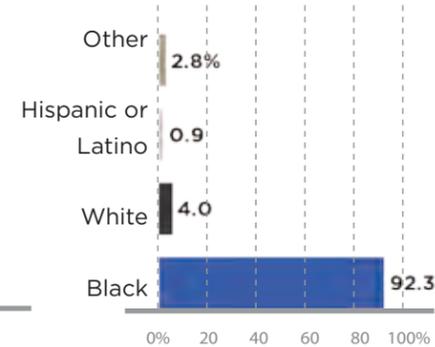
Demographics

Population

Population

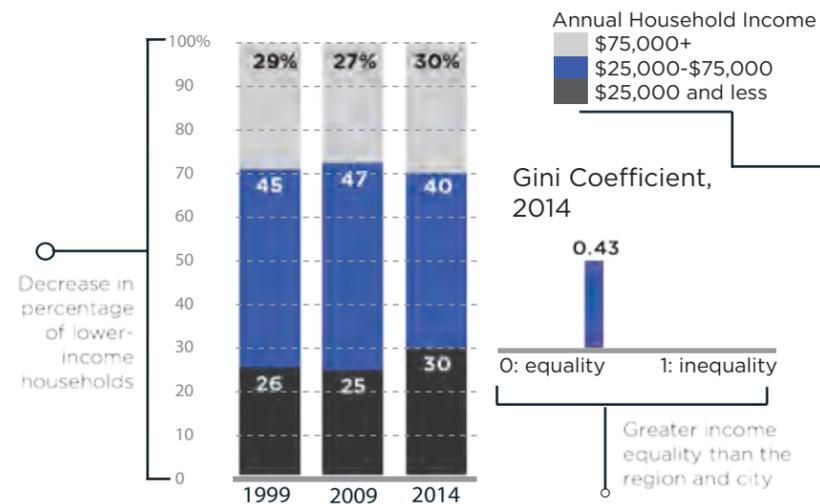


Race and Ethnicity, 2014



Income

Household Income Mix

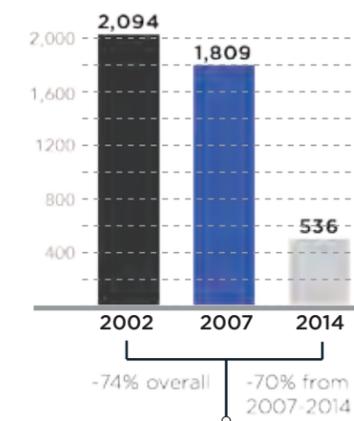


Jobs & Employment

Employed Residents, 2014



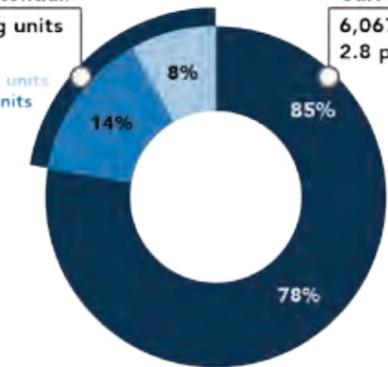
Jobs in Area



Inclusive Growth Scenario

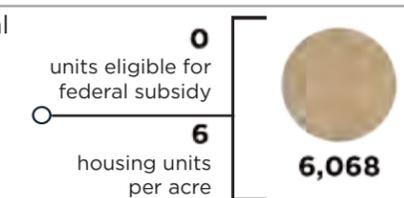
Estimated maximum build cost: \$350 Million
 Vacant developable acreage: 85

Combined potential: 1,747 housing units, 4,976 people
 New Build: 634 units
 Vacant: 1,114 units

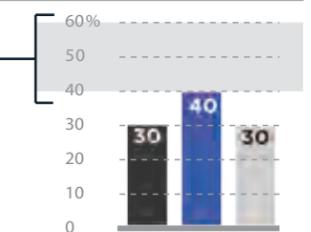


Currently Occupied: 6,067 housing units, 2.8 people per hh

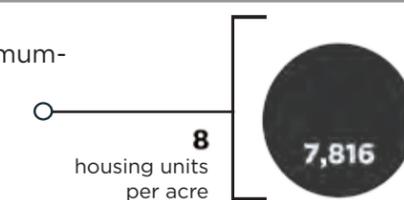
Occupied residential addresses, 2014



Annual household income mix with 40% middle-income standard, 2014



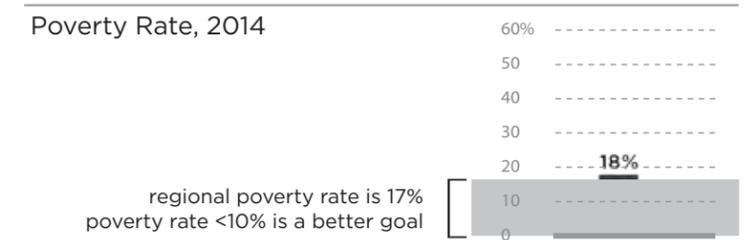
Total occupied households in maximum-build scenario



How many \$25,000-\$75,000/yr units are needed to achieve a goal of 40-60% households in that middle-income bracket at maximum build



Poverty Rate, 2014

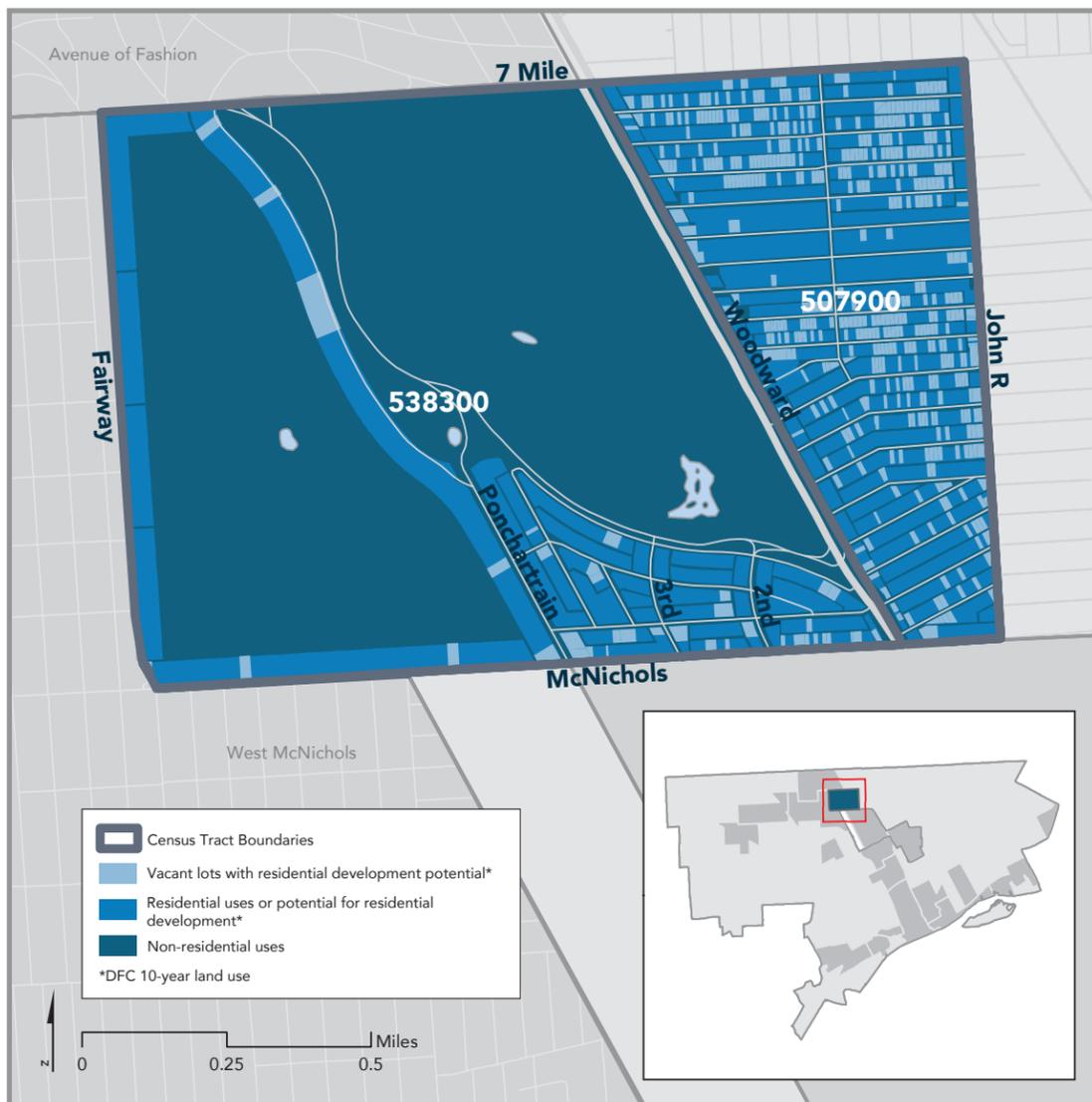


If poverty is reduced to below 10%, how many households must emerge from poverty at maximum build?



Upper Woodward

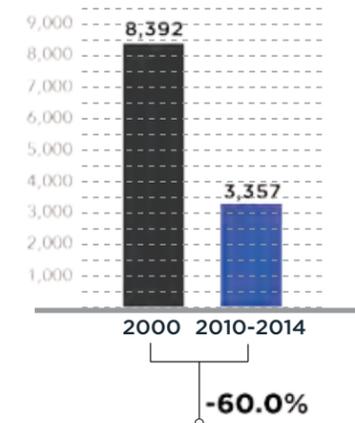
Population, 2014: **3,357**
 Area: **1.49 sq mi, 954 acres**
 Occupied Housing Units, 2014: **6,068**
 Median Household Income, 2014: **\$25,139**
 DFC 10-year Land Use: **Green Residential, District Center, Large Park**



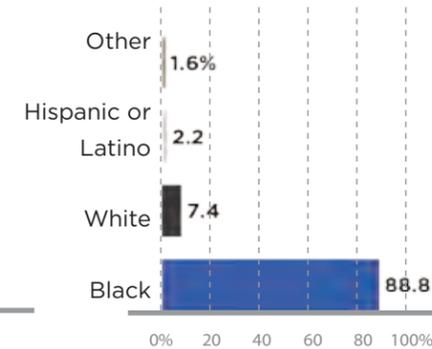
Demographics

Population

Population

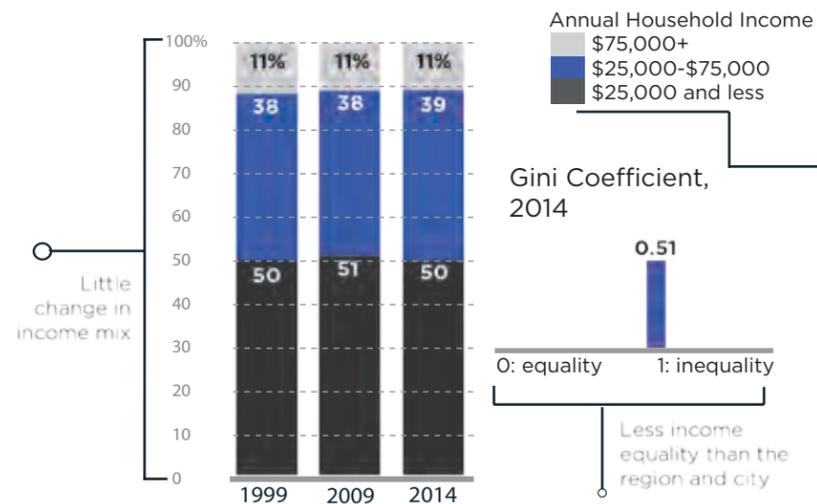


Race and Ethnicity, 2014



Income

Household Income Mix

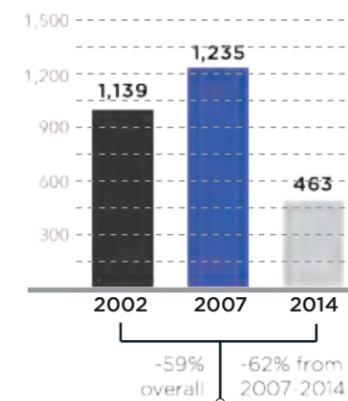


Jobs & Employment

Employed Residents, 2014

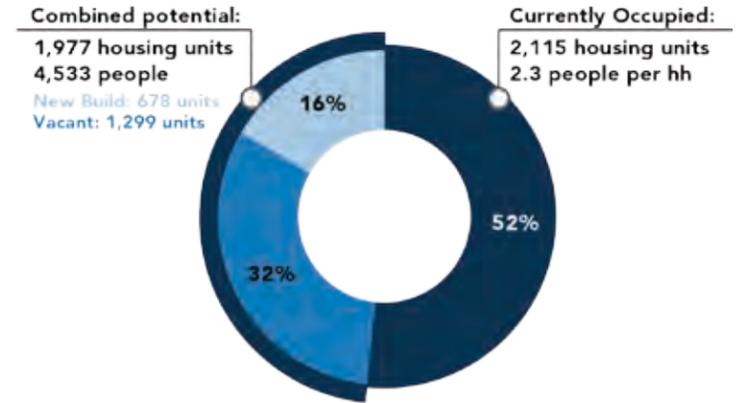


Jobs in Area

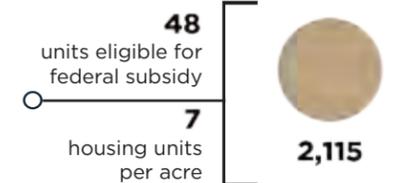


Inclusive Growth Scenario

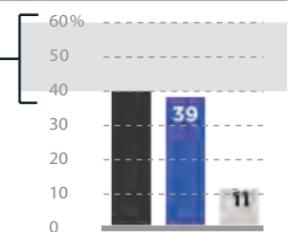
Estimated maximum build cost: **\$395 Million**
 Vacant developable acreage: **63**



Occupied residential addresses, 2014



Annual household income mix with 40% middle-income standard, 2014



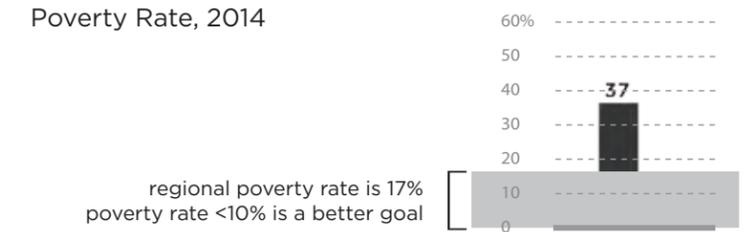
Total occupied households in maximum-build scenario



How many \$25,000-\$75,000/yr units are needed to achieve a goal of 40-60% households in that middle-income bracket at maximum build



Poverty Rate, 2014

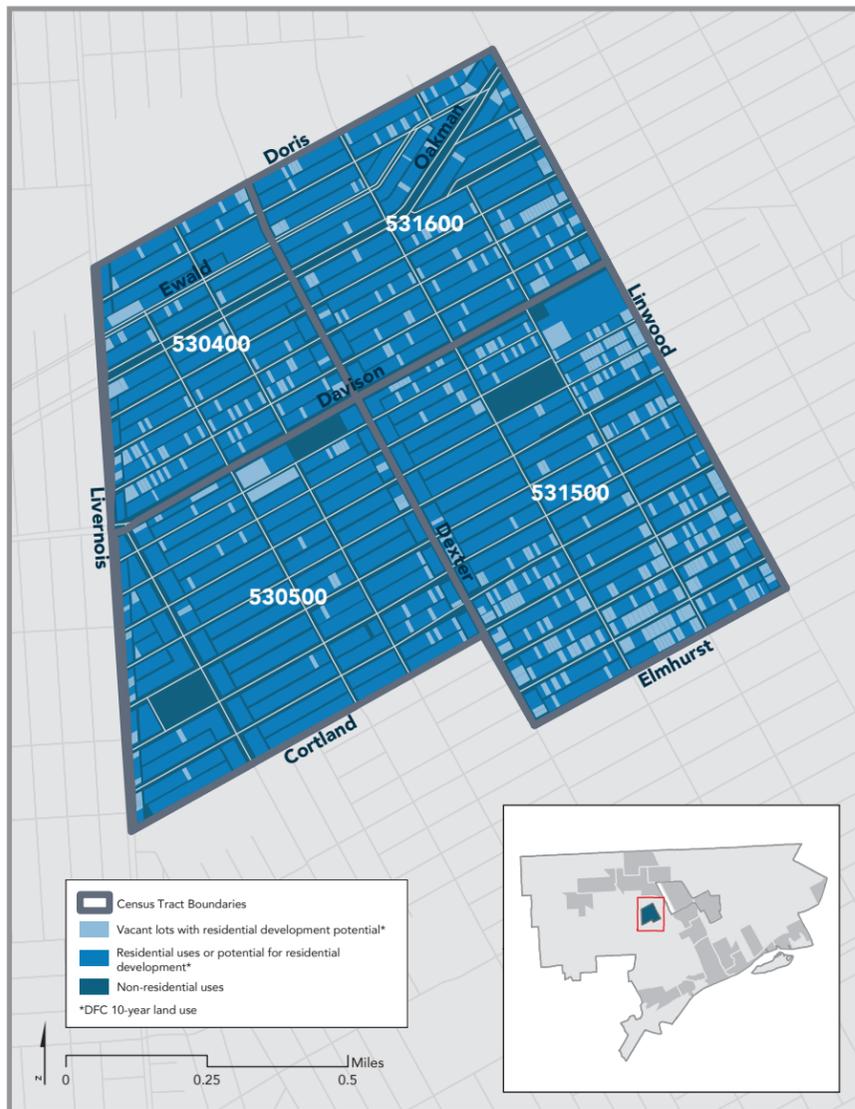


If poverty is reduced to below 10%, how many households must emerge from poverty at maximum build?



West Davison / Russell Woods

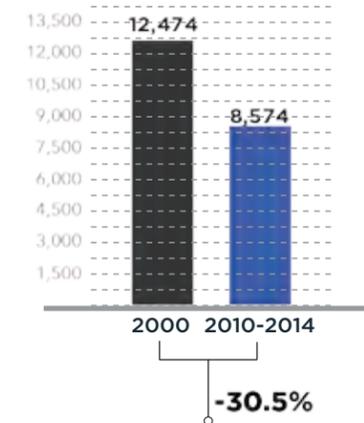
Population, 2014: 8,574
 Area: 1.01 sq mi, 648 acres
 Occupied Housing Units, 2014: 3,267
 Median Household Income, 2014: \$25,583
 DFC 10-year Land Use: Traditional Medium Density Residential, Green Residential Transitional



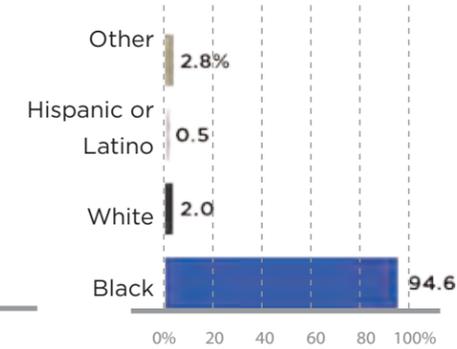
Demographics

Population

Population

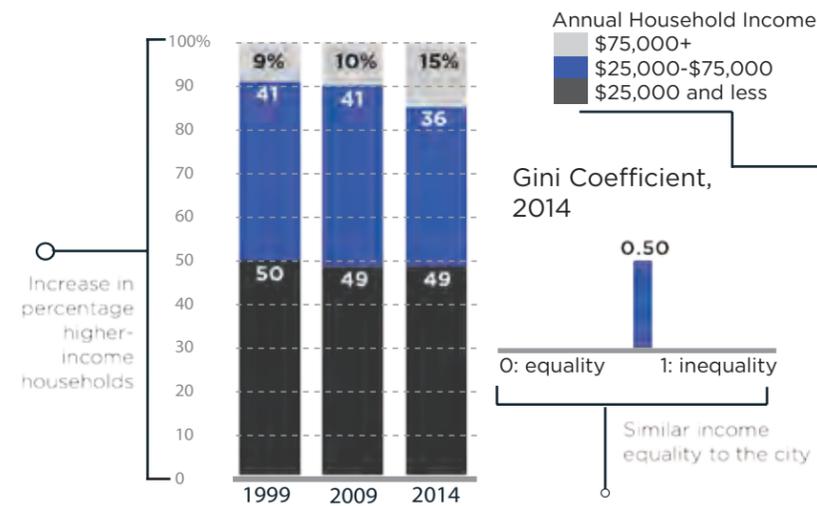


Race and Ethnicity, 2014



Income

Household Income Mix

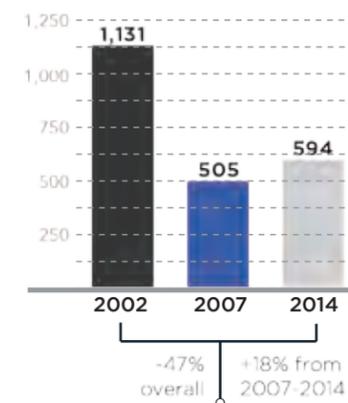


Jobs & Employment

Employed Residents, 2014



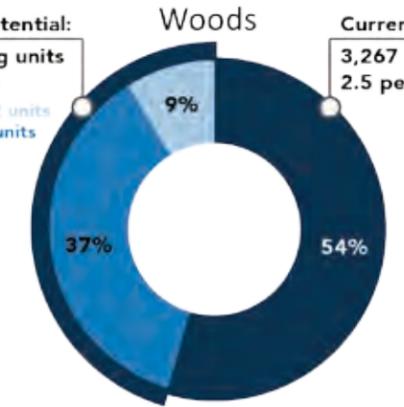
Jobs in Area



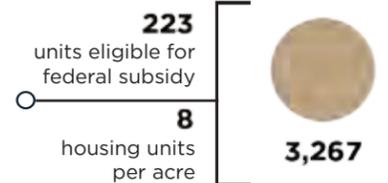
Inclusive Growth Scenario

Estimated maximum build cost: \$544 Million
 Vacant developable acreage: 56

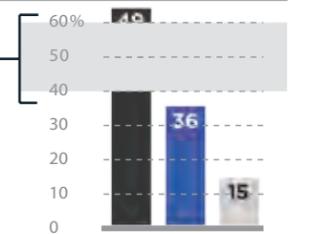
Combined potential: 2,722 housing units, 6,934 people
 New Build: 512 units
 Vacant: 2,210 units



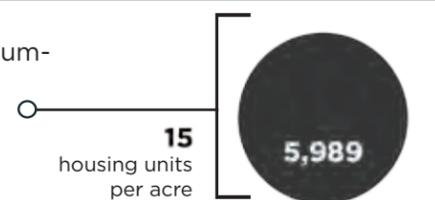
Occupied residential addresses, 2014



Annual household income mix with 40% middle-income standard, 2014



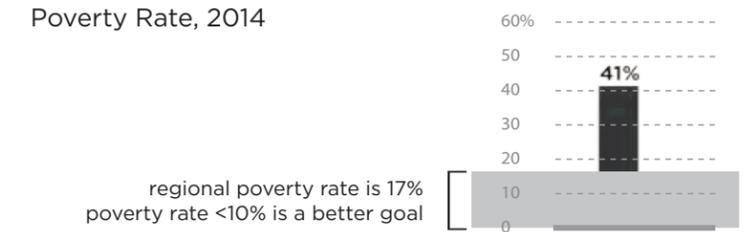
Total occupied households in maximum-build scenario



How many \$25,000-\$75,000/yr units are needed to achieve a goal of 40-60% households in that middle-income bracket at maximum build



Poverty Rate, 2014

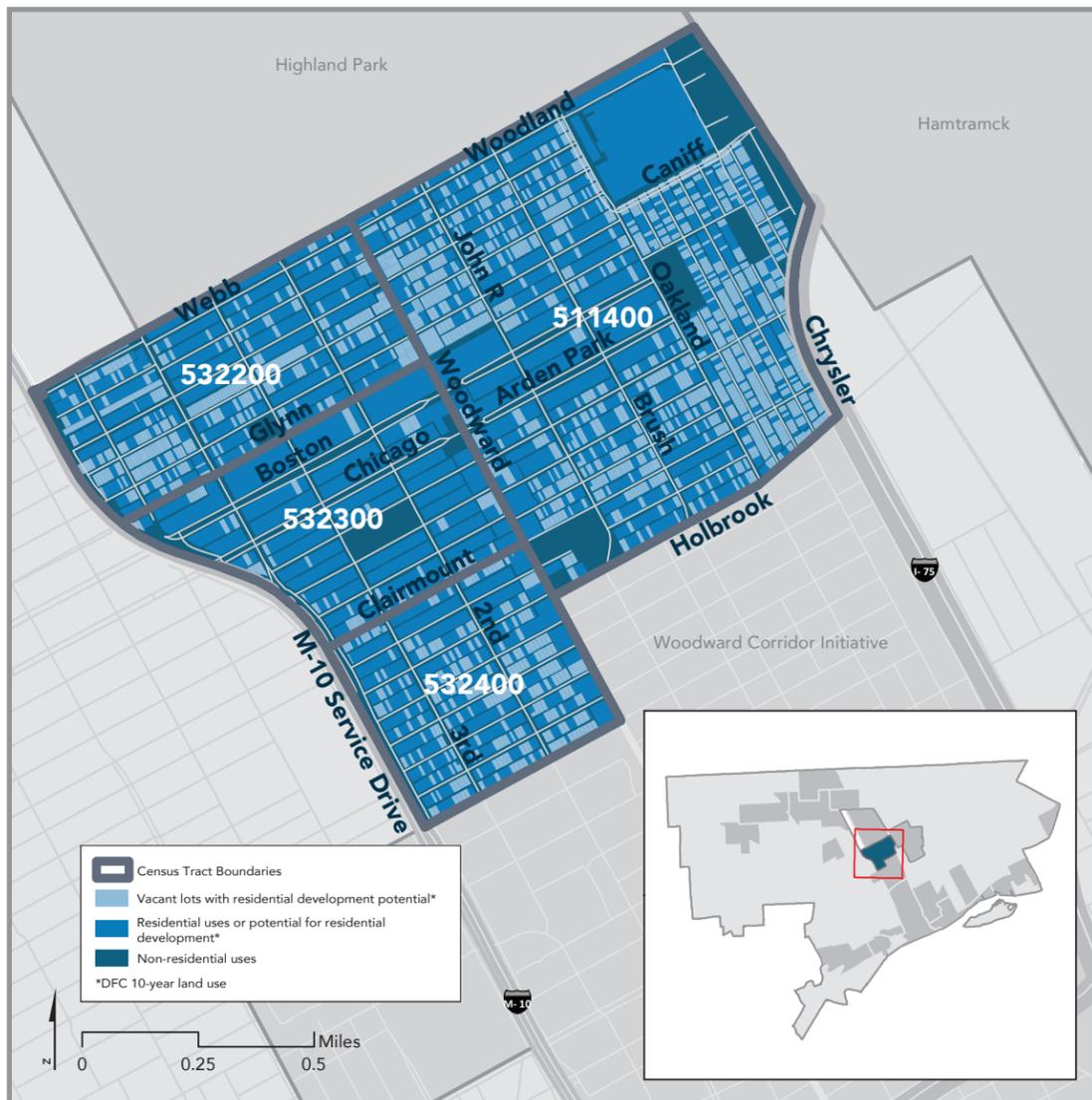


If poverty is reduced to below 10%, how many households must emerge from poverty at maximum build?



Middle Woodward

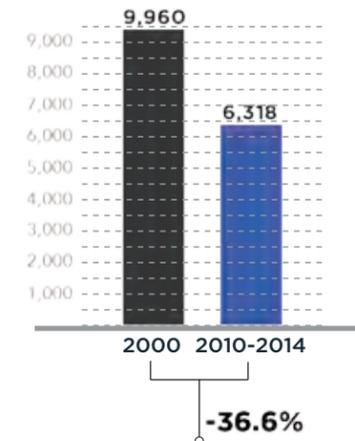
Population, 2014: 6,318
 Area: 1.50 sq mi, 957 acres
 Occupied Housing Units, 2014: 2,526
 Median Household Income, 2014: \$24,811
 DFC 10-year Land Use: Green Residential Transitional, Traditional Low Density Residential, General Industrial



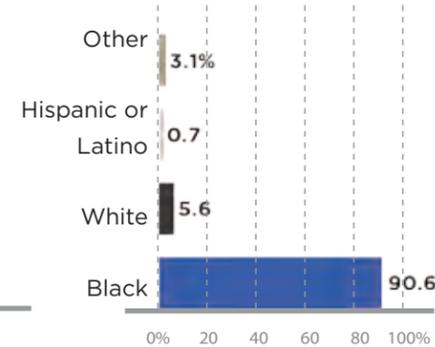
Demographics

Population

Population

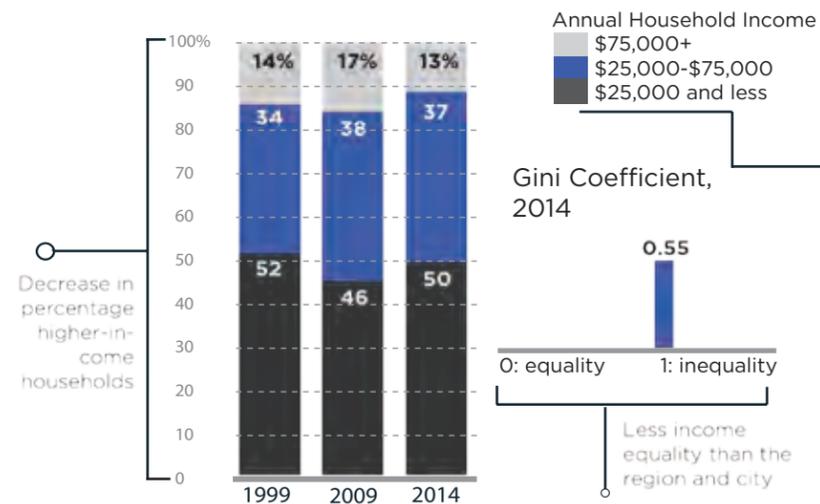


Race and Ethnicity, 2014



Income

Household Income Mix

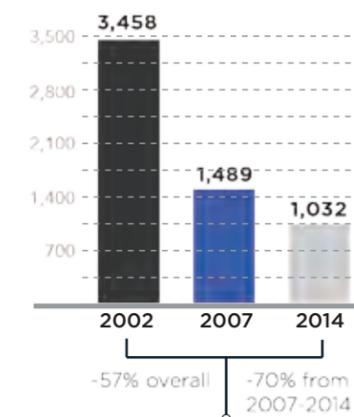


Jobs & Employment

Employed Residents, 2014

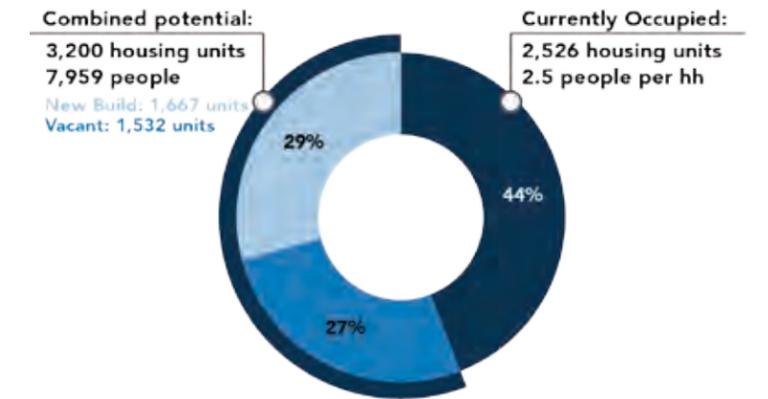


Jobs in Area

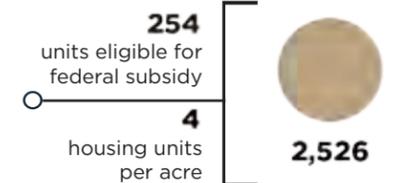


Inclusive Growth Scenario

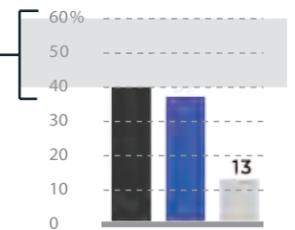
Estimated maximum build cost: \$640 Million
 Vacant developable acreage: 185



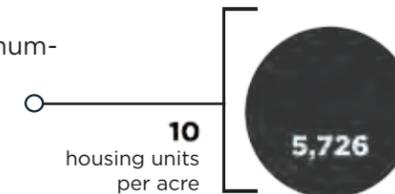
Occupied residential addresses, 2014



Annual household income mix with 40% middle-income standard, 2014



Total occupied households in maximum-build scenario



How many \$25,000-\$75,000/yr units are needed to achieve a goal of 40-60% households in that middle-income bracket at maximum build



Poverty Rate, 2014

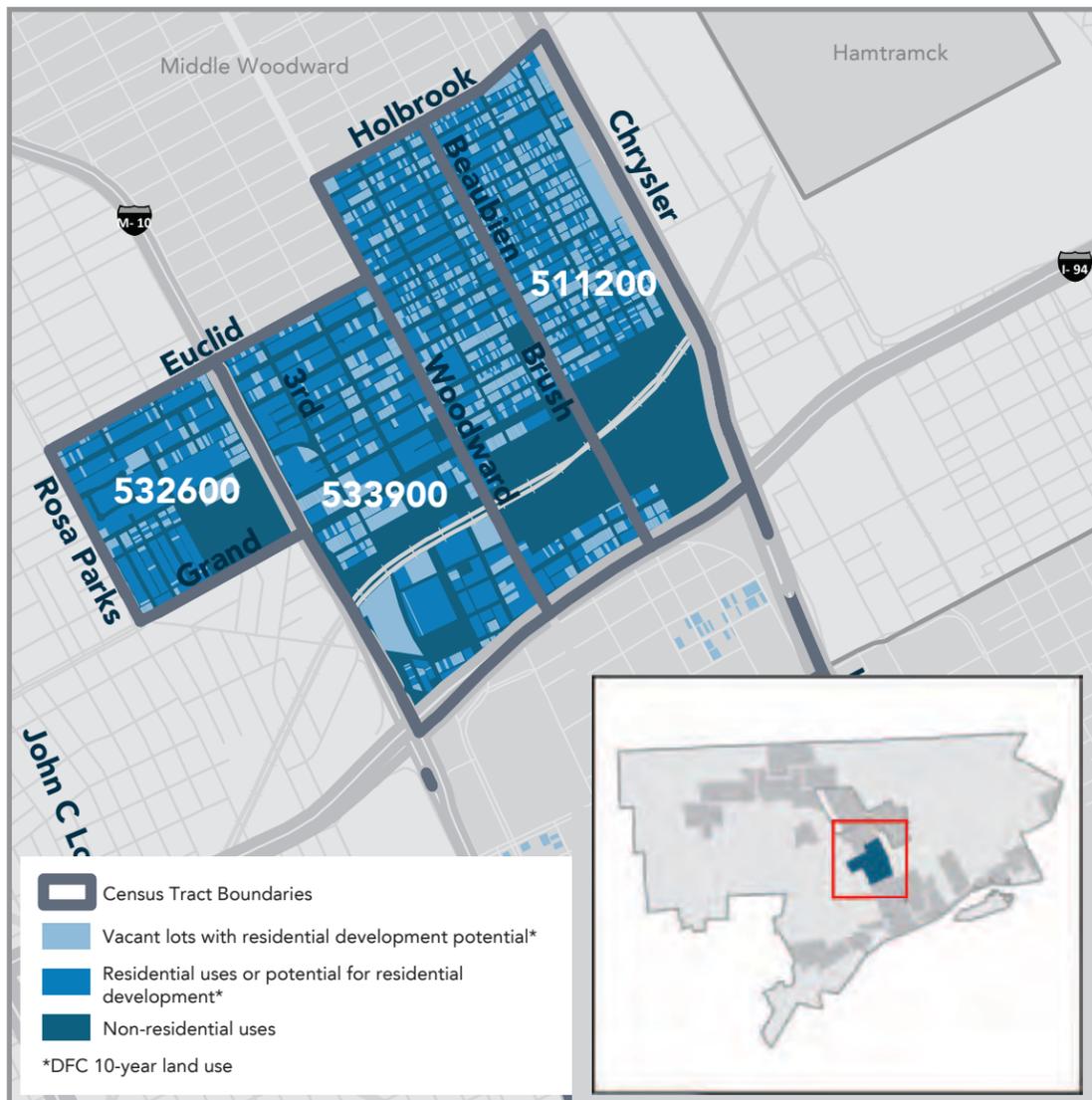


If poverty is reduced to below 10%, how many households must emerge from poverty at maximum build?



North End / New Center

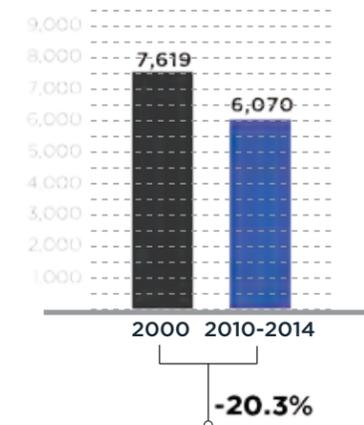
Population, 2014: 6,070
 Area: 1.49 sq mi, 954 acres
 Occupied Housing Units, 2014: 3,023
 Median Household Income, 2014: \$18,350
 DFC 10-year Land Use: Green Residential Transitional, Neighborhood Center, Live/Make, District Center, City Center



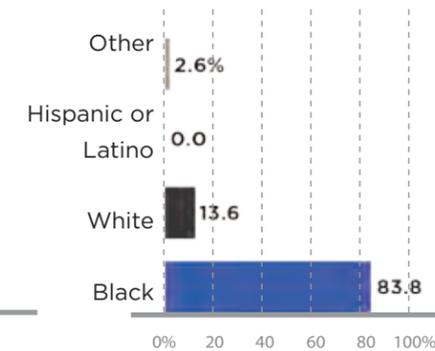
Demographics

Population

Population

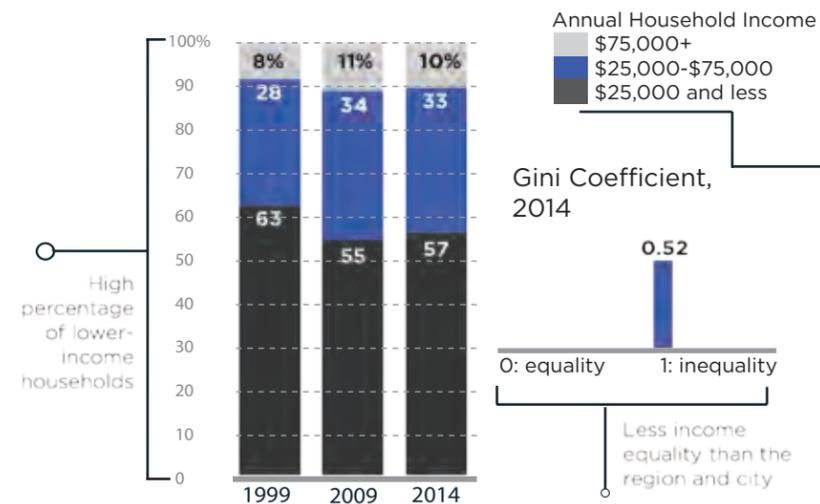


Race and Ethnicity, 2014



Income

Household Income Mix

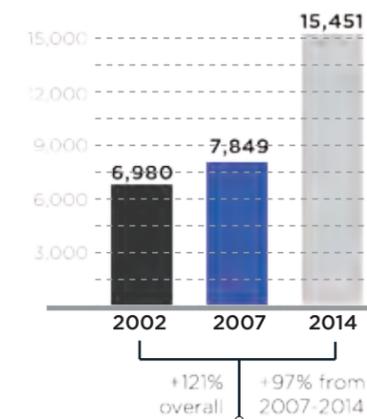


Jobs & Employment

Employed Residents, 2014



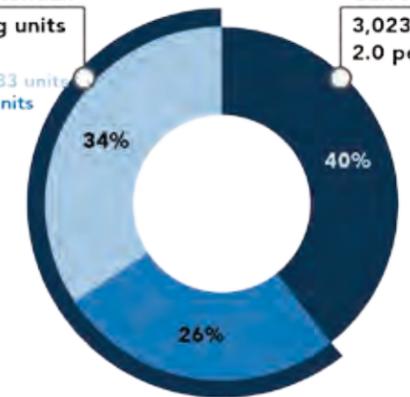
Jobs in Area



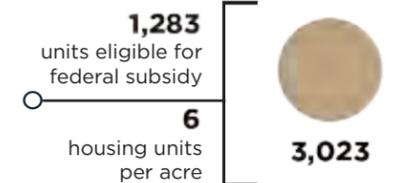
Inclusive Growth Scenario

Estimated maximum build cost: \$930 Million
 Vacant developable acreage: 180

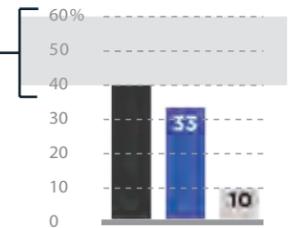
Combined potential: 4,648 housing units, 9,334 people
 Currently Occupied: 3,023 housing units, 2.0 people per hh
 New Build: 2,633 units
 Vacant: 2,015 units



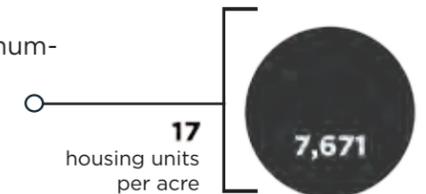
Occupied residential addresses, 2014



Annual household income mix with 40% middle-income standard, 2014



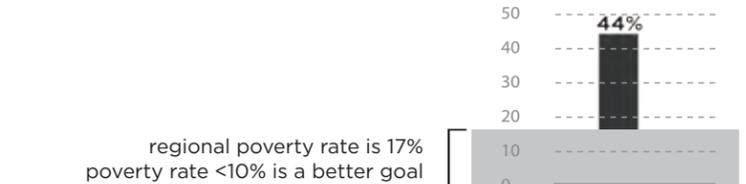
Total occupied households in maximum-build scenario



How many \$25,000-\$75,000/yr units are needed to achieve a goal of 40-60% households in that middle-income bracket at maximum build



Poverty Rate, 2014

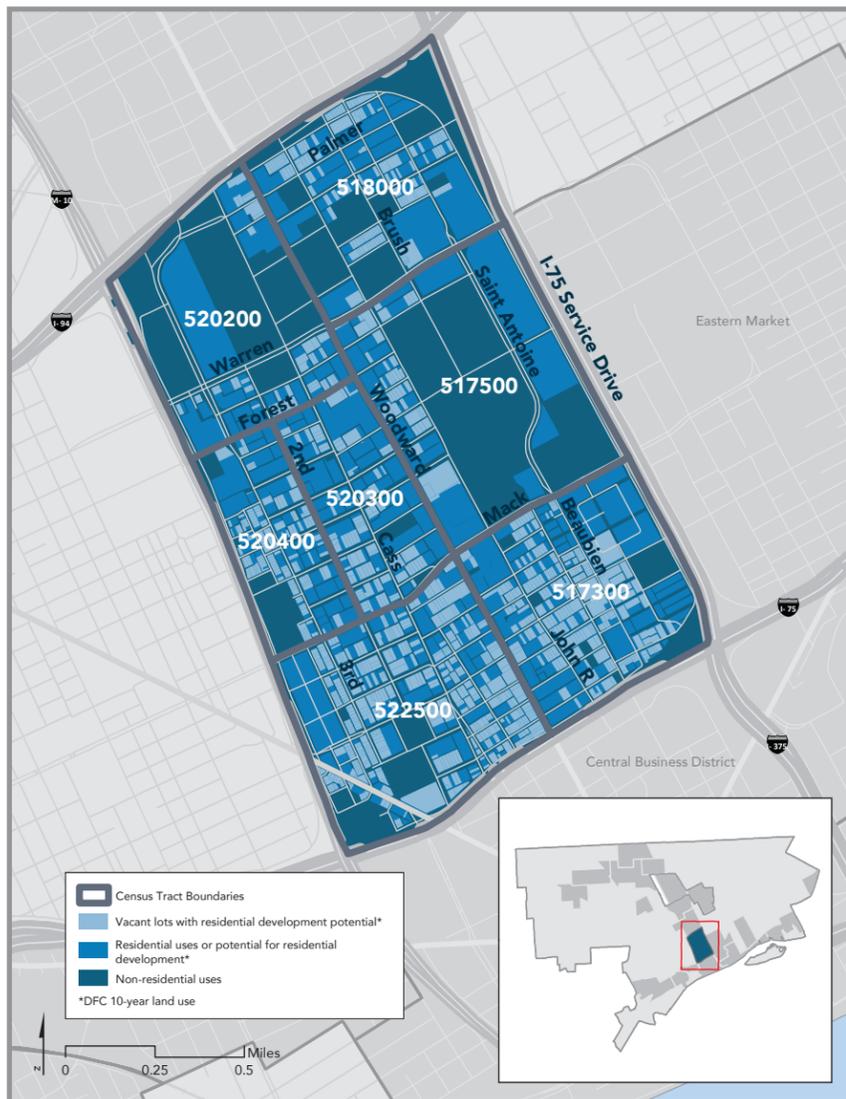


If poverty is reduced to below 10%, how many households must emerge from poverty at maximum build?



Midtown

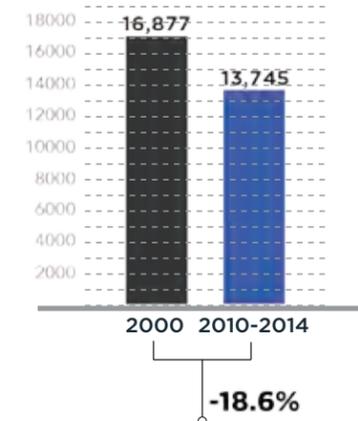
Population, 2014: 13,745
 Area: 2.09 sq mi, 1,339 acres
 Occupied Housing Units, 2014: 8,055
 Median Household Income, 2014: \$14,777
 DFC 10-year Land Use: District Center



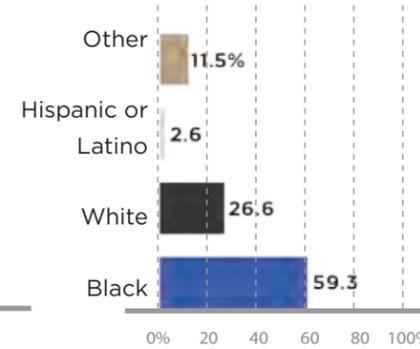
Demographics

Population

Population

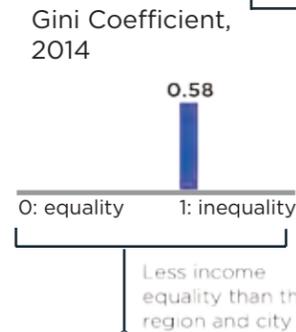
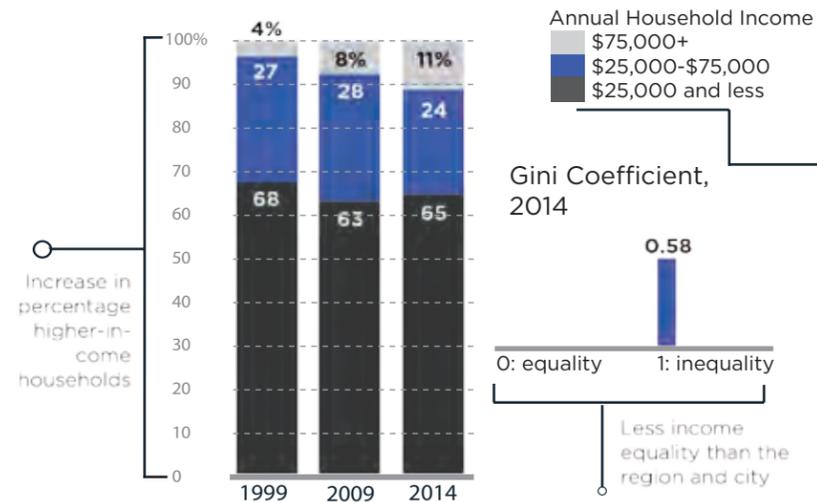


Race and Ethnicity, 2014



Income

Household Income Mix

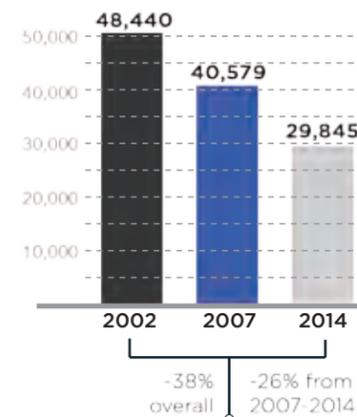


Jobs & Employment

Employed Residents, 2014



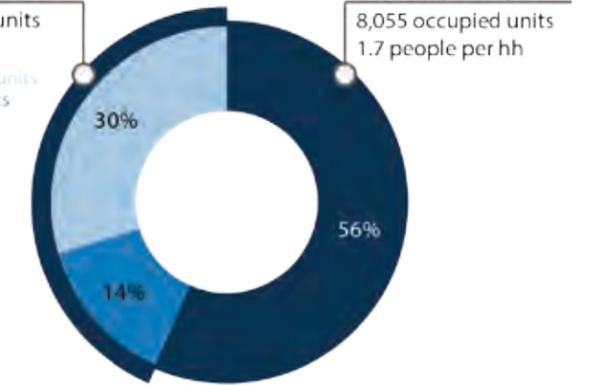
Jobs in Area



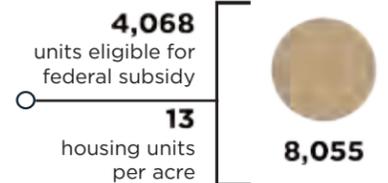
Inclusive Growth Scenario

Estimated maximum build cost: \$1.24 Billion
 Vacant developable acreage: 212

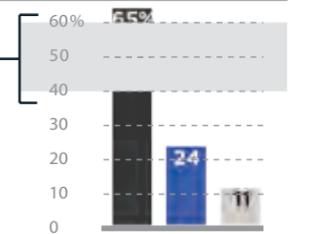
Combined potential:
 6,180 housing units
 10,405 people
 New Build: 4,232 units
 Vacant: 1,948 units



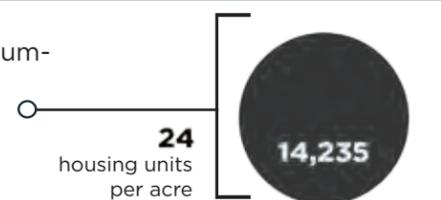
Occupied residential addresses, 2014



Annual household income mix with 40% middle-income standard, 2014



Total occupied households in maximum-build scenario

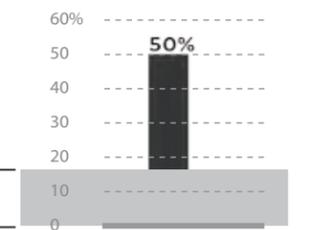


How many \$25,000-\$75,000/yr units are needed to achieve a goal of 40-60% households in that middle-income bracket at maximum build



Poverty Rate, 2014

regional poverty rate is 17%
 poverty rate <10% is a better goal

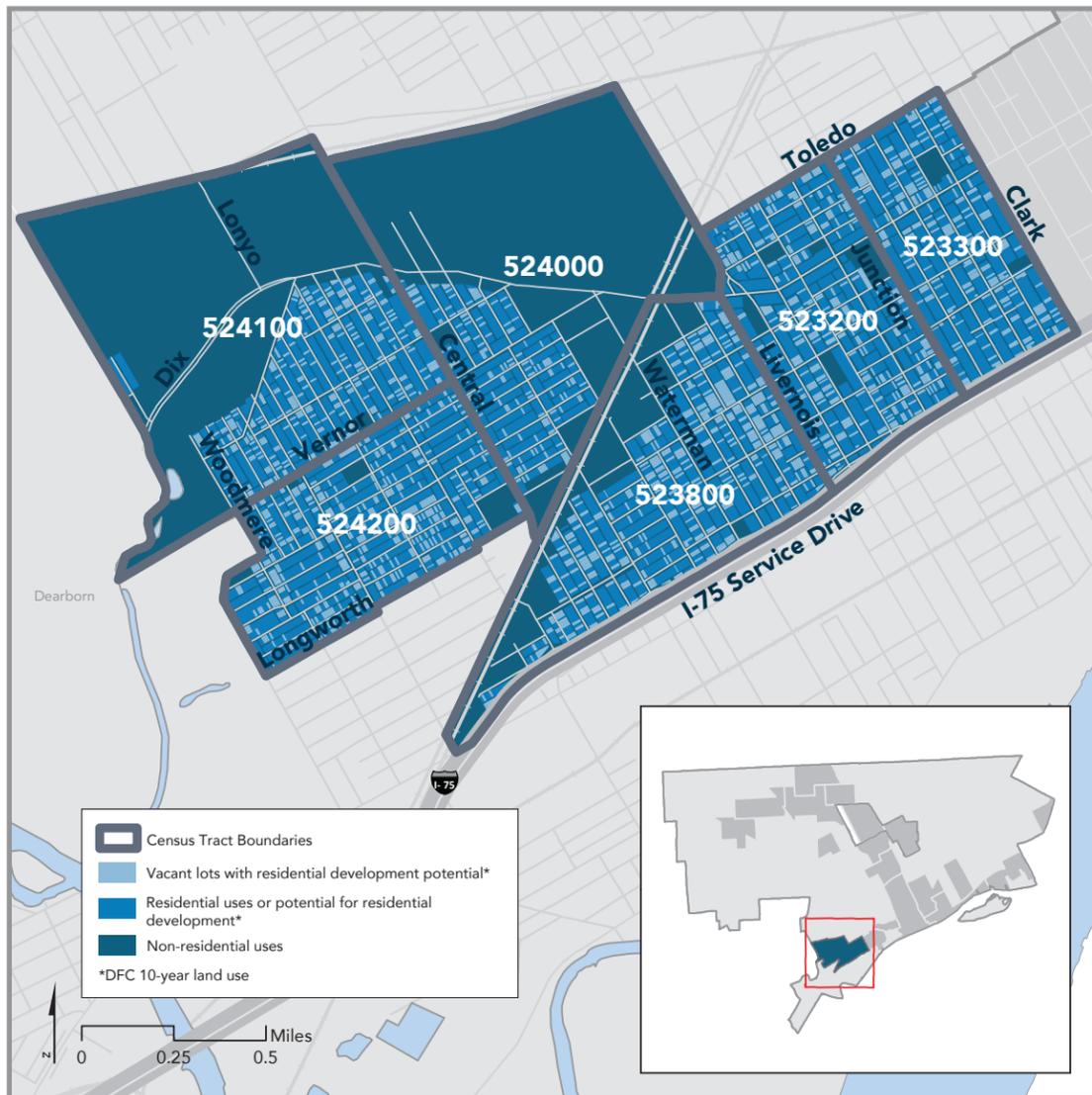


If poverty is reduced to below 10%, how many households must emerge from poverty at maximum build?



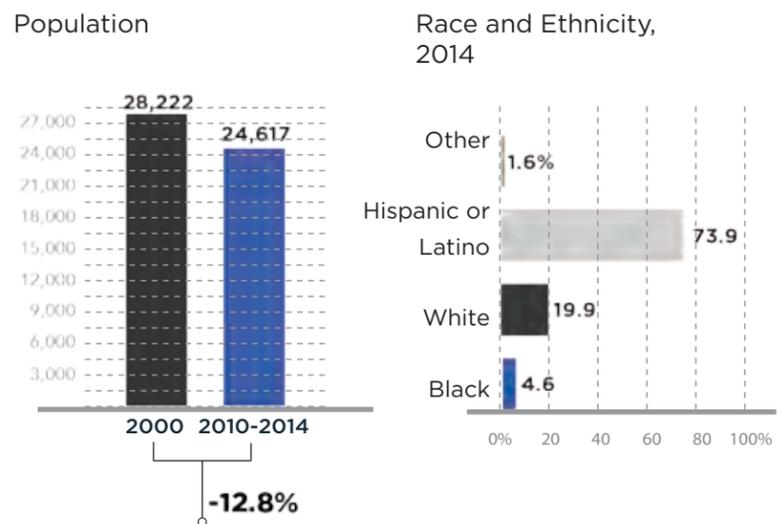
Southwest / Springwells

Population, 2014: 24,617
 Area: 2.76 sq mi, 1,769 acres
 Occupied Housing Units, 2014: 6,709
 Median Household Income, 2014: \$26,772
 DFC 10-year Land Use: Green Residential Transitional, Innovative Productive, Neighborhood Center, Large Park

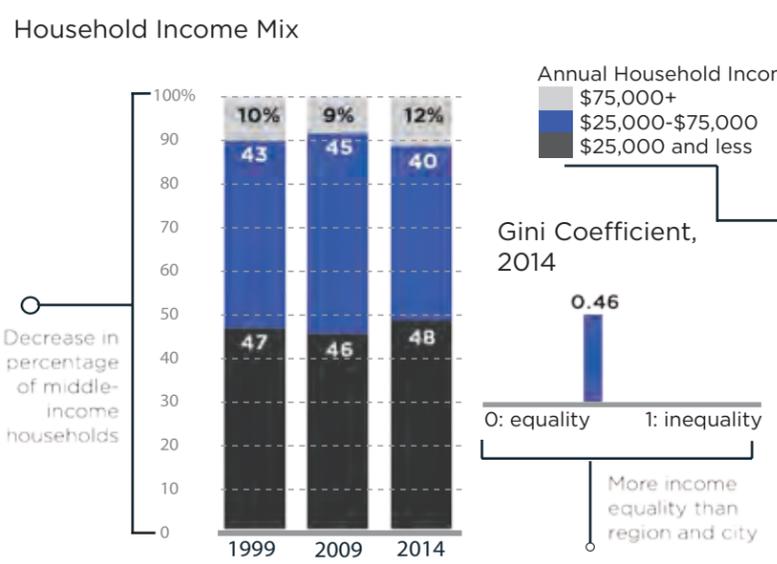


Demographics

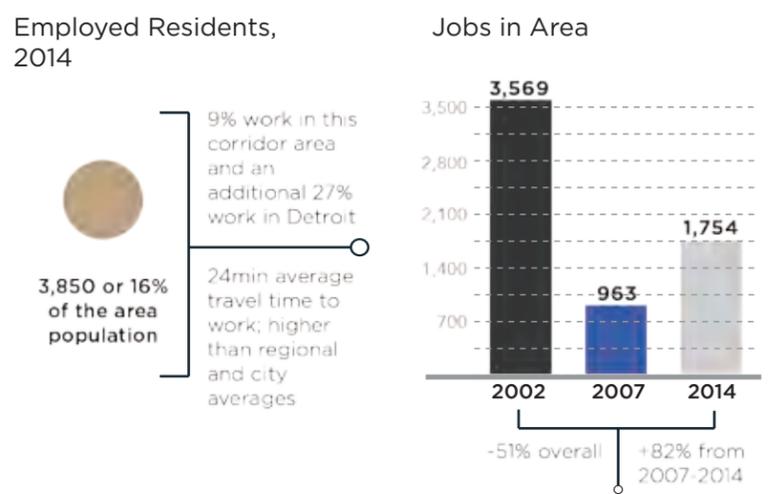
Population



Income

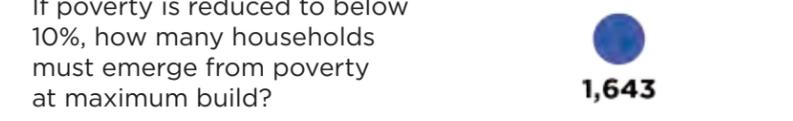
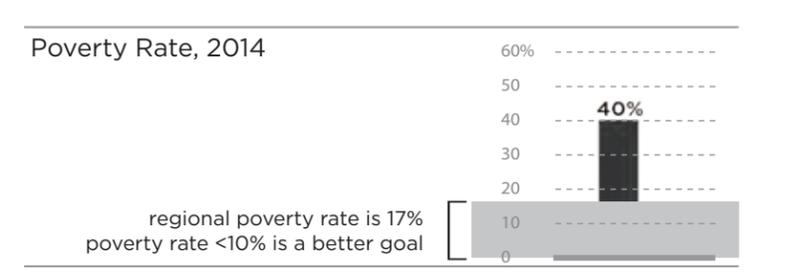
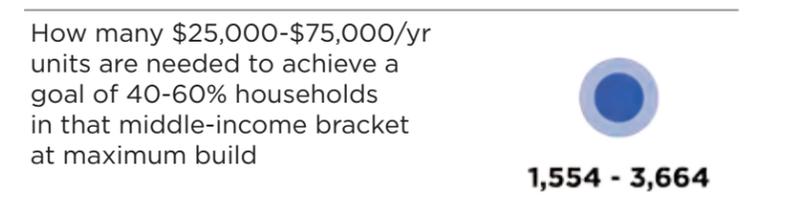
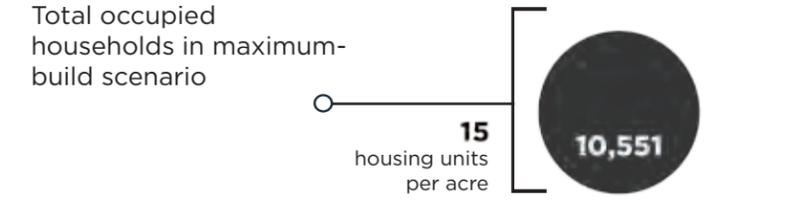
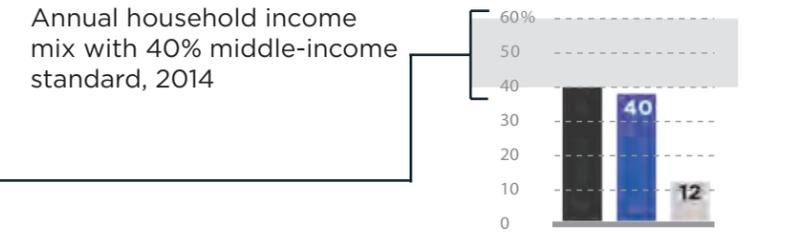
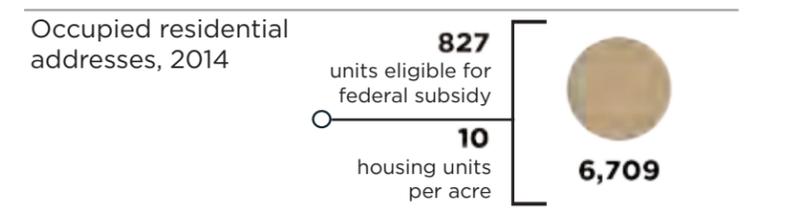
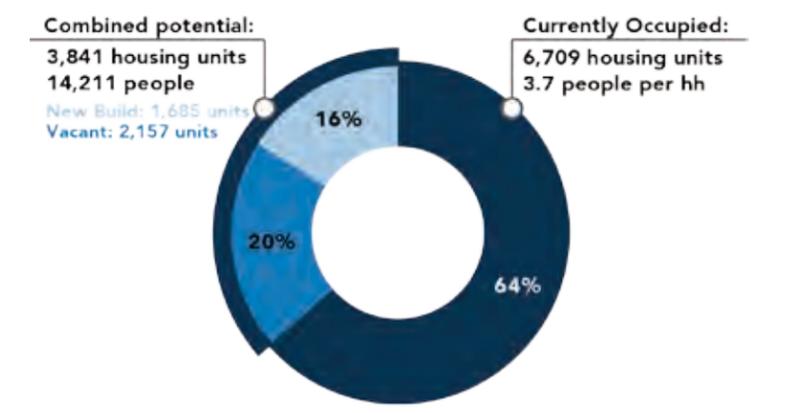


Jobs & Employment



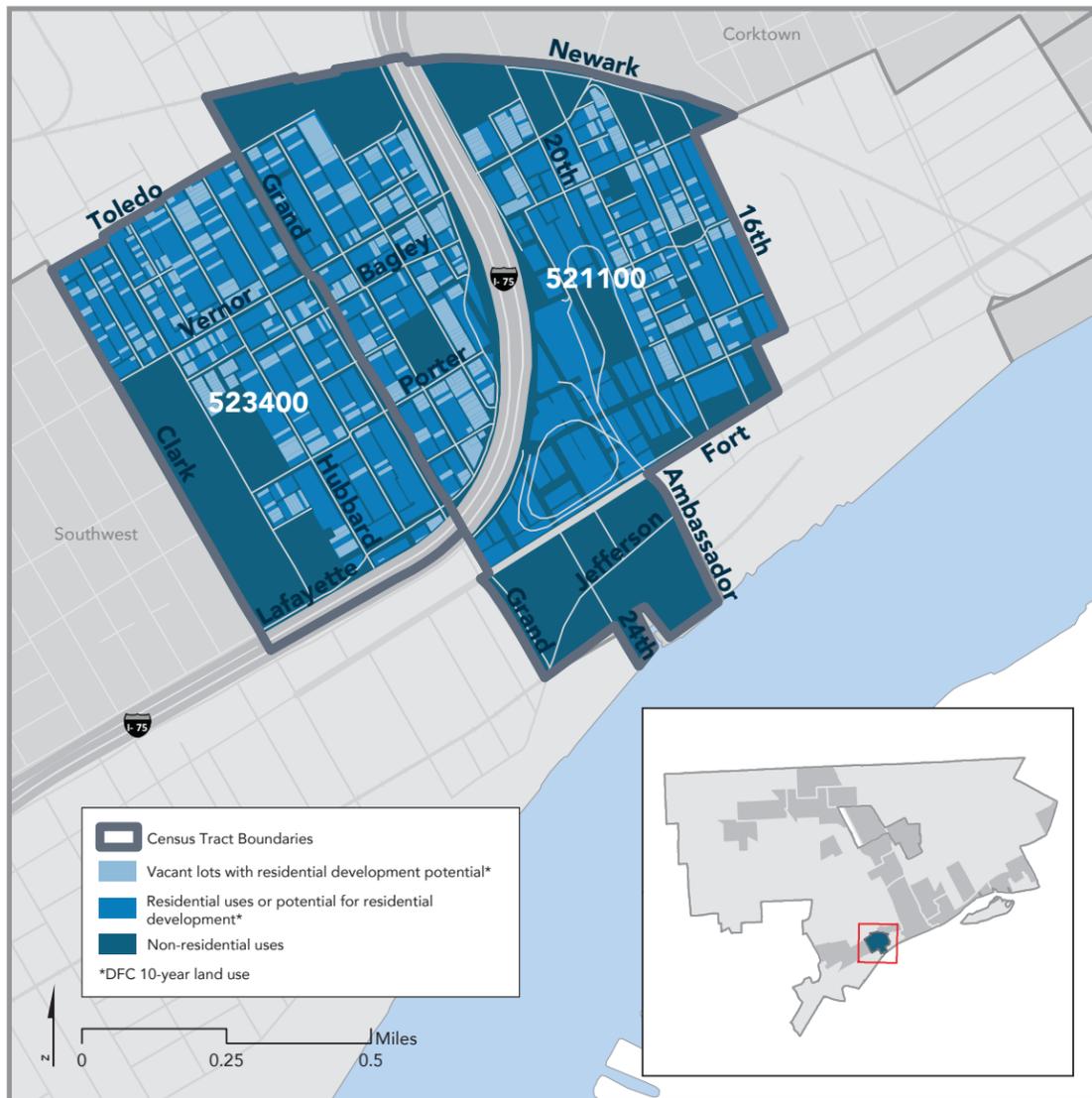
Inclusive Growth Scenario

Estimated maximum build cost: \$768 Million
 Vacant developable acreage: 164



Hubbard Farms / Mexicantown

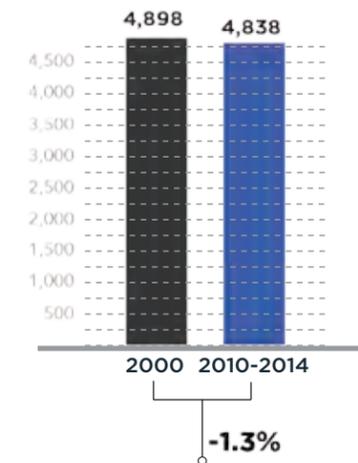
Population, 2014: 4,838
 Area: 0.92 sq mi, 586 acres
 Occupied Housing Units, 2014: 1,595
 Median Household Income, 2014: \$21,783
 DFC 10-year Land Use: Green Residential Transitional, Live/Make, Neighborhood Center, Large Park



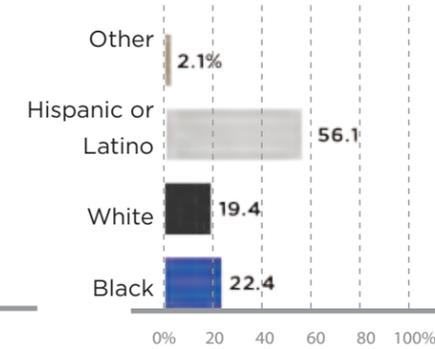
Demographics

Population

Population

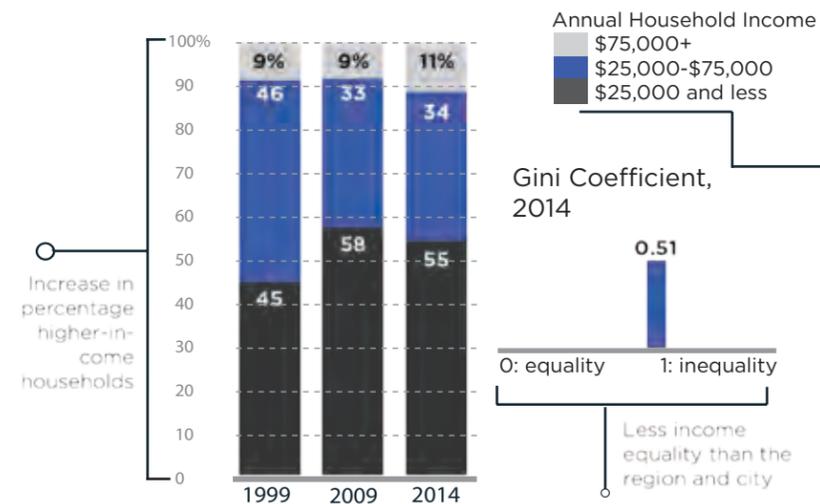


Race and Ethnicity, 2014



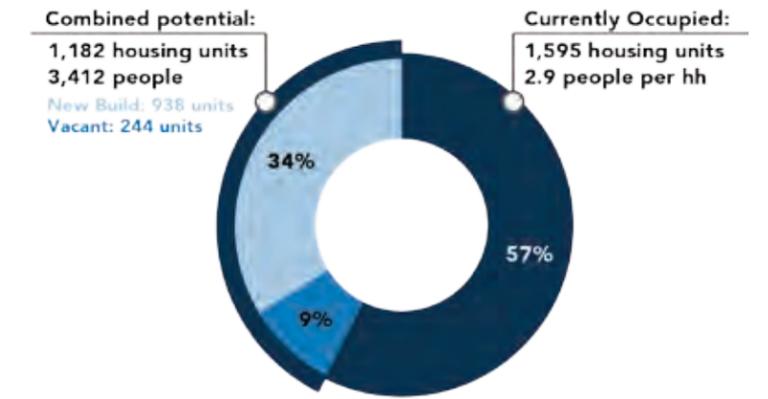
Income

Household Income Mix

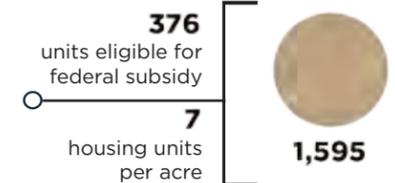


Inclusive Growth Scenario

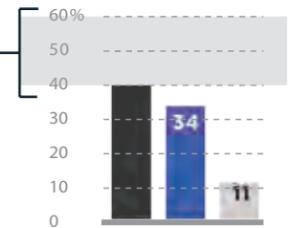
Estimated maximum build cost: \$236 Million
 Vacant developable acreage: 61



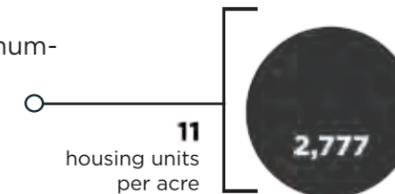
Occupied residential addresses, 2014



Annual household income mix with 40% middle-income standard, 2014



Total occupied households in maximum-build scenario



How many \$25,000-\$75,000/yr units are needed to achieve a goal of 40-60% households in that middle-income bracket at maximum build

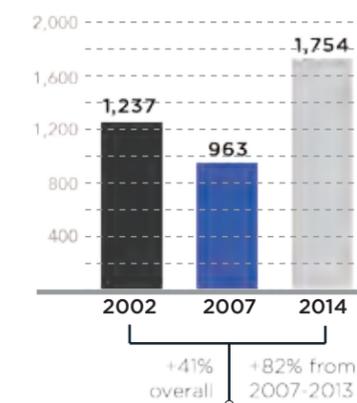


Jobs & Employment

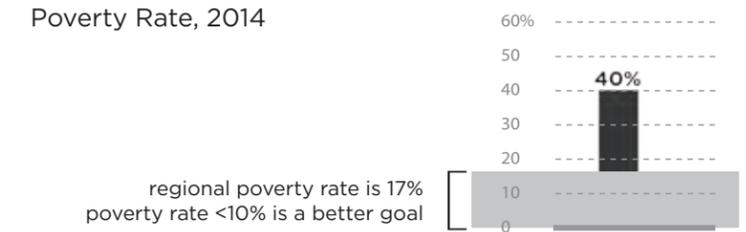
Employed Residents, 2014



Jobs in Area



Poverty Rate, 2014

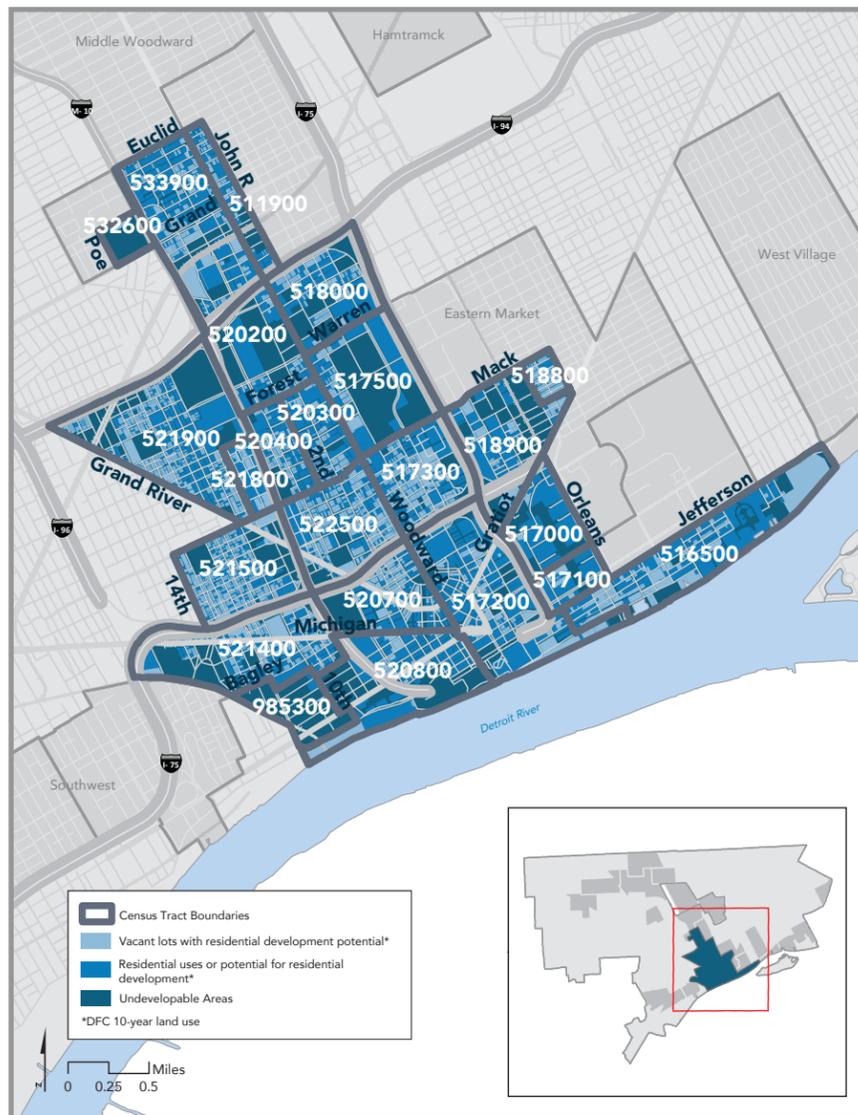


If poverty is reduced to below 10%, how many households must emerge from poverty at maximum build?



Greater Downtown

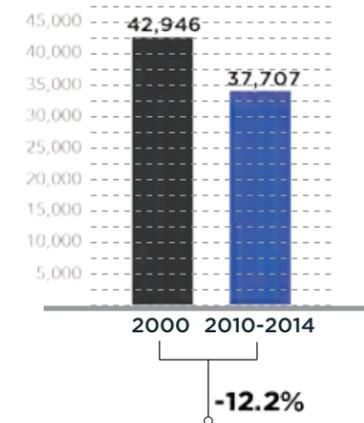
Population, 2014: **37,707**
 Area: **7.38 sq mi, 4,723 acres**
 Occupied Housing Units, 2014: **21,997**
 Median Household Income, 2014: **\$22,079**
 DFC 10-year Land Use: **City/District/Neighborhood Center, Green Residential Transitional, Live/Make**



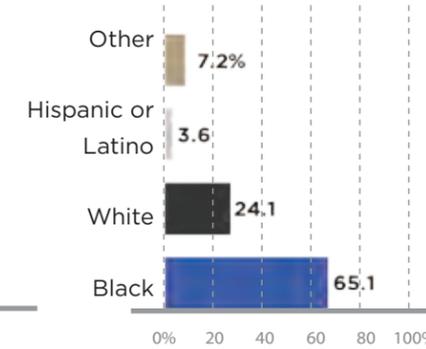
Demographics

Population

Population

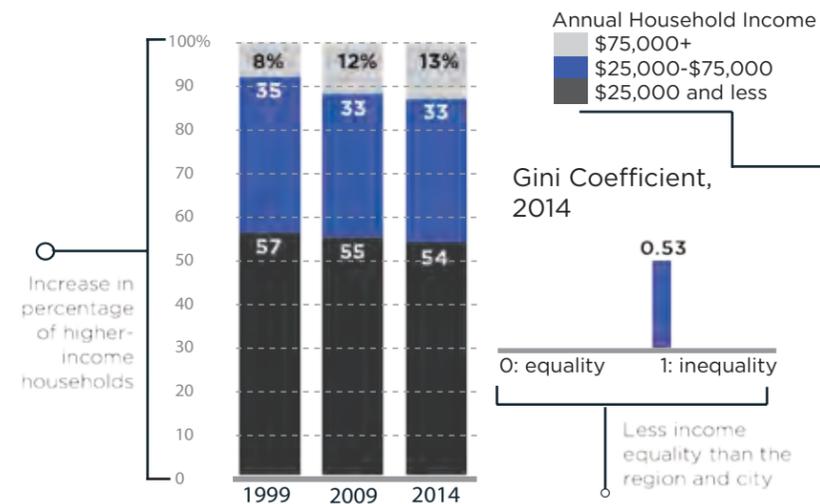


Race and Ethnicity, 2014



Income

Household Income Mix

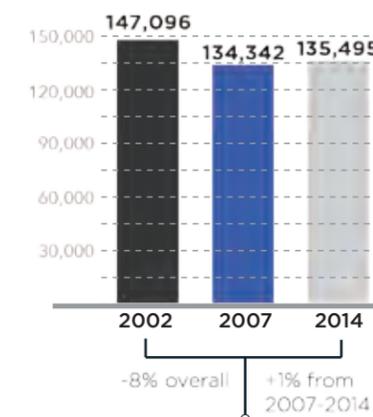


Jobs & Employment

Employed Residents, 2014



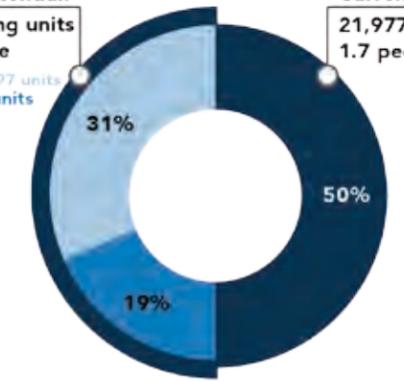
Jobs in Area



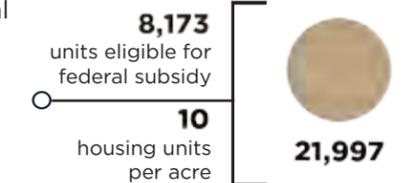
Inclusive Growth Scenario

Estimated maximum build cost: **\$4.4 Billion**
 Vacant developable acreage: **767**

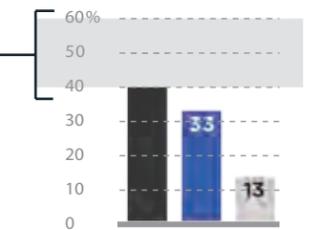
Combined potential: **22,006 housing units, 37,019 people**
 Currently Occupied: **21,977 housing units, 1.7 people per hh**
 New Build: 13,797 units
 Vacant: 8,209 units



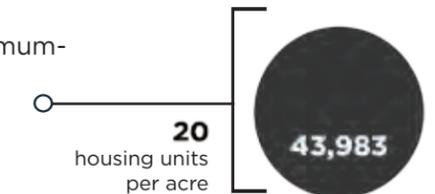
Occupied residential addresses, 2014



Annual household income mix with 40% middle-income standard, 2014



Total occupied households in maximum-build scenario

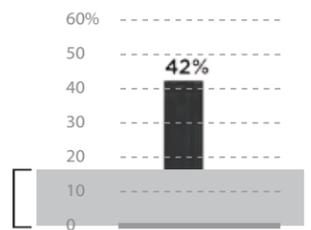


How many \$25,000-\$75,000/yr units are needed to achieve a goal of 40-60% households in that middle-income bracket at maximum build



Poverty Rate, 2014

regional poverty rate is 17%
 poverty rate <10% is a better goal

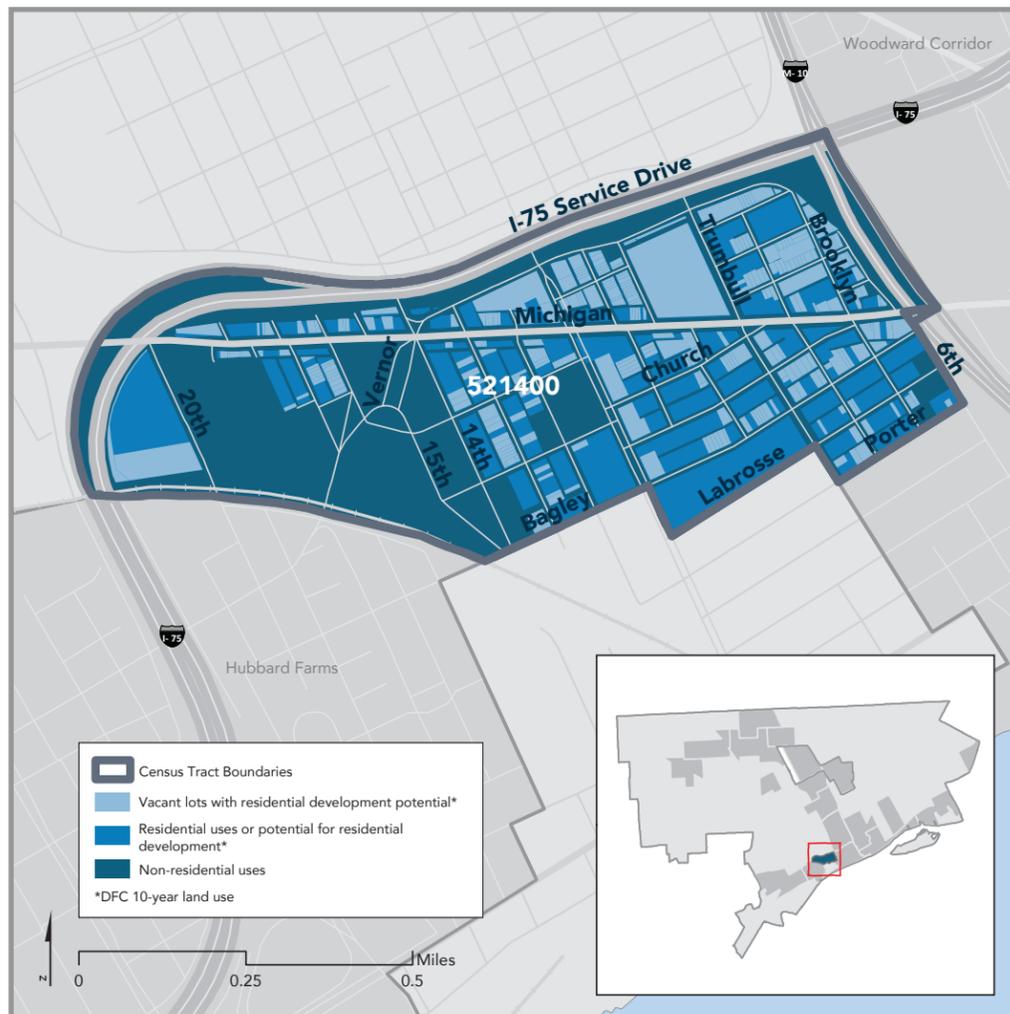


If poverty is reduced to below 10%, how many households must emerge from poverty at maximum build?



Corktown

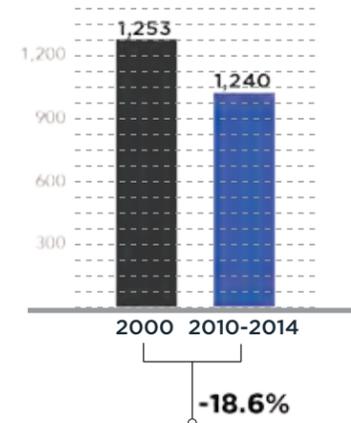
Population, 2014: 1,240
 Area: 0.50 sq mi, 323 acres
 Occupied Housing Units, 2014: 596
 Median Household Income, 2014: \$42,250
 DFC 10-year Land Use: Neighborhood Center, Live/Make



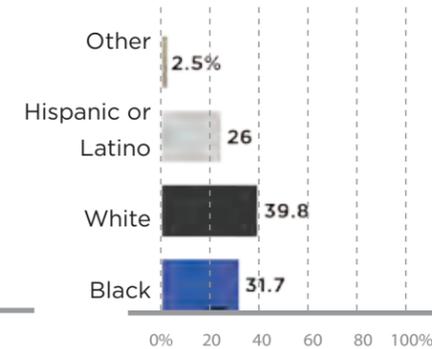
Demographics

Population

Population

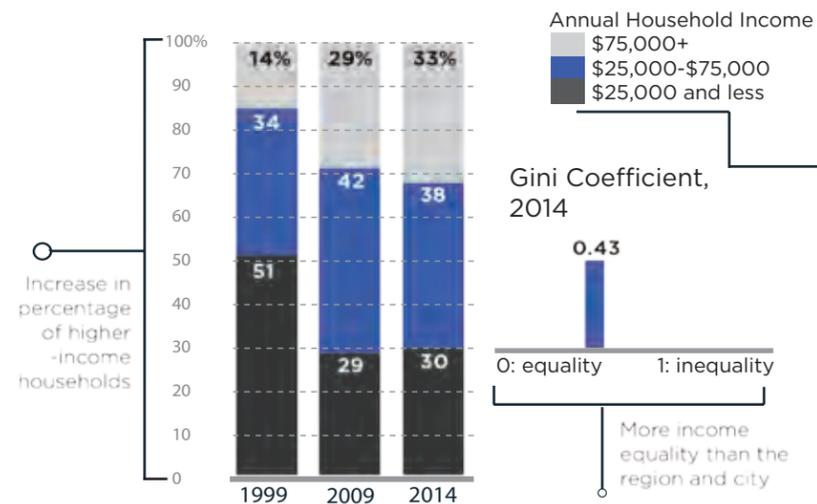


Race and Ethnicity, 2014



Income

Household Income Mix

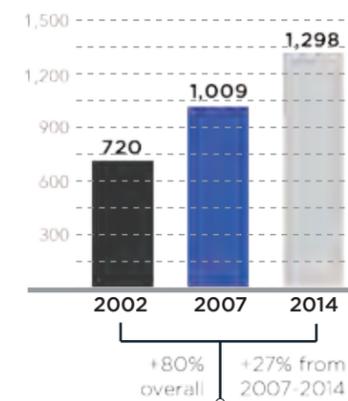


Jobs & Employment

Employed Residents, 2014



Jobs in Area

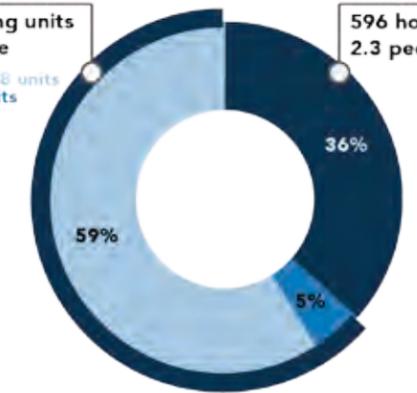


Inclusive Growth Scenario

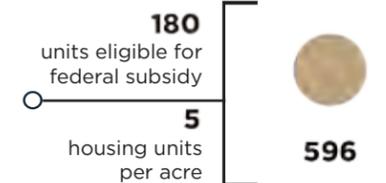
Estimated maximum build cost: \$206 Million
 Vacant developable acreage: 51

Combined potential:
 1,033 housing units
 2,398 people
 New Build: 958 units
 Vacant: 75 units

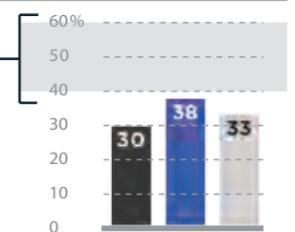
Currently Occupied:
 596 housing units
 2.3 people per hh



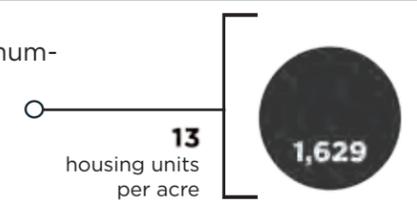
Occupied residential addresses, 2014



Annual household income mix with 40% middle-income standard, 2014



Total occupied households in maximum-build scenario

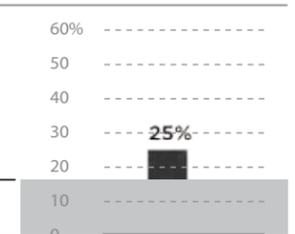


How many \$25,000-\$75,000/yr units are needed to achieve a goal of 40-60% households in that middle-income bracket at maximum build



Poverty Rate, 2014

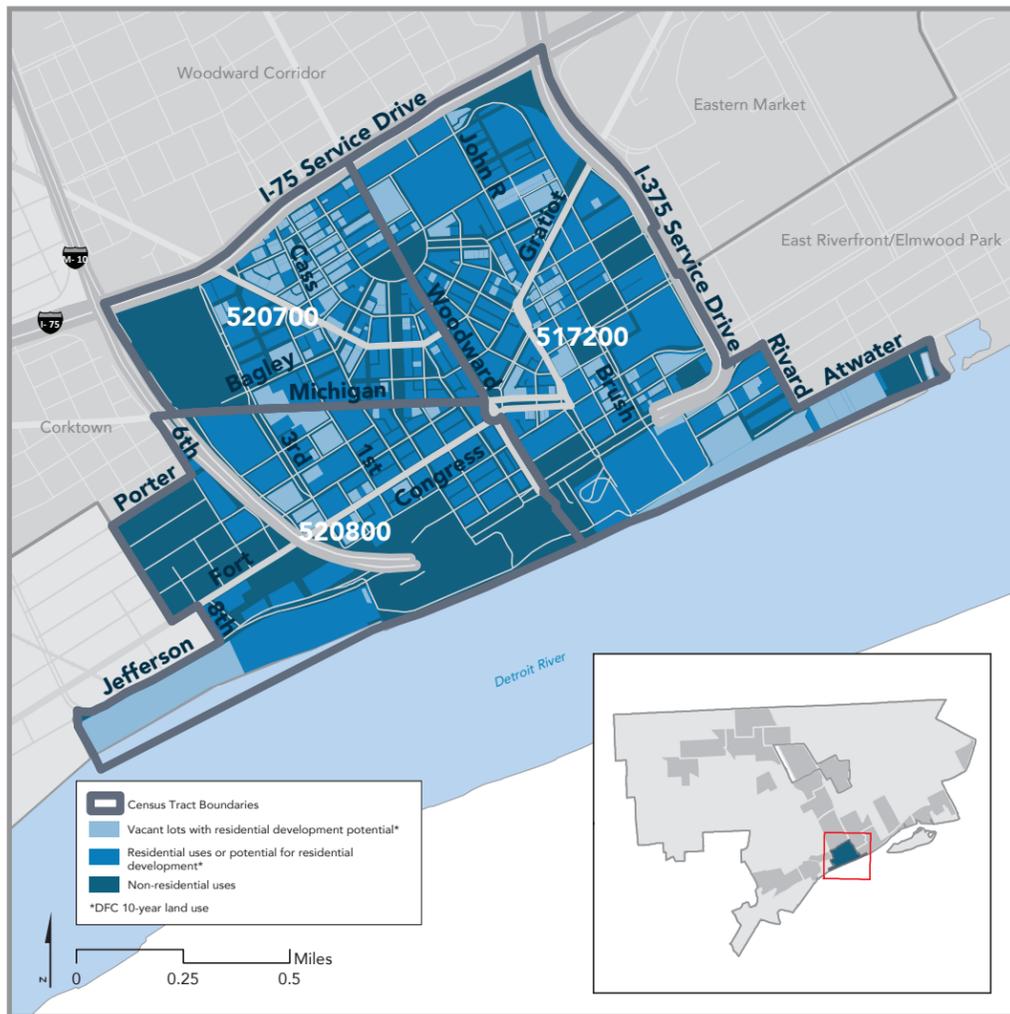
regional poverty rate is 17%
 poverty rate <10% is a better goal



If poverty is reduced to below 10%, how many households must emerge from poverty at maximum build?

Central Business District

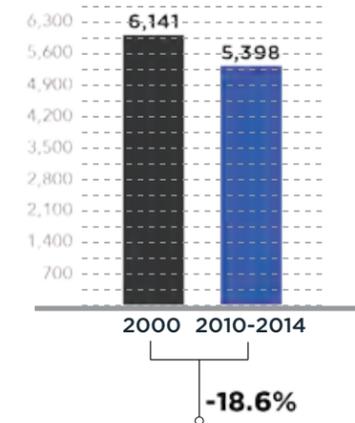
Population, 2014: 5,398
 Area: 1.45 sq mi, 926 acres
 Occupied Housing Units, 2014: 3,326
 Median Household Income, 2014: \$32,125
 DFC 10-year Land Use: City Center, Green Mixed-Rise, Live/Make,, Large Park, Light Industrial



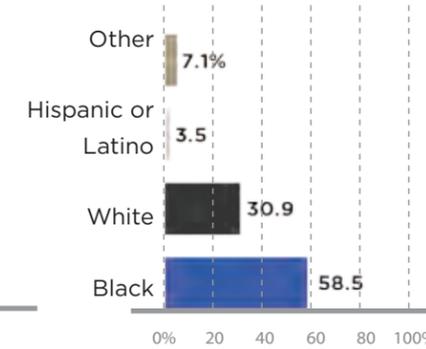
Demographics

Population

Population

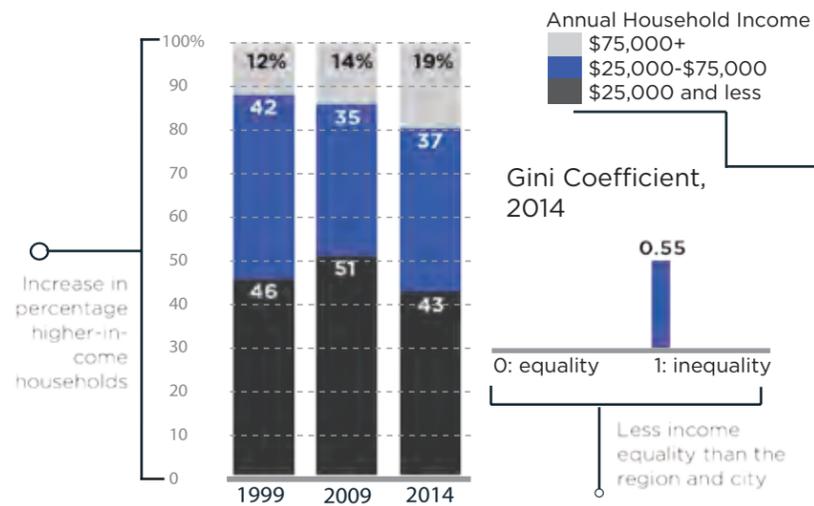


Race and Ethnicity, 2014



Income

Household Income Mix

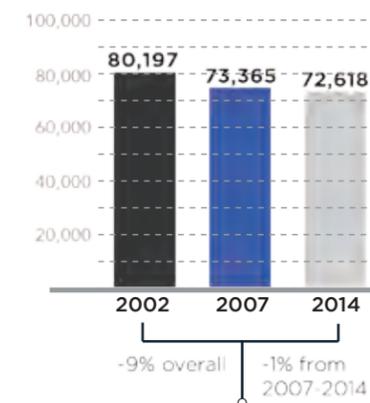


Jobs & Employment

Employed Residents, 2014

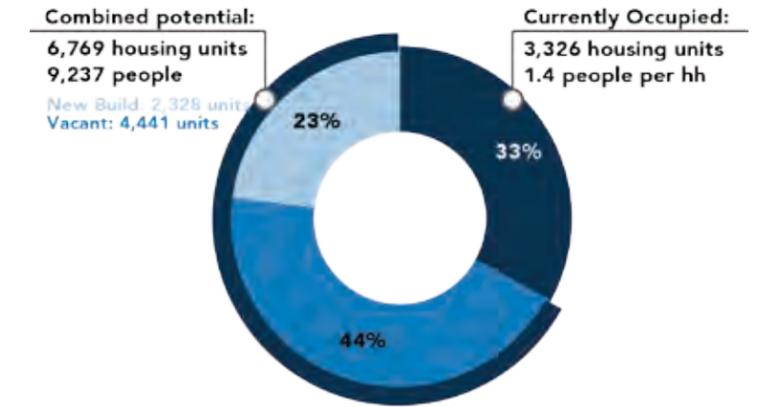


Jobs in Area

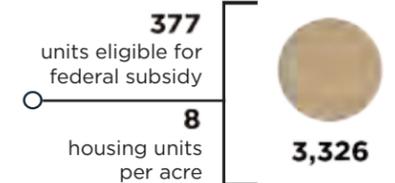


Inclusive Growth Scenario

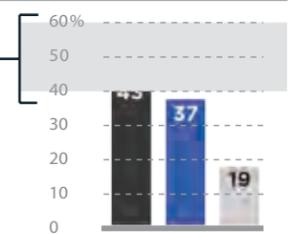
Estimated maximum build cost: \$1.3 Million
 Vacant developable acreage: 101



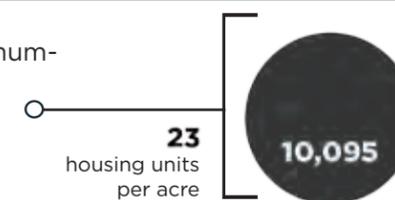
Occupied residential addresses, 2014



Annual household income mix with 40% middle-income standard, 2014



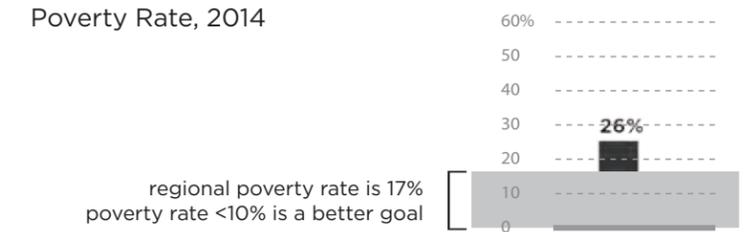
Total occupied households in maximum-build scenario



How many \$25,000-\$75,000/yr units are needed to achieve a goal of 40-60% households in that middle-income bracket at maximum build



Poverty Rate, 2014

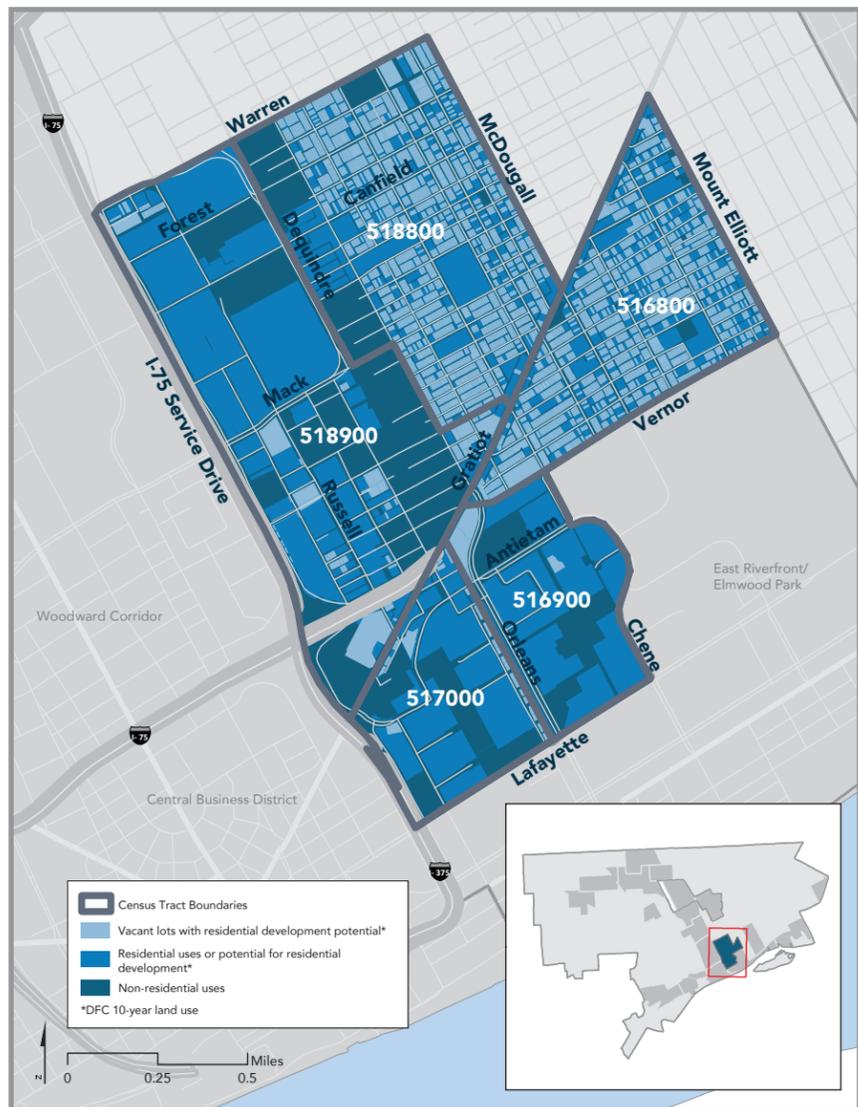


If poverty is reduced to below 10%, how many households must emerge from poverty at maximum build?



Eastern Market

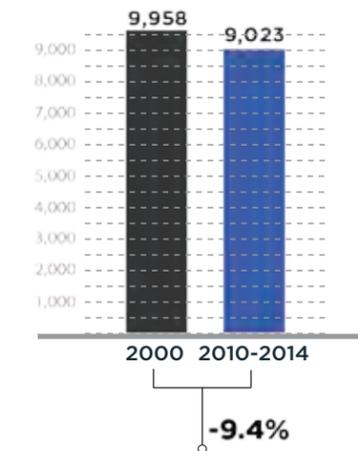
Population, 2014: 9,023
 Area: 2.10 sq mi, 1,342 acres
 Occupied Housing Units, 2014: 5,236
 Median Household Income, 2014: \$25,222
 DFC 10-year Land Use: Green Mixed-Rise, Live/Make, Innovation Productive



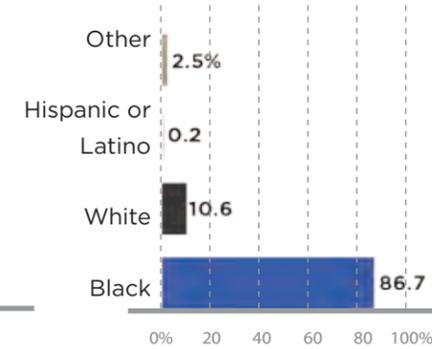
Demographics

Population

Population

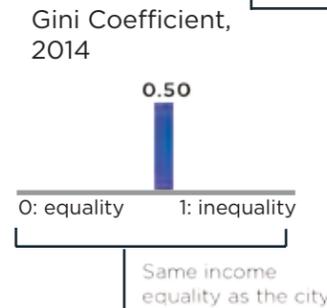
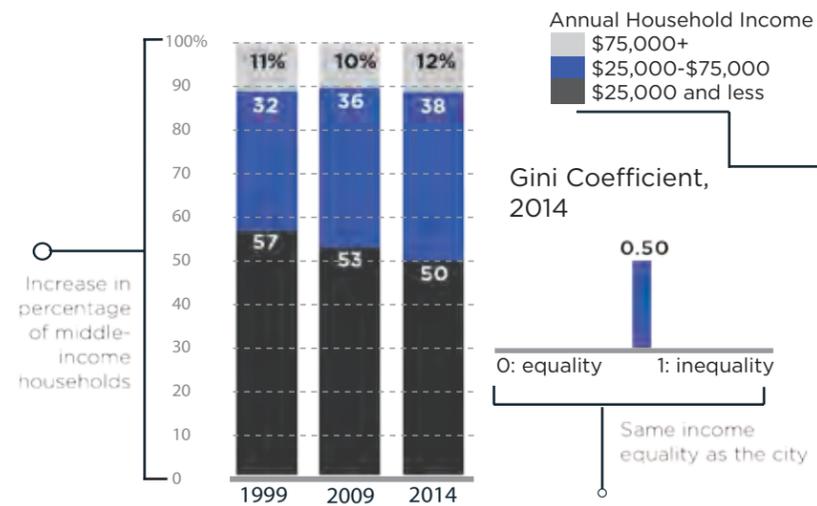


Race and Ethnicity, 2014



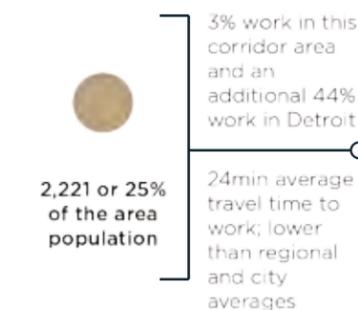
Income

Household Income Mix

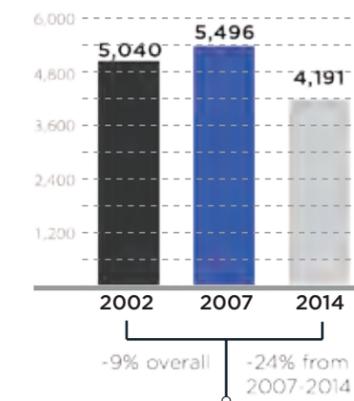


Jobs & Employment

Employed Residents, 2014



Jobs in Area

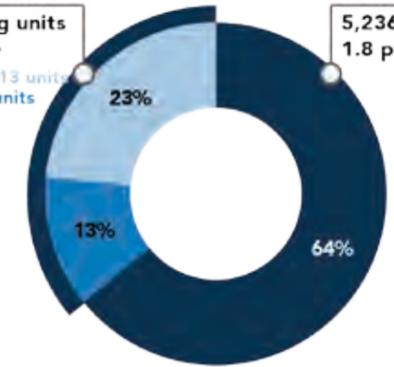


Inclusive Growth Scenario

Estimated maximum build cost: \$586 Million
 Vacant developable acreage: 262

Combined potential:
 2,929 housing units
 5,286 people
 New Build: 1,913 units
 Vacant: 1,016 units

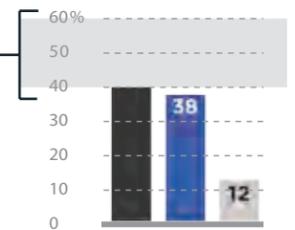
Currently Occupied:
 5,236 housing units
 1.8 people per hh



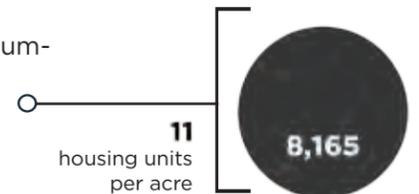
Occupied residential addresses, 2014



Annual household income mix with 40% middle-income standard, 2014



Total occupied households in maximum-build scenario

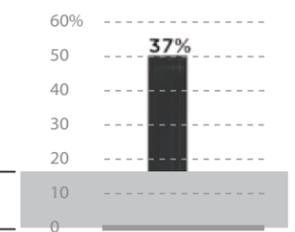


How many \$25,000-\$75,000/yr units are needed to achieve a goal of 40-60% households in that middle-income bracket at maximum build



Poverty Rate, 2014

regional poverty rate is 17%
 poverty rate <10% is a better goal

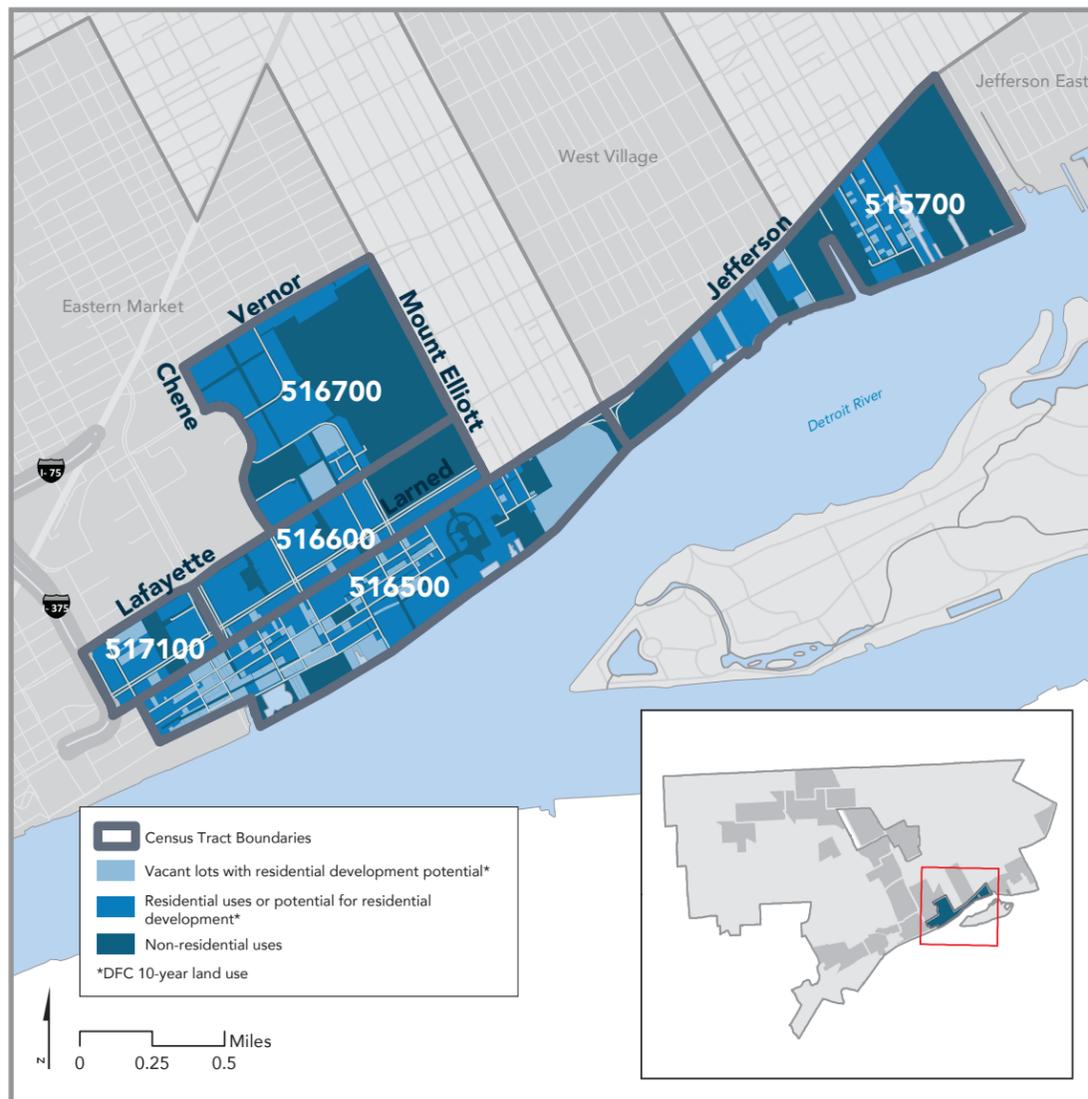


If poverty is reduced to below 10%, how many households must emerge from poverty at maximum build?



East Riverfront / Elmwood Park

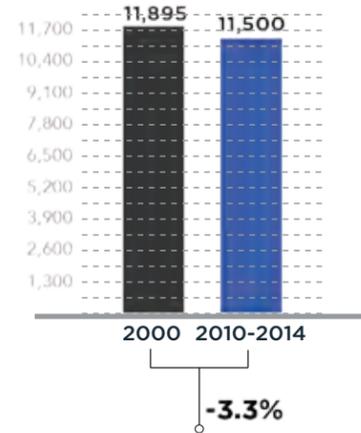
Population, 2014: 11,500
 Area: 1.8 sq mi, 1129 acres
 Occupied Housing Units, 2014: 3,126
 Median Household Income, 2014: \$43,331
 DFC 10-year Land Use: Green Mixed Rise, Large Park, Traditional Low Density Residential, Cemetary, Utilities



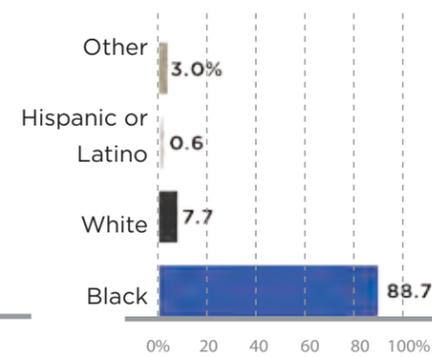
Demographics

Population

Population

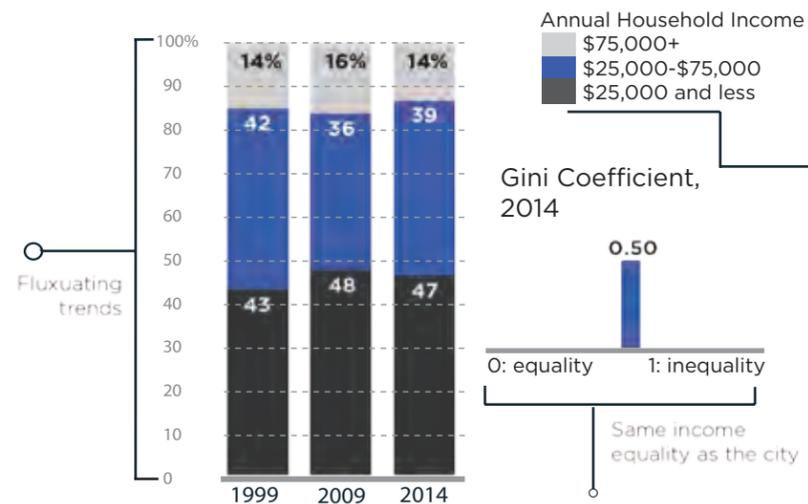


Race and Ethnicity, 2014



Income

Household Income Mix

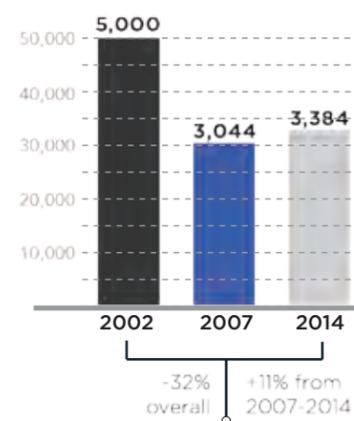


Jobs & Employment

Employed Residents, 2014

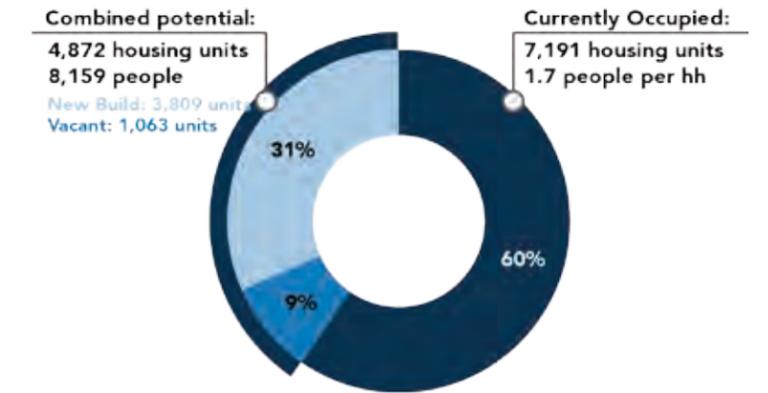


Jobs in Area

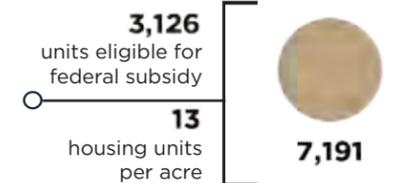


Inclusive Growth Scenario

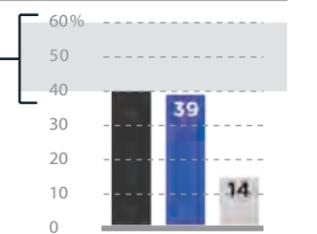
Estimated maximum build cost: \$974 Million
 Vacant developable acreage: 132



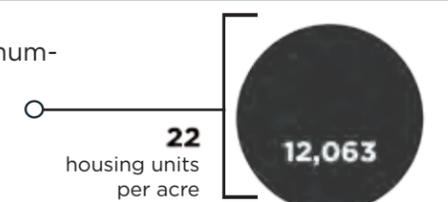
Occupied residential addresses, 2014



Annual household income mix with 40% middle-income standard, 2014



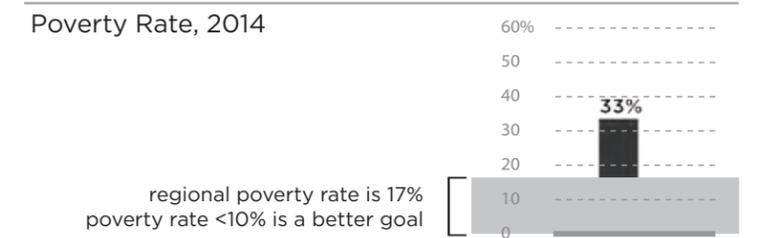
Total occupied households in maximum-build scenario



How many \$25,000-\$75,000/yr units are needed to achieve a goal of 40-60% households in that middle-income bracket at maximum build



Poverty Rate, 2014

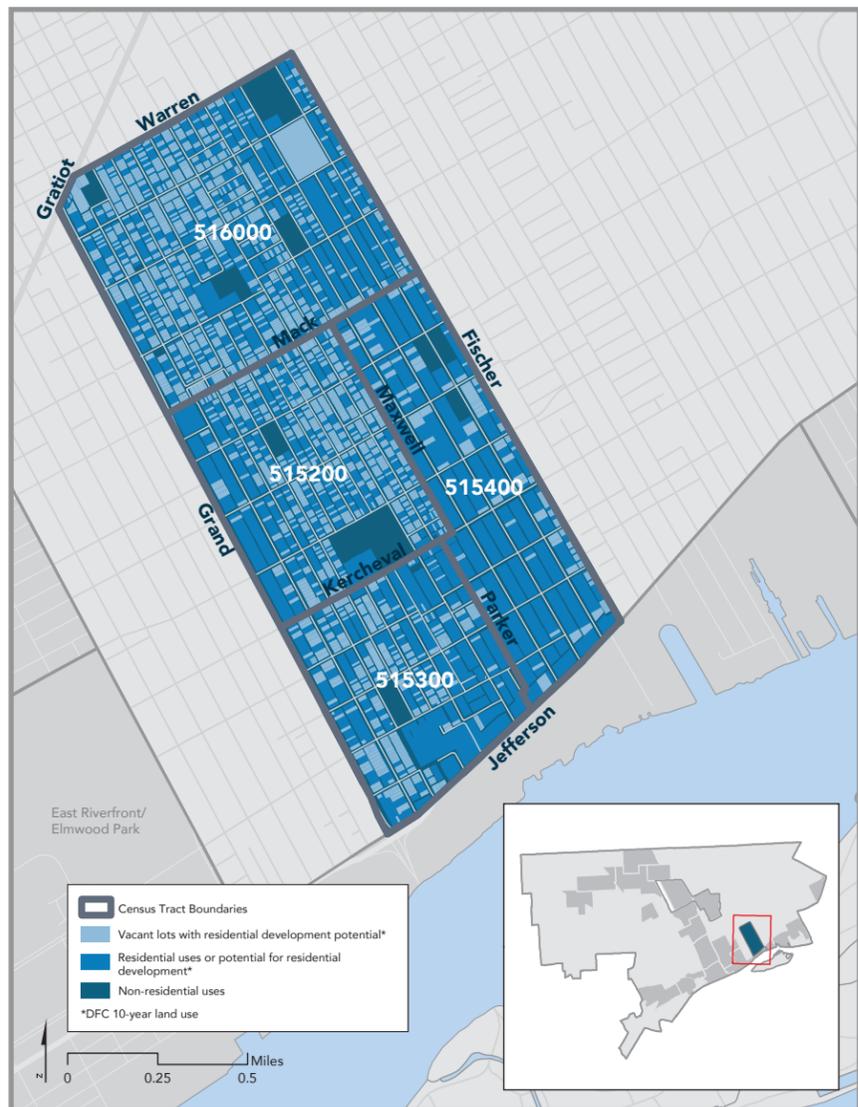


If poverty is reduced to below 10%, how many households must emerge from poverty at maximum build?



The Villages

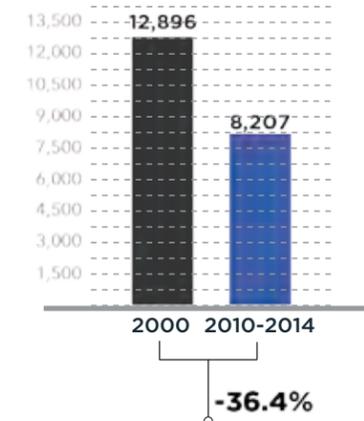
Population, 2014: 8,816
 Area: 1.57 sq mi, 1,004 Acres
 Occupied Housing Units, 2014: 3,466
 Median Household Income, 2014: \$23,852
 DFC 10-year Land Use: Innovation Productive, Traditional Low/Medium Density Residential



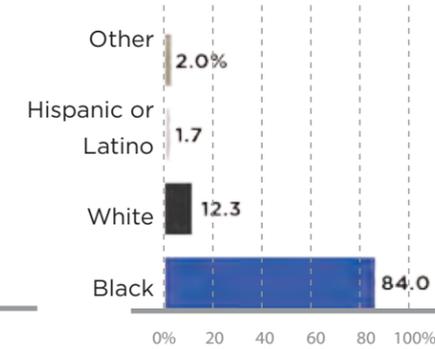
Demographics

Population

Population

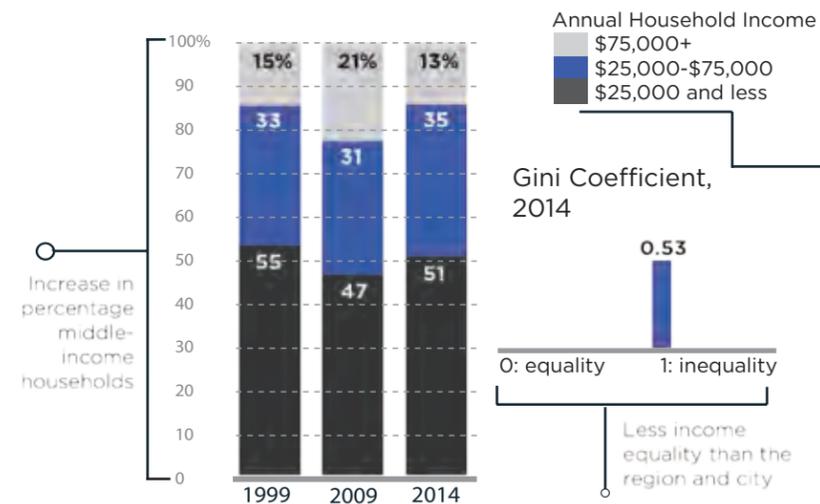


Race and Ethnicity, 2014



Income

Household Income Mix

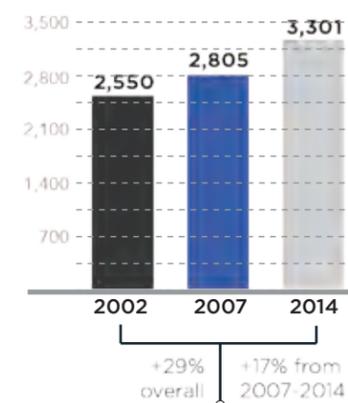


Jobs & Employment

Employed Residents, 2014



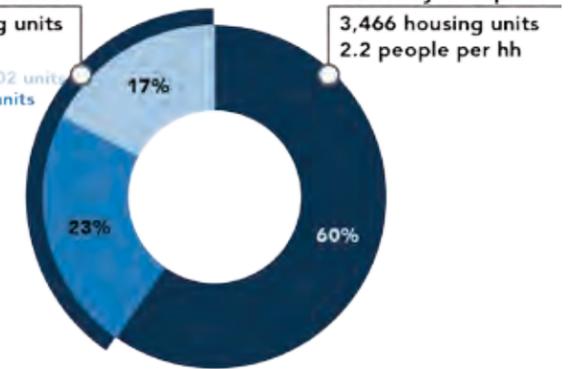
Jobs in Area



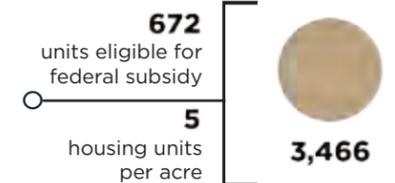
Inclusive Growth Scenario

Estimated maximum build cost: \$468 Million
 Vacant developable acreage: 227

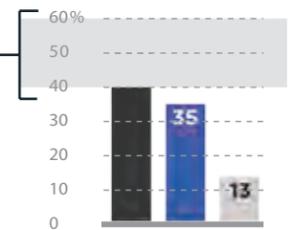
Combined potential:
 2,341 housing units
 5,132 people
 New Build: 1,002 units
 Vacant: 1,339 units



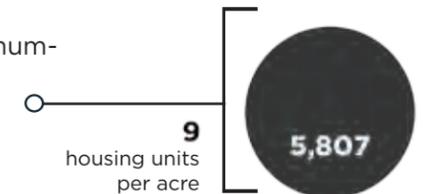
Occupied residential addresses, 2014



Annual household income mix with 40% middle-income standard, 2014



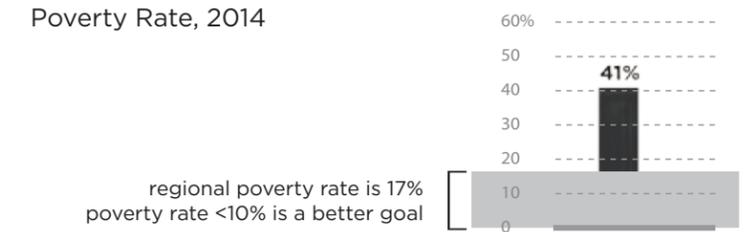
Total occupied households in maximum-build scenario



How many \$25,000-\$75,000/yr units are needed to achieve a goal of 40-60% households in that middle-income bracket at maximum build



Poverty Rate, 2014



If poverty is reduced to below 10%, how many households must emerge from poverty at maximum build?



East Jefferson

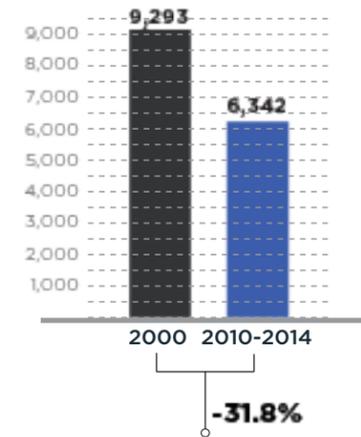
Population, 2014: 6,342
 Area: 2.23 sq mi, 1,426 Acres
 Occupied Housing Units, 2014: 2,421
 Median Household Income, 2014: \$25,185
 DFC 10-year Land Use: Green Mixed-Rise, Green Residential Transitional, Innovation Ecological



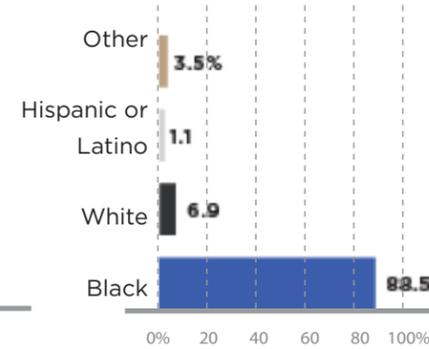
Demographics

Population

Population

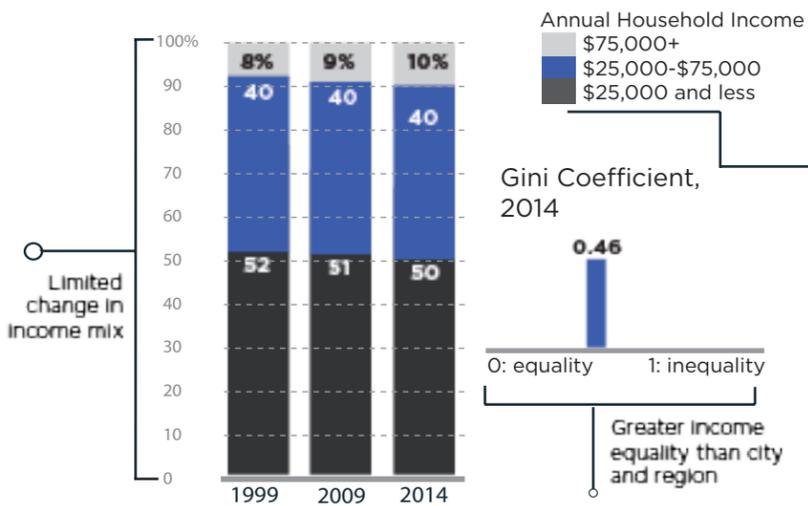


Race and Ethnicity, 2014



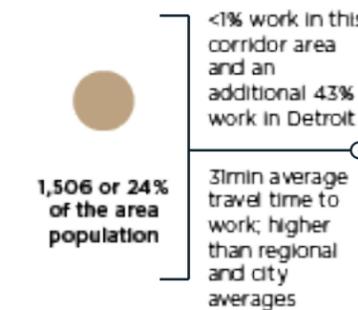
Income

Household Income Mix

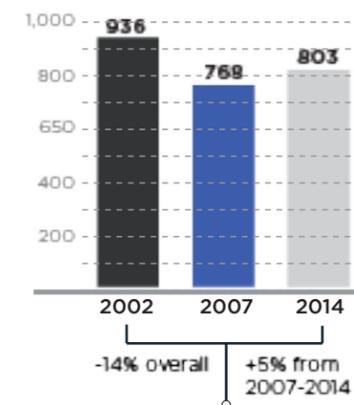


Jobs & Employment

Employed Residents, 2014

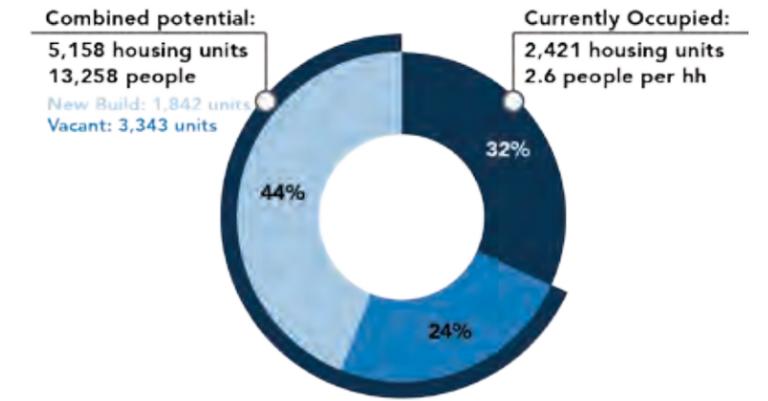


Jobs in Area

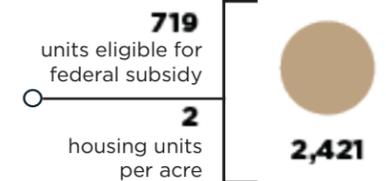


Inclusive Growth Scenario

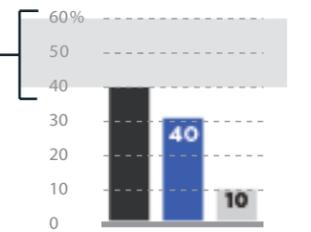
Estimated maximum build cost: \$1.03 Billion
 Vacant developable acreage: 330



Occupied residential addresses, 2014



Annual household income mix with 40% middle-income standard, 2014



Total occupied households in maximum-build scenario



How many \$25,000-\$75,000/yr units are needed to achieve a goal of 40-60% households in that middle-income bracket at maximum build



Poverty Rate, 2014

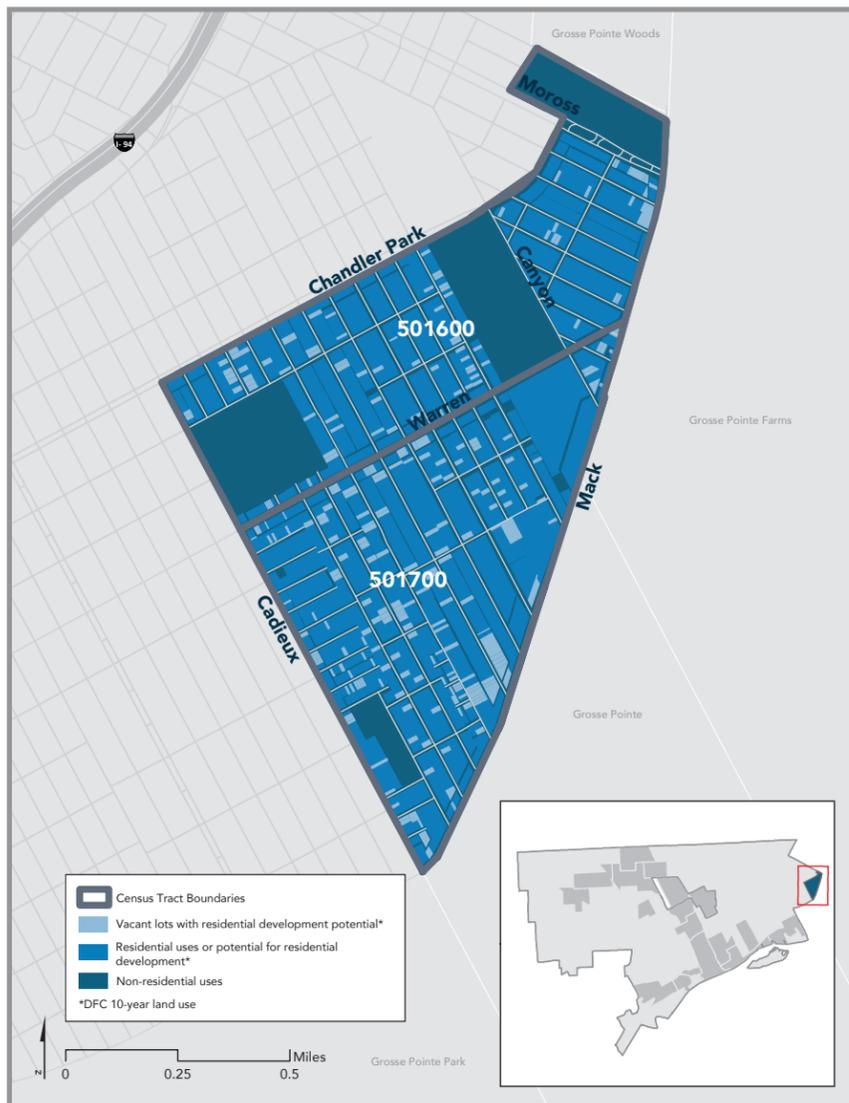


If poverty is reduced to below 10%, how many households must emerge from poverty at maximum build?



Mack / East Warren

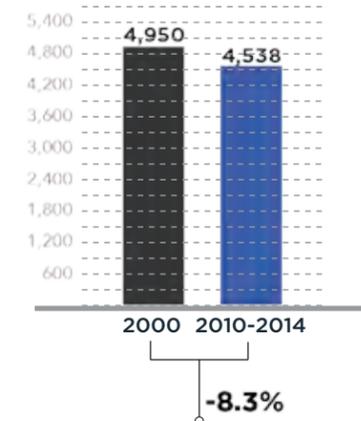
Population, 2014: 4,538
 Area: 0.93 sq mi, 596 Acres
 Occupied Housing Units, 2014: 1,598
 Median Household Income, 2014: \$23,314
 DFC 10-year Land Use: Traditional Medium Density Residential, Neighborhood Center



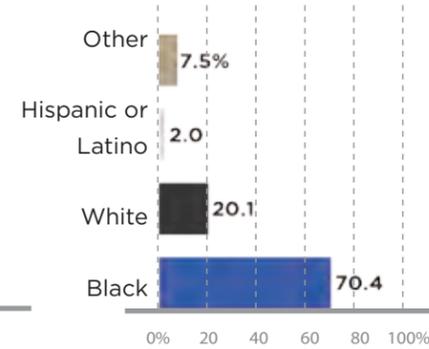
Demographics

Population

Population

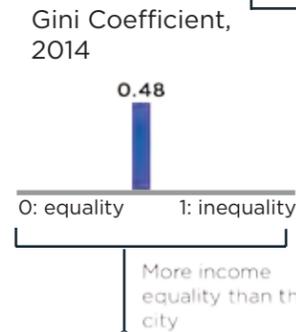
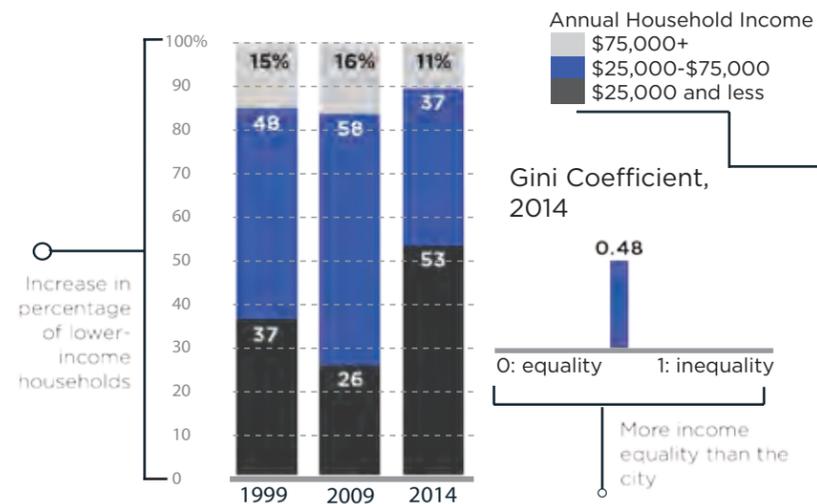


Race and Ethnicity, 2014



Income

Household Income Mix

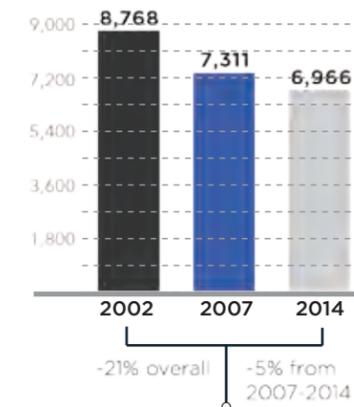


Jobs & Employment

Employed Residents, 2014

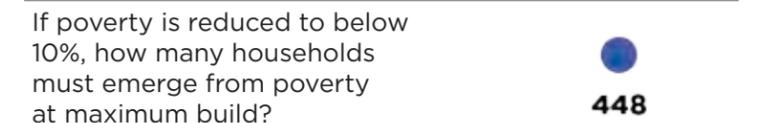
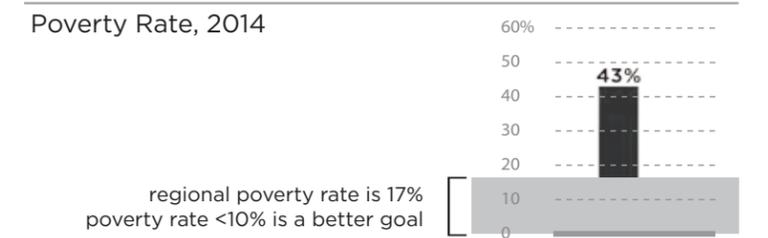
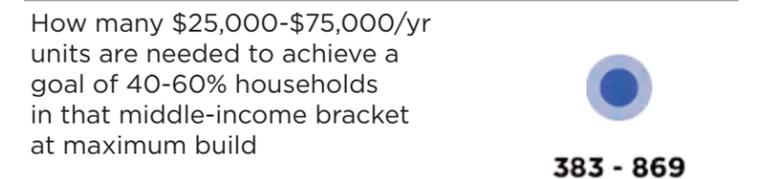
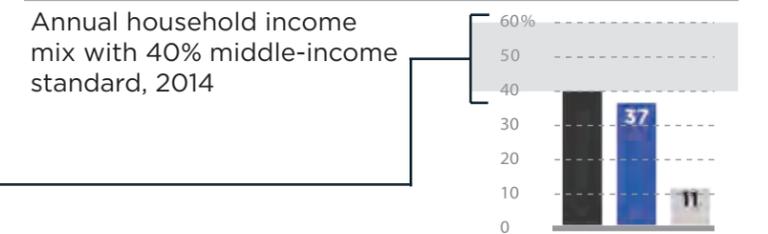
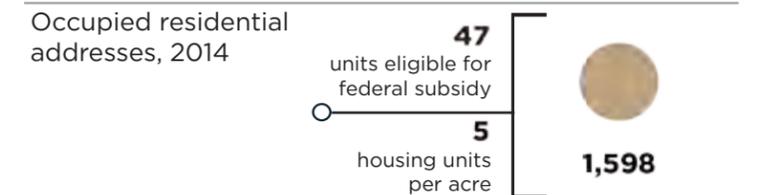
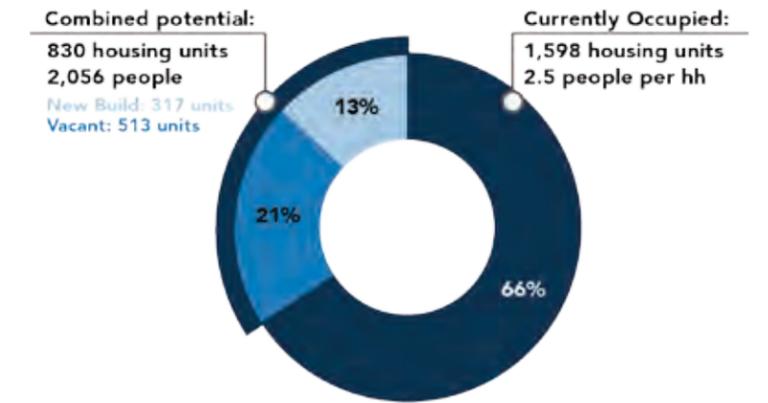


Jobs in Area



Inclusive Growth Scenario

Estimated maximum build cost: \$166 Million
 Vacant developable acreage: 38





CAPITAL IMPACT
PARTNERS

DETROIT PROGRAM

Capital Impact aims to improve economic mobility in targeted, asset-rich neighborhoods and mixed-use neighborhoods in Detroit through an inclusive growth framework. We invest in strategies that promote increasing neighborhood density with a healthy income mix through multifamily and mixed-use developments and provide financing for key community services like education, health care, healthy foods, and dignified aging facilities.



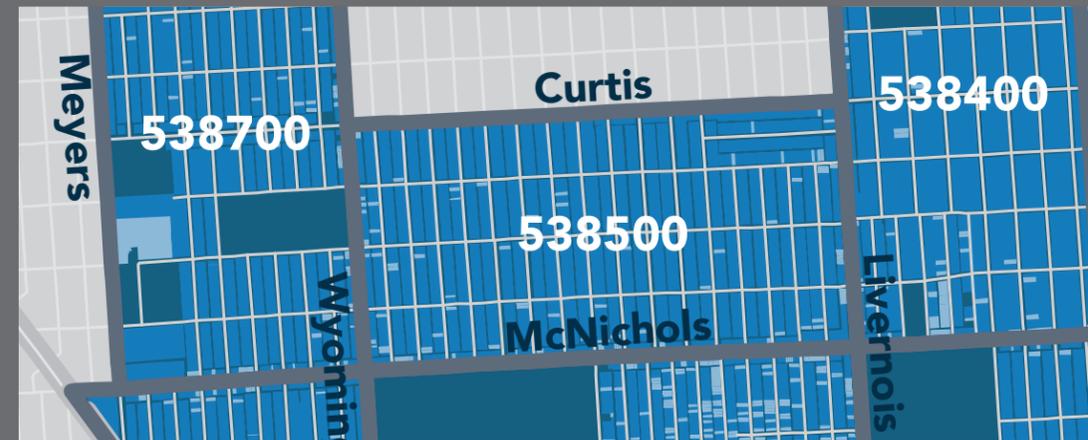
Community Partnerships

Our Detroit-based team works directly with a variety of cross-sector organizations to ensure that solutions are organically built from the ground up and account for the local realities facing residents, policy makers, philanthropic institutions, and investors.



Strategic Investments

Often overlooked by traditional banks, our mission-driven lenders' work ensures that good projects that help build healthy communities for all Detroiters receive the financing they need. We can provide a variety of loans from pre-development to tenant improvements to full scale construction.



Public Policy & Research

We examine and advocate for scenarios to help community development and finance professionals think through which development trajectories could help cultivate a healthy income mix in order to best serve Detroit neighborhoods in the long term.

