



STATE OF THE CITY

2025



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District 5



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BOARD OF POLICE COMMISSIONERS



MAYOR'S CABINET

**The Hudson store on this site opened in 1911
and was once the largest retail store in America**



Through most of the last century,
it was the center of Detroit pride



At Christmas, children would line up for hours to visit the 12th floor



The 12th Floor of Hudson's at Christmas was a magical place for children



In 1969, Hudson's merged with Dayton in Minnesota

In 1983, they closed the store

Detroit Free Press **thursday**
 20¢
metro final

Volume 107, Number 246 ON GUARD FOR 150 YEARS Thursday, April 15, 1982

Downtown Hudson's sales
(in millions of dollars)

| Year | Sales (Millions) |
|------|------------------|
| '78 | ~85 |
| '79 | ~80 |
| '80 | ~75 |
| '81 | ~70 |

Hudson's Giving Up On Downtown Store

Company report tells the story

By BETSEY HANSELL
 Free Press Staff Writer
 Copyright 1982, The Detroit Free Press

The J.L. Hudson Co., conceding it can't solve the financial problems of its landmark downtown store, has "initiated efforts" toward closing it, according to a confidential report made last January by Hudson's president P. Gerald Mills.

"Hudson's management has concluded that the downtown store does not represent a viable part of our long-range strategy," said the report, which Mills presented to the board of directors of Dayton-Hudson Corp., Hudson's parent company.

Mills acknowledged the report, a copy of which was obtained by the Free Press in an interview Wednesday. Mills said no timetable had been set for closing the store, even the premier shopping place for generations of Detroiters. He said the store's continued operation is being evaluated on a "month-to-month basis."

In the interview, Mills also said he thinks the Cadillac Center shopping mall, a vision of shopping center developer A. Alfred Dubois, city officials and Hudson's itself, "is not a viable project for the foreseeable future."

"We had hopes of that," he

Memories
It was THE store, in any department

By BARBARA STANTON
 Free Press Associate Editor

For decades, when Detroiters said "Let's go downtown," what they meant was "Let's go to Hudson's."

The flagship store of the J.L. Hudson Co. once reigned over Woodward Avenue and the city like a grand and gracious lady, the arbiter of taste, the purveyor of fashion and the epitome of service. Downtown Hudson's was bigger than Macy's, and it dominated Detroit retailing completely, its hold on its customers as much a structural phenomenon as a commercial one.

There has been a Hudson's downtown for 105 years, but in the minds of Detroiters now living, the store probably reached its apogee in the period between the 1920s and the 1950s, a time when a visit to Hudson's was as much a social occasion as a shopping trip.

THOSE WERE the days when women wore hats and pearls to shop and little girls put on their patent leather Mary Jane slippers and white string shoes to accompany them. The Hudson's they visited, debarking from buses and cabs on Woodward and Quikbot and Grand Street, was a spacious, high-ceilinged place laid out in the days before sales were calculated by square foot of selling space.

Detroiters came downtown to Hudson's in March or April for their Easter outfits, in June to see the six-story flag

**In 1998 – 15 years later –
the City demolished the abandoned structure**



Leaving a hole in the heart of Detroit for 30 years



Dan Gilbert brought a new development out of the ground during the depths of COVID



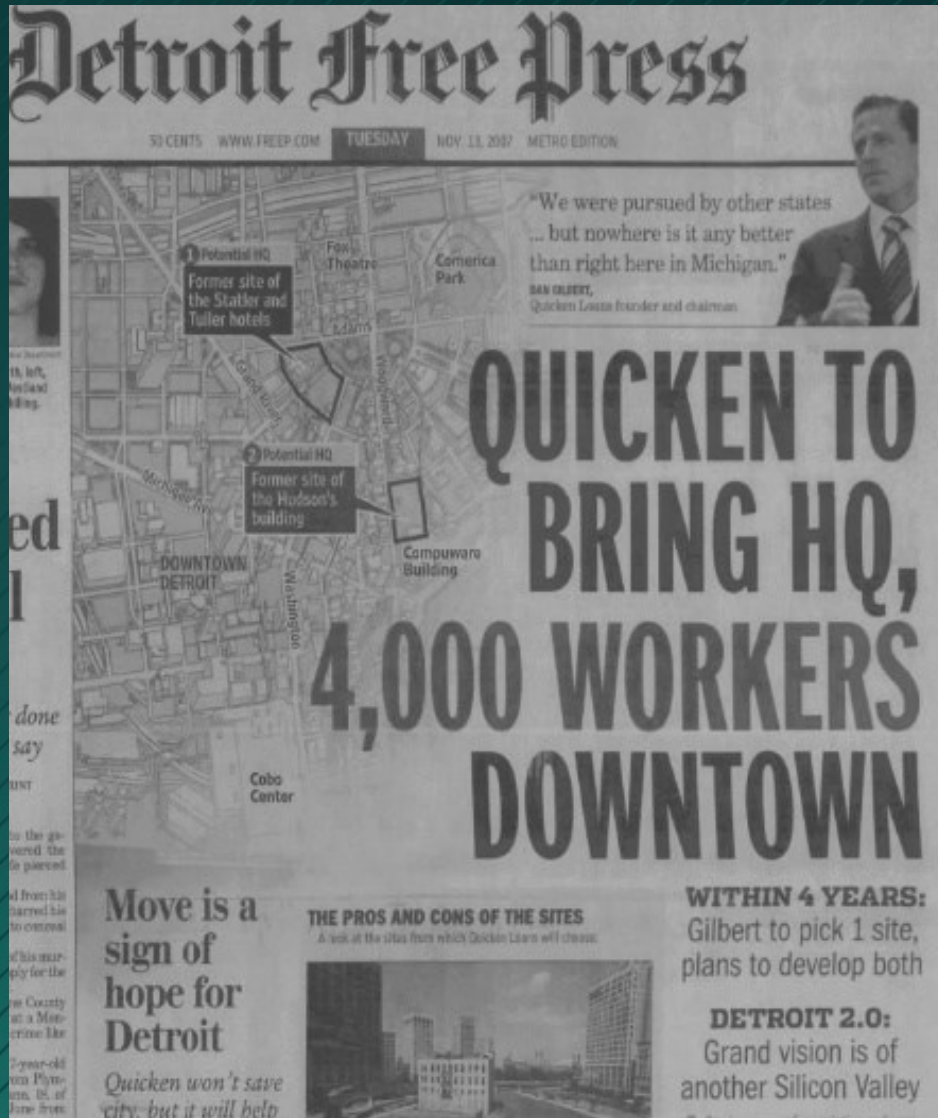
That is today the 2nd tallest building in Michigan



**Will open later this year as the site of the new
GM World Headquarters**



Hudson's Detroit is the latest in 15 years of Dan Gilbert's success bringing jobs and investment back to Detroit



Including the Book Tower that had been abandoned for 25 years



The Gilbert Family Foundation helped 1,500 renters become homeowners by paying off their landlords' delinquent taxes



**CLICK ON
DETROIT**

"MAKE IT HOME" PROGRAM HELPS 1,500 DETROIT FAMILIES

WDIV



clickondetroit.com

4

**And paid off back taxes of 12,000 Detroiters
to help keep them secure in their homes**

©CBS NEWS

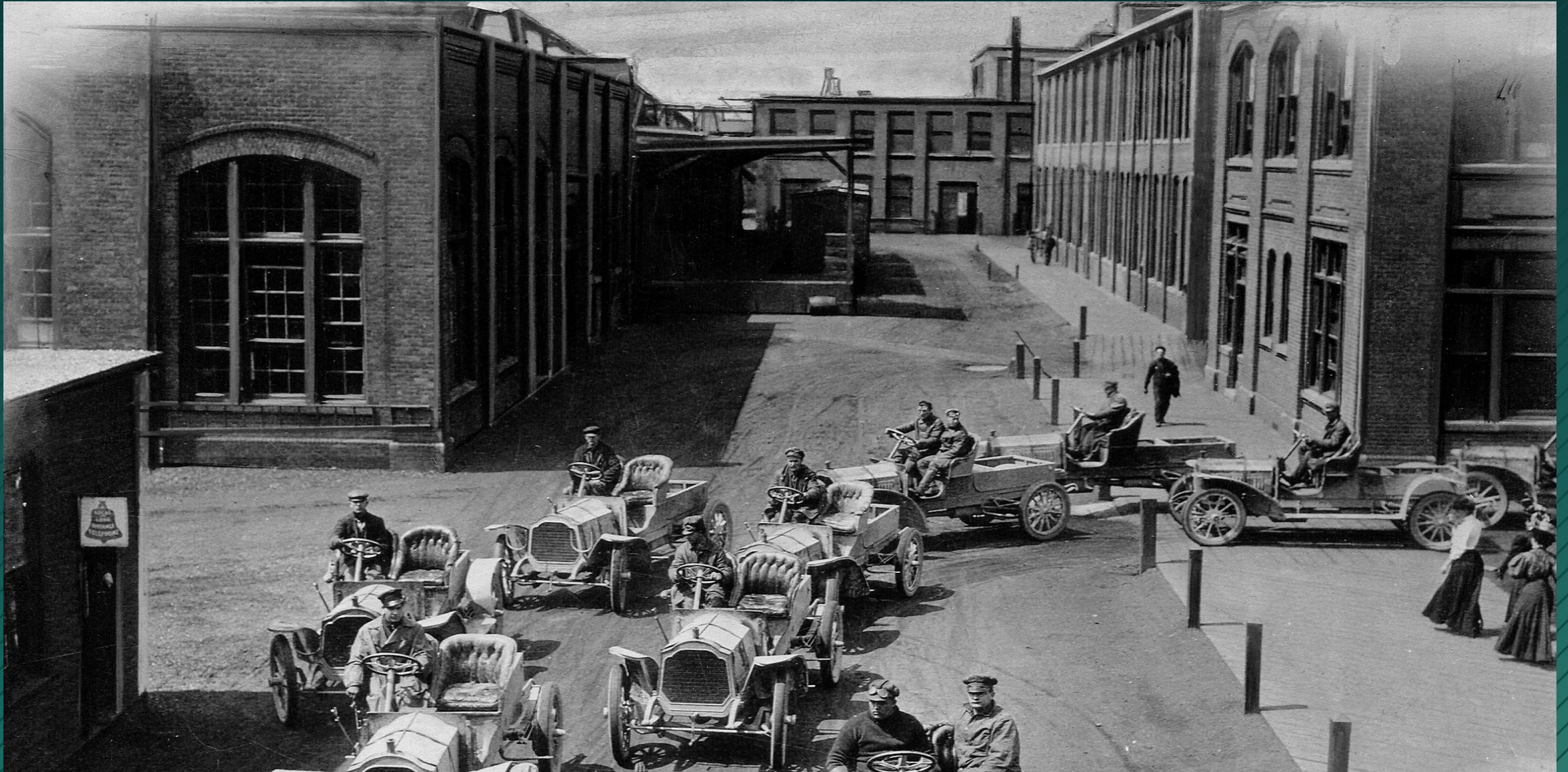
**Dan Gilbert Announces \$500 Million
Investment In Detroit, With \$15 Million To
Pay Off Homeowners Property Tax Debt**

GIL
FAMILY F

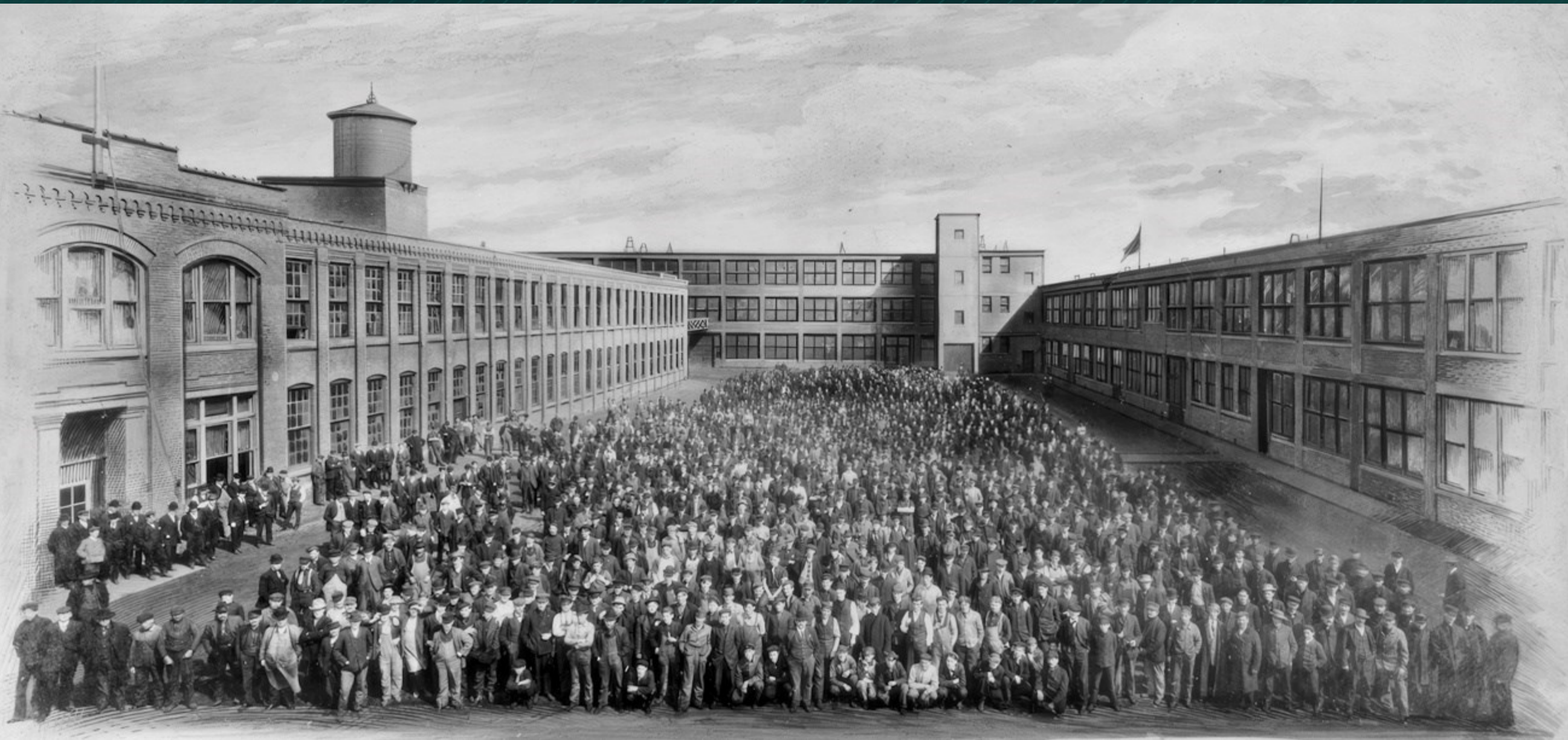
ROCKE
Community Fu



**At the same time Hudson's was opening,
Detroit put the world on wheels**



Packard factory alone employed 40,000 people



When President Roosevelt called on Detroit to build bombers and tanks, we became the Arsenal of Democracy

Detroit's Production Battle to Win World War II

Arsenal of Democracy

Scott Burgess - Writer; GM Heritage Center - Photographer; Chrysler - Photographer; Ford Motor Company - Photographer | May 28, 2018

How Detroit Won WWII

By sallyedelstein | August 15, 2013 | American Way, Car Culture, Consumers, Economy, History, WWII / 12 comments



...that Detroit meant in 1945 and what it represents today.

...the very symbol of American prosperity and the American Dream, Detroit has run out of gas.

...under the Motor City was the greatest manufacturing city in the world, unmatched in industrial

**Then, it seemed America began
to turn its back on Detroit
Construction began in 1952 on Northland –
America's first shopping mall**



The Packard Plant closed in 1956



Historic E. Grand Blvd. Packard Plant Becomes Silent



Long Years of Employment . . . Near a Close

Packard Closing Stuns Workers

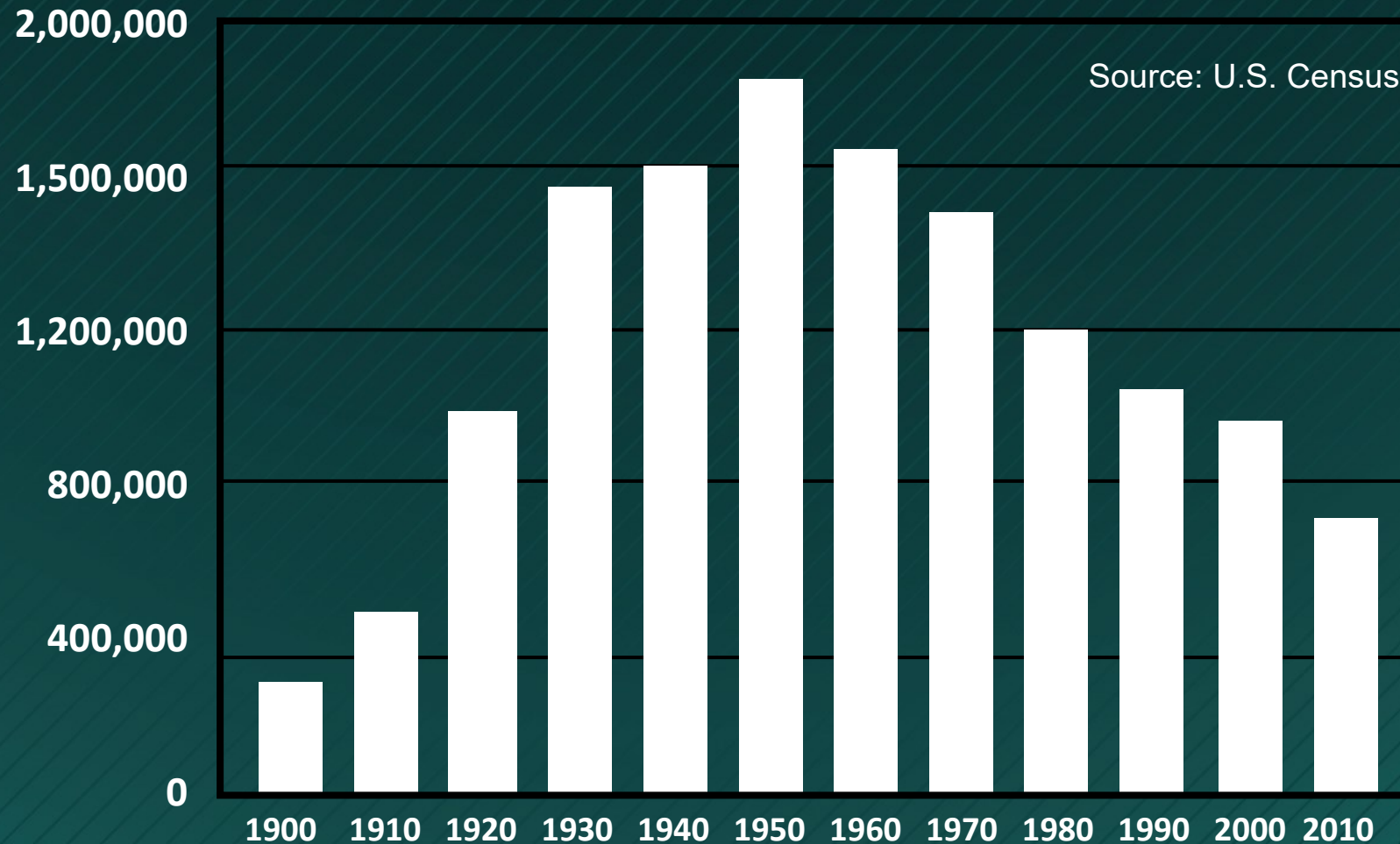
**Effect on Firm's Employees?
Ask the Man Who Was One**

BY WARREN STROMBERG

Free Press Staff Writer

Aching hearts . . . fear . . . an emotional numbness.

Starting a 65 year decline in Detroit's population



**Detroit grew to the 5th largest city in the U.S. in 1950
and shrunk to the 24th largest city by 2010**

As America moved out of the Great Recession in 2011-2012, cities started to boom

THE WALL STREET JOURNAL.

Cities Outpace Suburbs in Growth

By *Conor Dougherty And Robbie Whelan*

Updated June 28, 2012 2:57 am ET

Many U.S. cities are growing faster than their suburbs for the first time in decades, reflecting shifting attitudes about urban living as well as the effect of a housing bust that has put a damper on moving.

Cleveland's inner city is growing faster than its suburbs as young adults flock downtown

Updated: Apr. 27, 2012, 8:30 p.m. | Published: Apr. 27, 2012, 7:30 p.m.

By [Robert L. Smith, The Plain Dealer](#)



Turbett, The Plain Dealer

Stacey Brown lets her bulldog, Capone, play with Ace, a puppy being walked by her neighbor, Tricia-Hope Stutin, on lower Euclid Avenue in the early evening. More than 200 people are on a waiting list to get into their apartment building.

Peggy

CLEVELAND, Ohio -- When a new job brought Stacey Brown to Cleveland from San Francisco two months ago, she went looking for an apartment downtown. Her manager told her that's where

But not in Detroit
Instead, half the City's streetlights were out



20 recreation centers were being abandoned



250 City Parks were closed for the entire summer



Detroit was becoming America's Vanishing City

The New York Times

TIME

Detroit Census Confirms a Desertion Like No Other

Share full article



Abandoned homes on the northeast side of Detroit tell the story of a city whose residents have fled in record numbers. Fabrizio Costantini for The New York Times

NATION

Vanishing City: The Story Behind Detroit's Shocking Population Decline

By TIME NewsFeed | March 24, 2011

Share Like 0 Post Share Save Read Later

The news this week that Detroit's population plunged more than 25% to just 714,000 in the last decade shouldn't be surprising. The city's collapse is as well-documented as it is astonishing – the population peaked at nearly 2 million in the 1950s, driven in part by a post-World War II auto industry boom now long gone.

(More on TIME.com: See tilt-shift photography of Detroit)



Detroit, Michigan

REUTERS/Molly Riley/Files

Predictably, Detroit officials have vowed to challenge the Census Bureau's report. "I don't believe the number is accurate," the mayor, Dave Bing, said in a hastily scheduled news conference Tuesday. Bing's response is understandable. It is hard to believe that what was once America's fourth-largest city now has a smaller population than Jacksonville, Fla., and Charlotte, N.C., in the fast-growing South, and Columbus, Ohio, and Indianapolis, Ind., in the shrinking Midwest. City officials, perhaps justifiably, fear a loss of federal funds tied to population, as

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200,000 Detroiters moved out, leaving behind 47,000 abandoned houses



While Detroit declined, political fighting increased

Latest Local News Live Shows ... CBS NEWS

LOCAL NEWS

Councilman Calls For Detroit Mayor's Removal From Office After 'Violation'

September 5, 2012 / 6:50 AM EDT / CBS Detroit

f X



Detroit's West Side
TOWN HALL MEETING ERUPTS

wxyz.com

Miniplayer (i)

DETROIT

Ken Cockrel Jr. quick to call for Monica Conyers' resignation

Published: Jun. 26, 2009, 5:50 p.m.



om CITY IN CRISIS

abc

Elected leaders fought with the unions

Protest erupts at Detroit Mayor Dave Bing's community meeting

Detroit union workers, police officers, firefighters protest mayor's cuts to pay, benefits



DETROIT

Bing: Union's unwillingness to talk concessions will 'take the city down'

Updated: Nov. 20, 2011, 8:02 p.m. | Published: Nov. 20, 2011, 7:02 p.m.



By [Michael Wayland](#) | mwayland@mlive.com



Photo Detroit Mayor Dave Bing.

In the midst of a financial crisis, Detroit Mayor

Livonia Westlan... Livonia Westlan... young people m... Start Page Livonia Powertra... https://www.ra

LABORNOTES

HOME ABOUT DONATE STORE EVENTS ALL ARTICLES

Detroit City Workers Rebuff New Mayor

November 12, 2009 / Paul Abowd

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Detroit's public sector workers have won a battle in a months-long war with Mayor Dave Bing. The recently re-elected mayor had threatened for a month to terminate contracts if city unions didn't accept his proposed 26 furlough days—amounting to a 10 percent wage cut. He tried to make good on that

And they fought with Lansing

THE WALL STREET JOURNAL.

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World Business **U.S.** Politics Economy Tech Markets & Finance Opinion Arts Lifestyle Real Estate Personal Finance Health

Detroit City Council Fights Governor's Decision



Latest Local News **Live** Shows ...

CBS NEWS

LOCAL NEWS

WATCH 'Michigan Matters' Exclusive: Bing Blasts Snyder, Dillon's Handling Of Detroit

CBS NEWS DETROIT

April 4, 2014 / 2:34 PM EDT / CBS Detroit

f X



They fought with the suburbs

NATIONAL

City Versus Suburb A Long-Standing Divide In Detroit

MARCH 9, 2014 · 8:00 AM ET

HEARD ON [WEEKEND EDITION SUNDAY](#)

By NPR Staff

 6-Minute Listen

[+ PLAYLIST](#)



An abandoned home sits in an empty field in Brush Park, north of Detroit's downtown. The city is trying to recover from the largest municipal bankruptcy case in American history.

Carlos Osorio/AP

On the No. 34 bus heading out to the suburbs of Detroit, most of the structures are abandoned. But there are people at every stop, still living in

Detroit's Pain Begins to Spread Into Wealthy Suburbs and Schools

By *Kate Linebaugh*

March 17, 2009 at 12:01 am ET

Suburbs seek more control over Detroit Water and Sewerage Dept.

Michigan Public | By [Mark Brush](#)

Published January 18, 2011 at 3:41 PM EST



Until the City declared Bankruptcy in July 2013

 **MSNBC**

MSNBC ON PEACOCK

MSNBC FILMS



Detroit files for bankruptcy

Detroit has become the biggest city in U.S. history to file for Chapter 9 bankruptcy protection.



In 2013, I ran for Mayor by visiting 250 homes and talking with neighbors – who all wanted real change



We exited bankruptcy less than a year after my election

Detroit bankruptcy over; emergency manager resigning

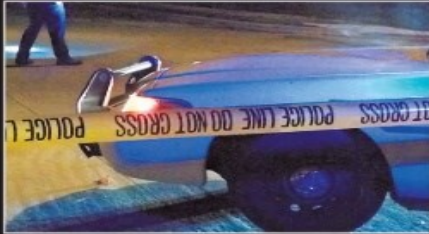
Nathan Bomey and Matt Helms Detroit Free Press

Published 11:32 a.m. ET Dec. 10, 2014 | Updated 3:34 p.m. ET Dec. 10, 2014



But the bankruptcy court couldn't solve Detroit's unemployment, violence, and blight problems

LIFE AFTER DETROIT'S BANKRUPTCY



Ideally, the city will take money it would have spent on debt before bankruptcy and spend it on improving police and reducing crime.



The City of Detroit has tried to cut costs by outsourcing things like trash pickup, a move that also could lead to improved service for residents.

Editorial

Fresh start comes with same old challenges

Cutting costs, raising revenue were big problems for Detroit then — and are now

Slash costs, fix the balance sheet and take money that was once tied to debts and spend it on police, fire and other city services.

That's the premise of Detroit's bankruptcy: short-term pain for long-term benefit, and cuts for Detroit's creditors, but better outcomes for residents.

But of the \$1.7 billion that Detroit's post-bankruptcy plan is expected to generate, only about \$900 million comes from restructuring the city's debts. About \$483 million comes from projected new revenues, \$338 million from cost savings.

"We don't have \$1.7 billion in the bank," said former Detroit emergency manager Kevyn Orr, who led the city through bankruptcy. "We think we've made our estimates reasonable."

Simple enough on paper, but in reality? Both raising revenue and cutting costs have proved problematic for generations of Detroit leaders. Efforts to do either have been hampered by out-dated and inefficient technology, union work rules, poorly devised contracts and insufficient resources to undertake a comprehensive overhaul of city service delivery.

In short, it's not that easy. "It's very fragile," said Sheila Cockrel, a 16-year veteran of the Detroit City Council who is now the president of Crossroads Consulting. "It's too early to tell if the revenue plan is going to be able to come to fruition, but you've got to start somewhere."

See EDITORIAL, Page 16A



Drastically reducing blight is one of the city's biggest chores, but also a key one: It's a must to improve safety, property values and image.



Detroit's inability to track how much it was collecting and spending led to spiraling deficits and a reduction in key services, such as fire.

DETROIT'S CRISIS: MORE THAN JUST CASH

MANAGEMENT: City leaders refuse to change

STRUCTURE: Hard to enact fixes under charter

FINANCES: City has \$14 billion in liabilities



ANDRE J. JACKSON/DETROIT FREE PRESS

Many predicted a bleak future for Detroit with our unemployment rate nearly 20% - the highest in America

The screenshot shows a news website interface. At the top, there is a navigation bar with 'INSIDER' in the center, 'The New York Times' on the left, and 'U.S.' on the right. A search bar is located in the top right corner. Below the navigation bar, there are several category links: WORLD, U.S., N.Y./REGION, BUSINESS, TECHNOLOGY, SCIENCE, HEALTH, SPORTS, OPINION, ARTS, STYLE, TRAVEL, JOBS, REAL ESTATE, and AUTOS. Below these, there are more specific links: POLITICS, EDUCATION, and TEXAS. The main content area features a large article titled 'Anatomy of Detroit's Decline' with a sub-headline '11 Depressing Stats About Detroit'. The author is 'Sam Ro' and the date is 'Jul 18, 2013, 8:15 PM EDT'. The article text begins with 'In a matter of decades, Detroit went from one of America's most prosperous cities to one of its most distressed. Here is a look at how the collapse of this metropolis – battered by financial missteps, racial tensions and leadership lapses – culminated in insurmountable debt that led the city to file for bankruptcy.' Below the article, there is a dark blue banner for 'Michigan Chronicle' with the text 'POWERED BY REAL TIMES MEDIA'. To the left of the banner, there is a partial view of another article titled 'News Briefs' with the sub-headline 'Bad News for Detroit's Unemployed'. On the right side of the page, there is a small image showing a man in a workshop.

INSIDER

The New York Times

U.S.

WORLD U.S. N.Y./REGION BUSINESS TECHNOLOGY SCIENCE HEALTH SPORTS OPINION ARTS STYLE TRAVEL JOBS REAL ESTATE AUTOS

POLITICS EDUCATION TEXAS

HOME > MARKETS

11 Depressing Stats About Detroit

Sam Ro Jul 18, 2013, 8:15 PM EDT


Anatomy of Detroit's Decline

In a matter of decades, Detroit went from one of America's most prosperous cities to one of its most distressed. Here is a look at how the collapse of this metropolis – battered by financial missteps, racial tensions and leadership lapses – culminated in insurmountable debt that led the city to file for bankruptcy.

Michigan Chronicle
POWERED BY REAL TIMES MEDIA

News Briefs

Bad News for Detroit's Unemployed



Detroit hadn't landed a new plant in 20 years and the "experts" said we were wasting our time

OPINION

Opinion: New large manufacturing plants not in Detroit's future

John E. Mogk Published 10:38 p.m. ET July 29, 2018



(Photo: Anthony Lanzilote, Special to The Detroit News)

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President Donald Trump's proposed tariffs on the auto industry highlight the enormous benefit large manufacturing plants are to American cities today. Recently, The New York Times focused upon the anticipated impacts of tariffs on Spartanburg, South Carolina's BMW plant. The \$.2.2 billion plant, built two decades ago using 1.5 square miles, employs 23,000 BMW and contract workers and drew more than 200 companies from two dozen countries to the Spartanburg area. One-in-ten people earn a living making vehicles or their parts in Spartanburg. Many more are employed in small businesses serving the workers and their families.

Detroit could reap all those benefits if the BMW plant or another like it was located

**So we turned a big problem into a big advantage:
Detroit's vacant land**



**In 2016, we landed Flex-N-Gate –
the first new auto plant in Detroit in 20 years**



The national media dismissed it as “rare”

BUSINESS INSIDER

REUTERS

Automotive supplier breaks ground on rare new Detroit factory



Reuters Apr 24, 2017, 4:07 PM ET

Share | Save

By Nick Carey

DETROIT (Reuters) - U.S. auto parts maker Flex-N-Gate will build a plant in Detroit in what local officials described on Monday as the first new investment by an automotive supplier in decades for Motor City, the cradle and former beating heart of the car industry.



Flex-N-Gate owner and businessman Khan greets Detroit Mayor Duggan before a groundbreaking ceremony for a Flex-N-Gate manufacturing facility in the I-94 Industrial Park in Detroit Thomson Reuters

But when Flex-N-Gate went to fill 500 jobs, 16,000 applicants showed up to apply

April 29, 2018 12:20 a.m. UPDATED 2 DAYS AGO

Focus: Hope operating city-funded training for Flex-N-Gate jobs

New Detroit auto parts plant got 16,000 applications for 500 positions

By CHAD LIVENGOOD

[f](#) [t](#) [in](#)

[t](#) [f](#) [in](#) [g+](#)

[f](#) [t](#) [in](#)

[m](#) [e](#) [p](#)

Automotive Focus: HOPE Jobs/Career More +

- Flex-N-Gate has received 16,370 applications to date for 496 jobs at new Detroit plant
- Auto supplier to stamp and mold parts for new Ford Ranger
- Focus: Hope operating city-funded training for Flex-N-Gate production workers



We demolished the 40-year abandoned Hudson Motor Plant



**And landed a new 700 employee
Lear seating plant on that site**



The abandoned Kettering High School site



Became a 600-employee Dakota dashboard plant



On the abandoned Southwestern High School site



A new 500 employee LM Seating Plant has opened



We beat out 5 other states for a new Jeep Assembly Plant on Mack



That hired 4,000 Detroiters for good paying jobs



The former GM Poletown Plant that had been scheduled for closure for gas-powered cars



Doubled in size as Factory Zero, with 4,000 employees making electric Hummers, Silverados and Sierras



30-year abandoned AMC Headquarters on Plymouth



Is now the site of a new parts facility for
Factory Zero employing more than 200 workers



The State Fairgrounds were closed and abandoned in 2011



**In 5 years, we built a major business park,
anchored by an Amazon Center employing 2,400**



The Ilitch family built 2 new office buildings on Woodward, bringing in hundreds of jobs



The Roxbury Group took the abandoned David Whitney Office Building



And renovated it into beautiful apartments and hotel



The Torgows built the new Huntington Bank Headquarters, bringing 600 jobs to Detroit



And the Train Station abandoned since 1988?



MSNBC ON PEACOCK

MSNBC FILMS



Detroit files for bankruptcy

Detroit has become the biggest city in U.S. history to file for Chapter 9 bankruptcy protection.



**Ford reopened in June as an innovation center –
just moved in 1,000 workers**



City Council deserves credit: Detroit never gave cash to any developer

Our strategy: Only offer discounts on NEW TAXES

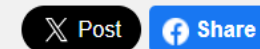
Detroit Council Approves \$104M In Tax Breaks For Ford Train Station

By Aaron Brzowski
October 16, 2018 4:27 pm



DEVELOPMENT

Detroit Awards Developer \$33M For AMC Site Over Objections



June 23, 2022, 11:22 PM

Detroit City Council awarded a developer \$33 million in tax incentives this week despite objections from activists who urged it tie the funds to a community benefits requirement.

Axios reports NorthPoint Development's plan to demolish and redevelop the former **AMC headquarters** was just \$4 million shy of the \$75 million threshold to trigger a community benefits ordinance designed to ensure residents benefit from developments receiving city support.



The old American Motors Corporation headquarters on Plymouth Road. (Photo: Google Maps)

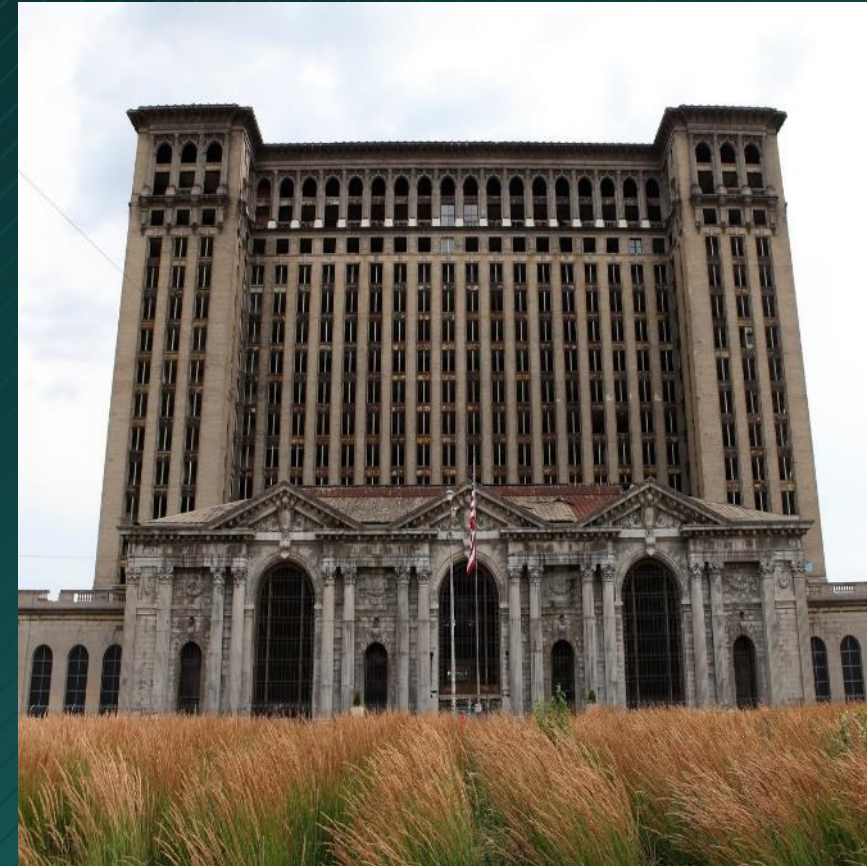
**When Ford proposed renovating the Train Station in 2018,
the vacant building had paid almost no taxes in 30 years**

**We recognize it's cheaper to build new on
green fields in the suburbs – so we offer
discounts to make Detroit competitive**

**If Ford paid full city taxes over 35 years
for Train Station Build-out: **\$400 million****

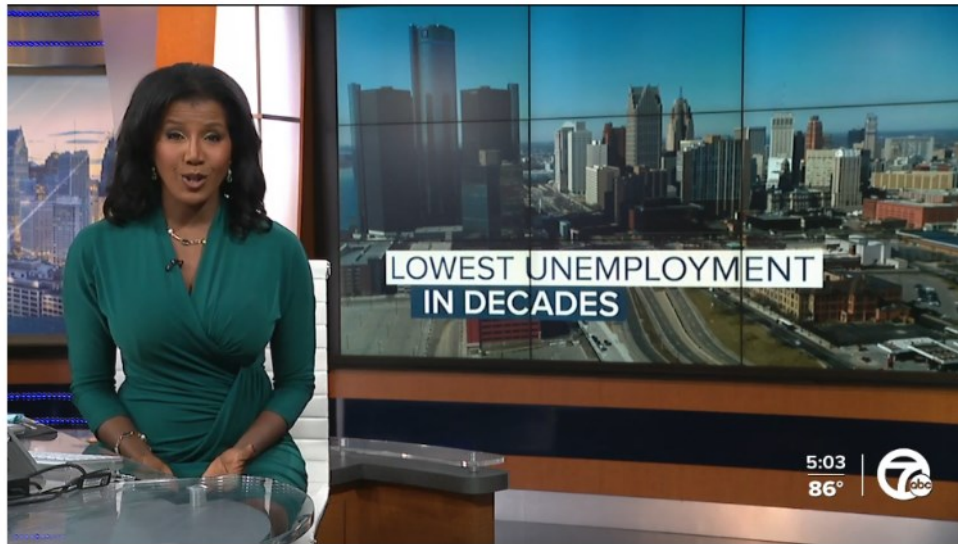
**City Council approved 25% discount -
Ford will pay over 35 years: **\$300 million****

And Detroit would add thousands of jobs



And as we brought in major employers, Detroit's unemployment rate dropped dramatically

Detroit's unemployment rate falls to lowest level in recorded history



The city of Detroit says the unemployment rate has plunged to its lowest level in recorded history.



By: Whitney Burney

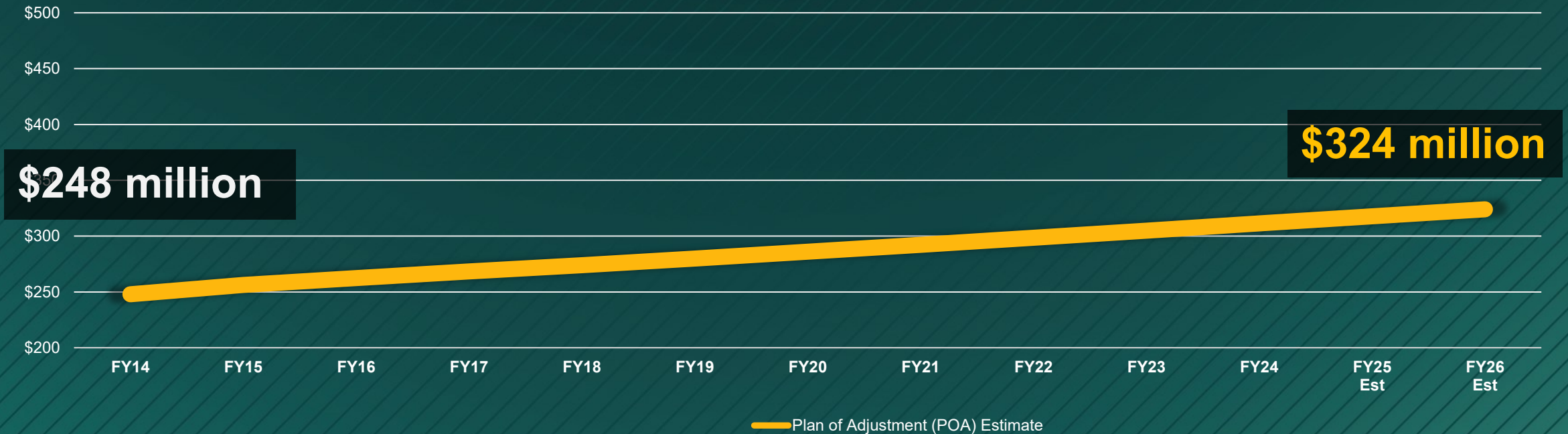
Posted 5:40 PM, May 31, 2023

DETROIT (WXYZ) — The city of Detroit says the unemployment rate has plunged to its lowest level in recorded history.

The 2014 bankruptcy plan approved by the court projected a 2% annual increase in income tax collections

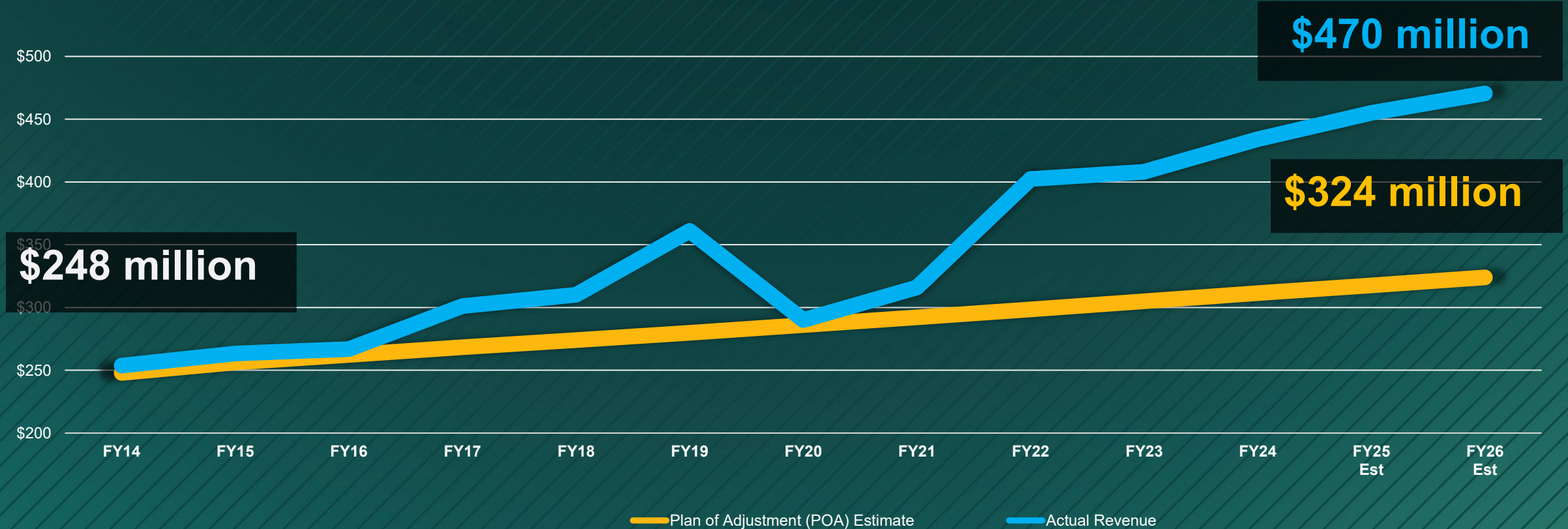
Not enough to address Detroit's long-term problems

Projected City Income Tax Collections



The actual results: 7% annual growth Now \$150 million a year more than projected

Projected vs Actual Income Tax Collections



10 credit rating upgrades and Detroit's first investment grade rating since 2009

Detroit's credit rating hits investment grade for the first time since bankruptcy



It means financial security for Detroit's future

This administration will be leaving \$550 million in reserves to protect against future downturns

Detroit Reserve Funds FY 2025

| | |
|--------------------------------|-----------------------------|
| Rainy Day Fund | \$150 million |
| Retiree Protection Fund | \$350 million |
| Liability Reserves | <u>\$ 50 million</u> |
| Total | \$550 million |

**And while other cities are increasing property taxes,
Detroit is reducing an average of \$150 a family**

July 2023: 1 mill tax cut

July 2024: 1 mill tax cut

July 2025: 3 mill tax cut

**If you own a \$100,000 home,
you get a \$150 tax cut
this year**

Duggan pitches big property tax cut in final budget proposal

By Nick Manes

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Credit: City of Detroit via Flickr

Detroit Mayor Mike Duggan makes a pitch for his final budget proposal on Friday, Feb. 28. He is not seeking a fourth term and is running for governor.

February 28, 2025 03:37 PM

Now in his final year in office, Detroit Mayor Mike Duggan seeks to make a big dent in the city's notoriously high property taxes.

In 2014, Detroiters were living in the most violent city in America

NEWS

FBI: Detroit's 2013 homicide rate leads the nation

Gina Damron and Kristi Tanner, Detroit Free Press

Published 2:22 p.m. ET Nov. 10, 2014 | Updated 4:23 p.m. ET Nov. 10, 2014



Detroit had the highest homicide rate among the nation's larger cities in 2013, FBI crime statistics released today show.

According to the FBI, Detroit had 316 homicides in 2013 and a population of 699,889, putting the city's rate at about 45 homicides per 100,000 residents — more than any other city in the nation with 100,000 or more residents.



Detroit motorists under siege in 'Carjack City'

By COREY WILLIAMS Associated Press May 24, 2014



Officers were leaving the city in droves – it seemed hopeless

The Detroit News
SERVING MICHIGAN SINCE 1873

Fewest cops are patrolling Detroit streets since 1920s

George Hunter The Detroit News

Published 11:32 p.m. ET July 8, 2015 | Updated 9:20 a.m. ET July 9, 2015

[View Comments](#)



Detroit – There are fewer police officers patrolling the city than at any time since the 1920s, a manpower shortage that sometimes leaves precincts with only one squad car, posing what some say is a danger to cops and residents.



We took our growing revenues and funded the police – We gave officers well-deserved \$10,000 pay raises

Detroit police officers receive a \$10,000 pay raise



Detroit police officers are receiving a historic new contract that will put their paychecks on par with other cities. The city council unanimously approved the deal and Detroit leaders believe this pay raise will help retain officers and recruit more new hires. This deal goes into place immediately and will increase pay by \$10,000 per year for officers.

LOCAL NEWS

Detroit police officers receive a \$10,000 pay raise

Nov 10, 2022



Detroit police officers are receiving a historic new contract that will put their paychecks on par with other cities.

The city council unanimously approved the deal and Detroit leaders believe this pay raise will help retain officers and recruit more new hires.

This deal goes into place immediately and will increase pay by at least \$10,000 per year for officers.

**We put 350 more cops on the street –
99% of our positions are now filled**

FOX 2
DETROIT

Live Weather Things to Do More

Detroit police report surge in officer recruitment due to better pay

By Dave Kinchen and FOX 2 Staff | Published December 27, 2023 10:20pm EST | Detroit Police Department | FOX 2 Detroit | [➔](#)



**We backed them with latest technology,
creating most advanced real-time crime center**



County Executive Warren Evans led a partnership with the Courts, Prosecutor, Sheriff, and Corrections to cut backlog of gun cases



© CBS NEWS
DETROIT

DETROIT POLICE REPORT DROP IN VIOLENT CRIME

37° 6:07 PM

▶ LATEST NEWS FROM CBS NEWS DETROIT, STREAMING 24/7 ON CBSDETROIT.COM AND T

And built a strong partnership with our federal agencies in One Detroit



We put \$10 million into America's most advanced CVI program – 5 community groups preventing violence



**Detroit Peoples Community,
led by Negus Vu**



**New Era Community Connection,
led by Zeek and Kierra Williams**



**Detroit Friends and Family,
led by Ray Winans**

Detroit's unique Community Violence program is drawing national acclaim

Federal Program Pays Grassroots Groups in Detroit to Curb Violence



Thank you to Council Member
Fred Durhal for sponsorship



Digital Daily

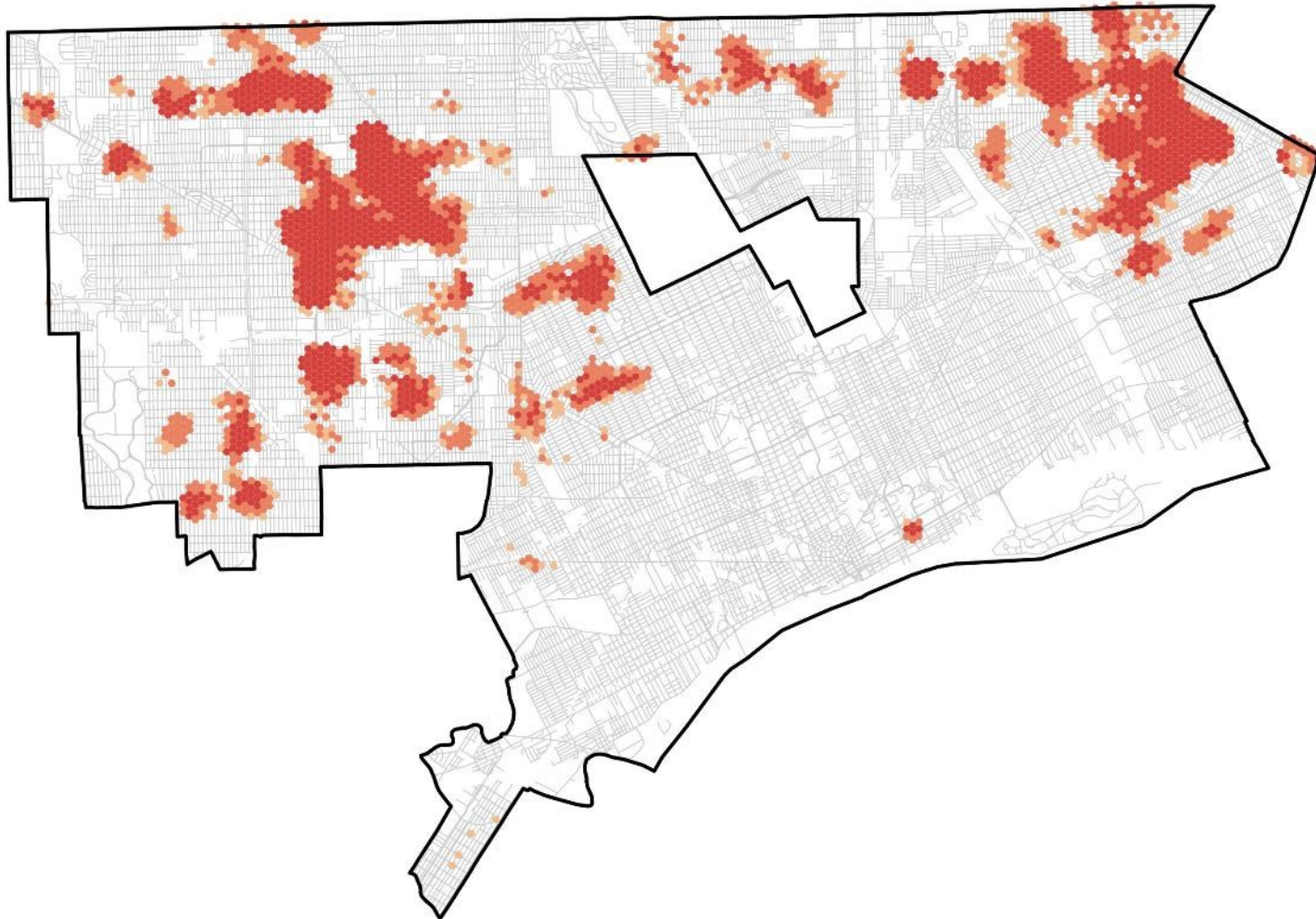
ShotStoppers: Detroit's Community-Led Game Changer to Curb Gun Violence



In an audacious push towards reform, the City of Detroit has shifted its gaze onto its community heroes, channeling \$700,000 in grants to six local organizations via the freshly minted initiative, ShotStoppers. At the core of this

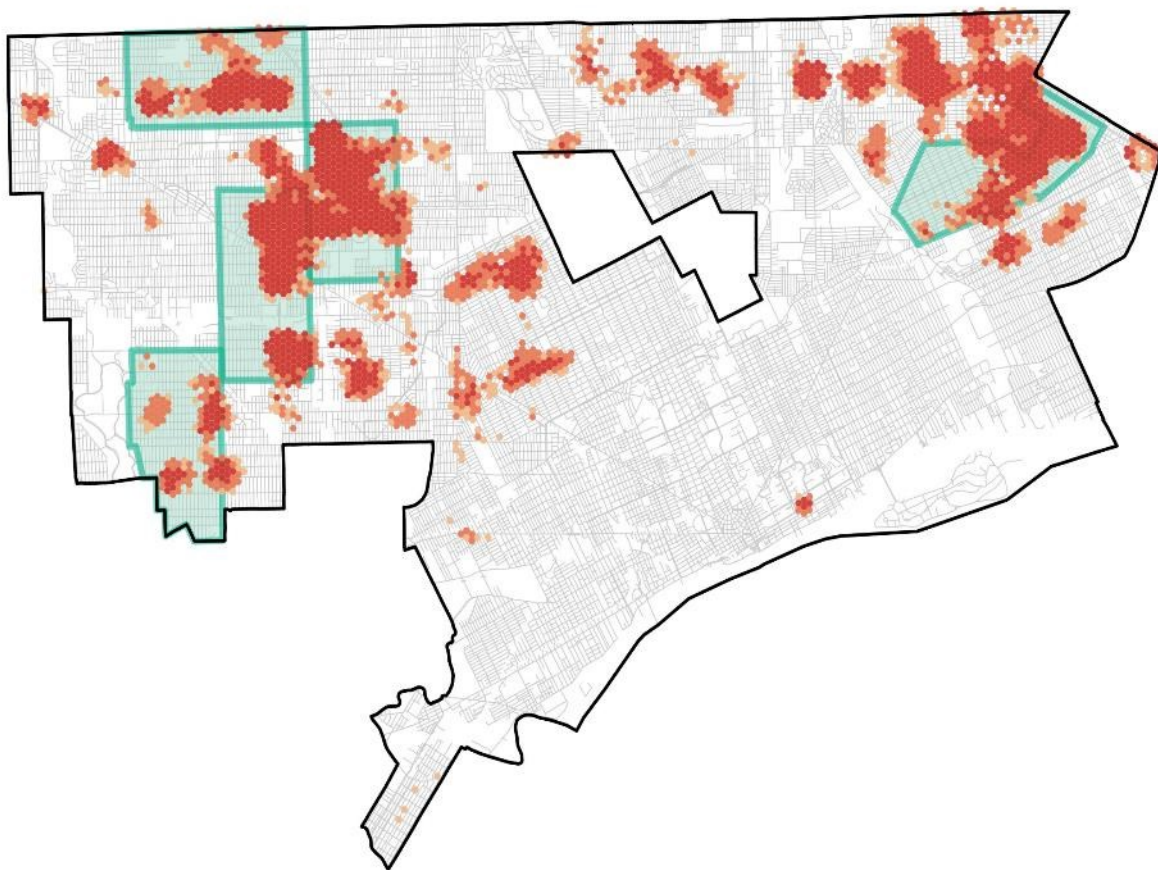
Over a 5-year history, Detroit gun violence has been concentrated in very defined areas

Frequency of shootings 2018-2022

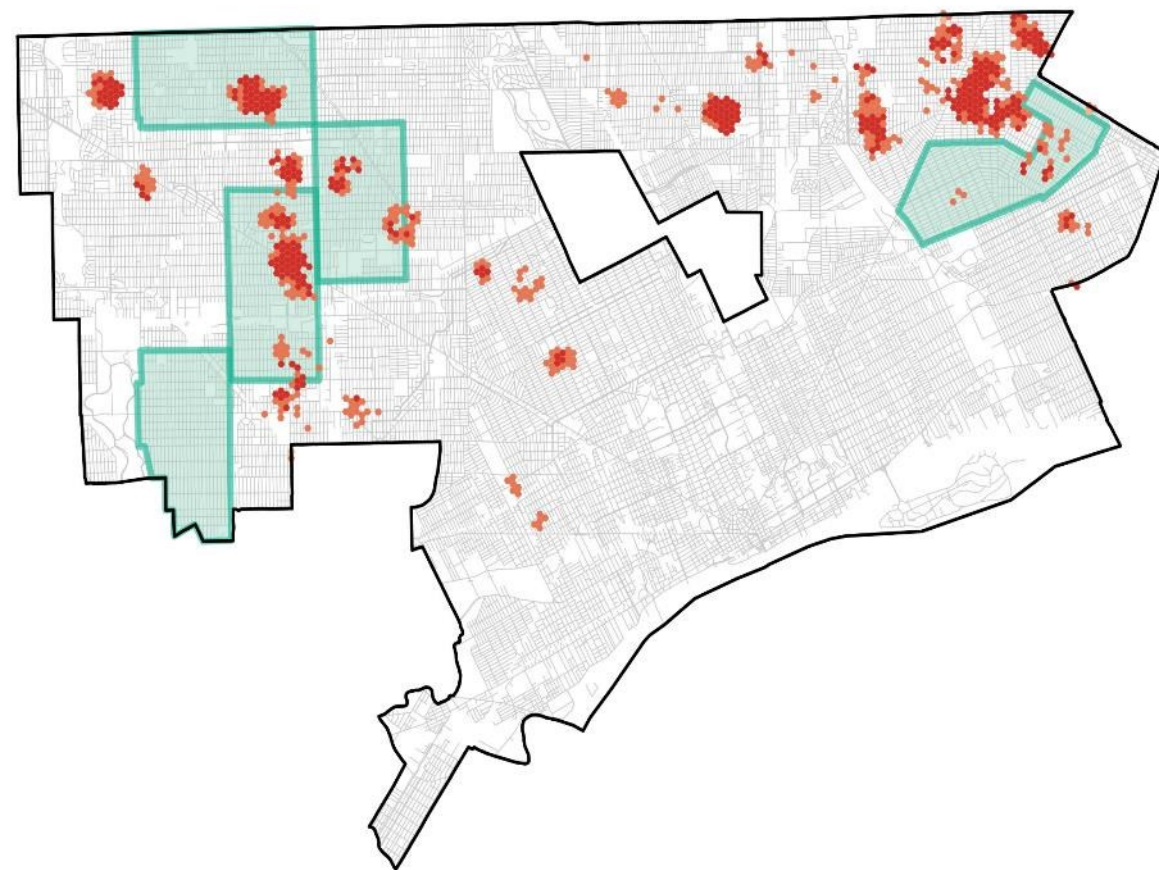


We assigned each of the 5 groups specific boundaries where they concentrated their violence-reduction efforts beginning summer 2023

2018-2022



2024



Last June, State of Michigan appropriated \$75 million statewide for locals to expand public safety

Expand police, mental health, and violence prevention

Permanent Public Safety Trust fund, supporting crime reduction every year

Cities are still waiting on implementation legislation from Lansing to receive the money



Governor
Whitmer



Rep. Farhat



Rep. Harris



Sen. Santana



Speaker Hall



Rep. Whitsett



Rep. Tate

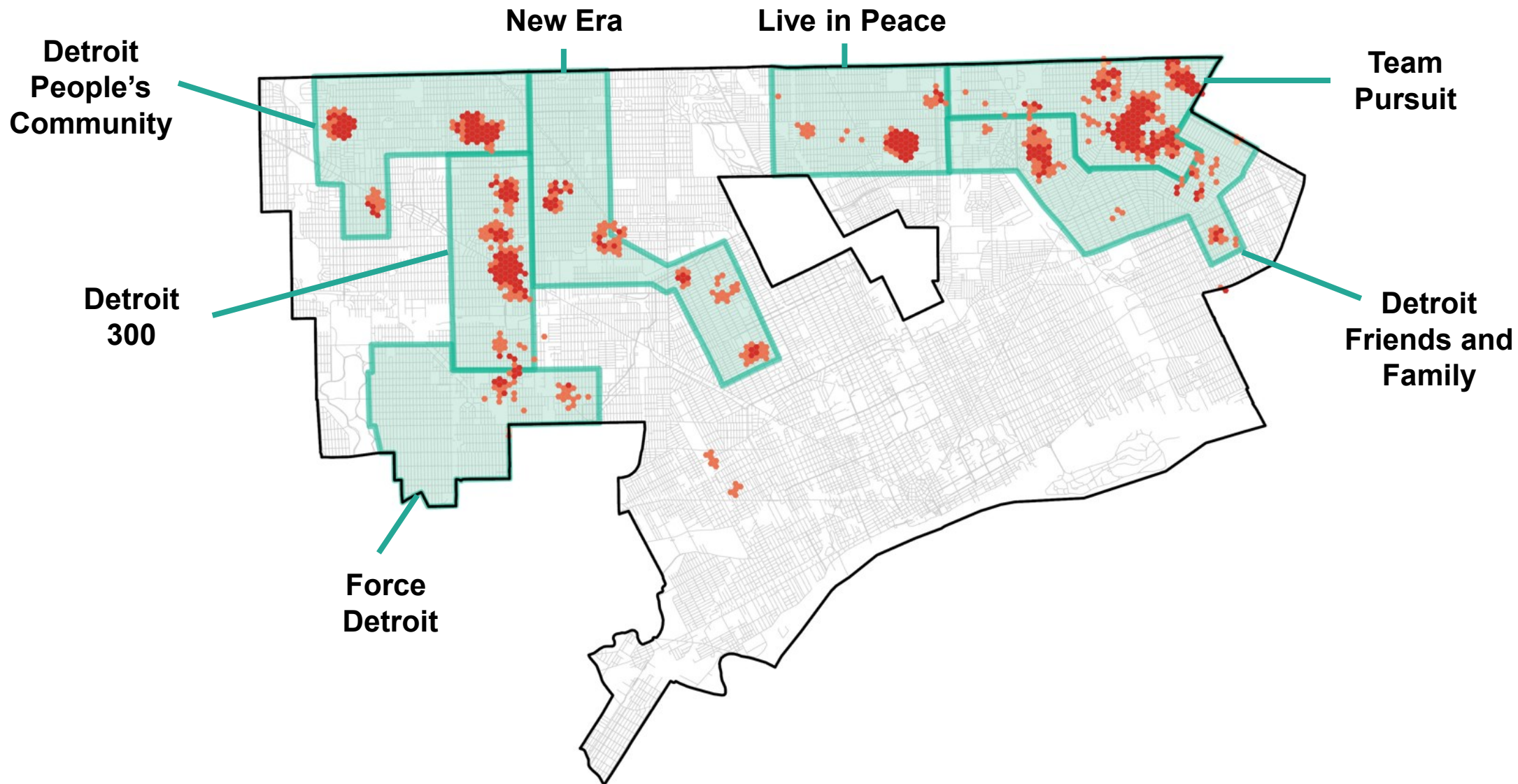


Rep. Witwer



Rep. Mueller

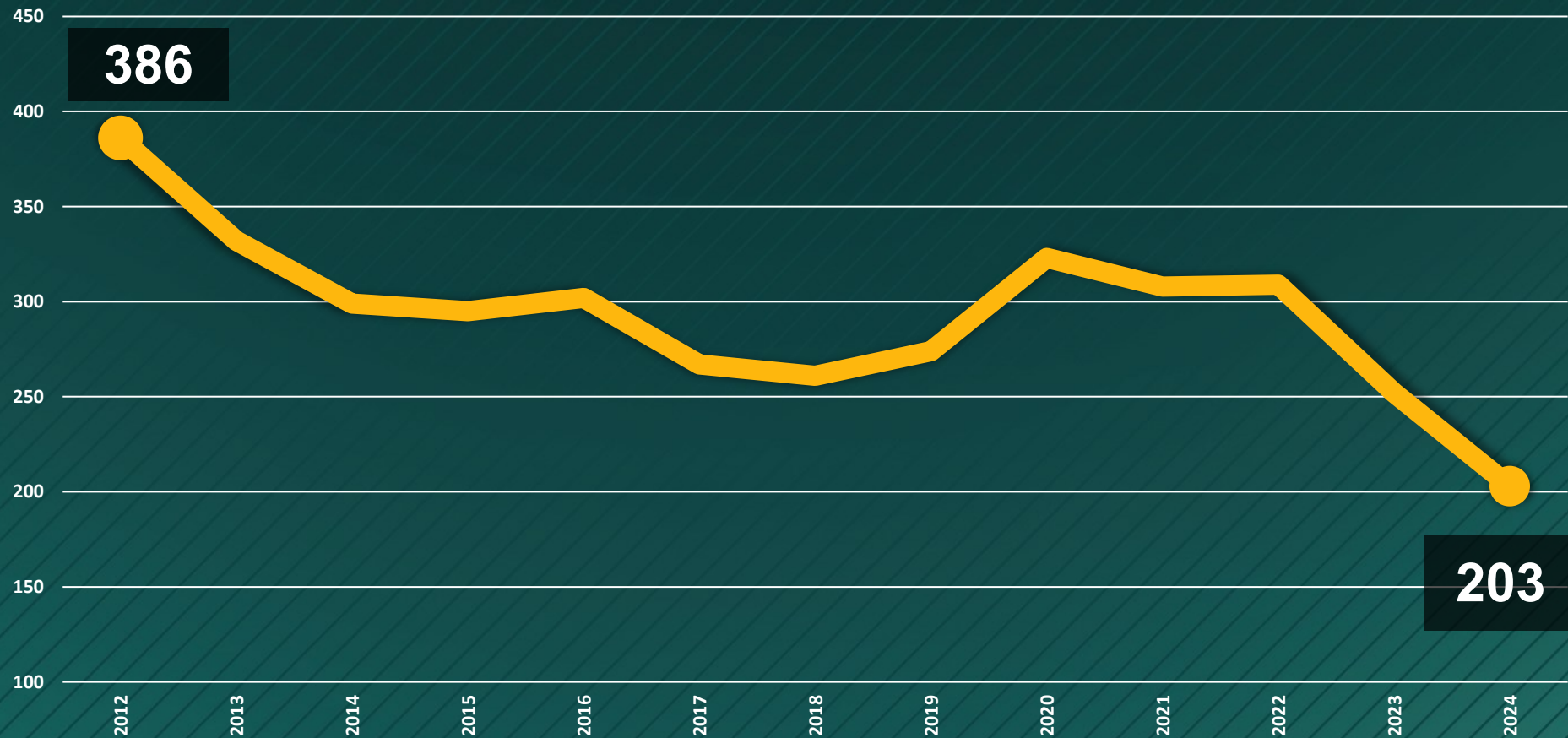
With that funding, Detroit will add violence prevention groups to every remaining hot spot in Detroit



In 2024, Detroit had fewest homicides since 1965

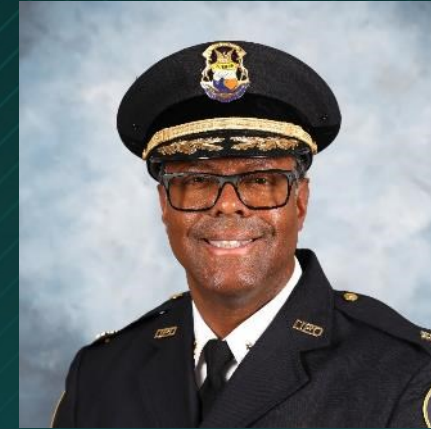
Dropped from 386 to 203 since 2012

DETROIT HOMICIDES



The 2024 violent crime reductions were historic

So how is Chief Todd Bettison in his first quarter in 2025?



2024 vs 2023 Crime Results

| | |
|-------------|------|
| Homicides | -19% |
| Shootings | -25% |
| Carjackings | -15% |

2025 vs 2023 (through 3/24/25)

| | |
|-------------|------|
| Homicides | -38% |
| Shootings | -53% |
| Carjackings | -56% |

We used Detroit's growing revenues to rebuild our Fire Department, increasing our response rates



We bought new ambulances, hired more EMT's, and cross-trained firefighters for medical response



In 2024, Detroit's average 911 response time of 7 mins 30 seconds beat the 8-minute national standard

FOX 2
DETROIT

Live Weather Things to Do More 

Detroit Fire reaches milestone of best response times in years, faster than US average

| Published February 22, 2024 7:10pm EST | Detroit | FOX 2 Detroit | 



More budget enables us to expand our homeless services

Detroit Homelessness Budget

2023: \$ 6 million

2024: \$12 million

2025: \$14.5 million

In December, the City opened 110 “immediate shelter beds” assuring for the first time there would be an immediate bed for anyone living on the street

Now being doubled to 220 immediate shelter beds

The 2025 Outreach Expansion

Expanding street outreach:
Two teams now working
24 hours a day to find and
house anyone living on
the street who wants shelter

Councilmember Mary Waters



FOX 2
DETROIT

Live Weather Things to Do More :

DPD's Unsheltered Population Response Team hits the streets, helping the homeless

By Taneisha Cordell and David Komer | Published March 17, 2025 5:48pm EDT | Detroit | FOX 2 Detroit | [↗](#)

DPD's Unsheltered Population Response Team helps those in need living on the street

The Unsheltered Population Response Team is also joining forces with 14 neighborhood crisis intervention trained officers to help expand their reach.

The screenshot shows a news article from FOX 2 Detroit. The headline reads "DPD's Unsheltered Population Response Team hits the streets, helping the homeless". Below the headline is a sub-headline "DPD's Unsheltered Population Response Team helps those in need living on the street" and a short paragraph: "The Unsheltered Population Response Team is also joining forces with 14 neighborhood crisis intervention trained officers to help expand their reach." The main image in the article shows a police officer in a dark uniform talking to a person wearing a large, grey, puffy winter jacket and a blue beanie. They are standing in front of a brick building with several doors.

Proposed a \$20 million increase in funding for DDOT Adding 45 new buses, 63 new drivers, 24 new mechanics



Increasing daily buses from 178 to 220 this year – the most service in several years



Council member Scott Benson

**We are investing in our residents and their futures
There are jobs today for every Detroiter looking to work**



DETROIT AT WORK™

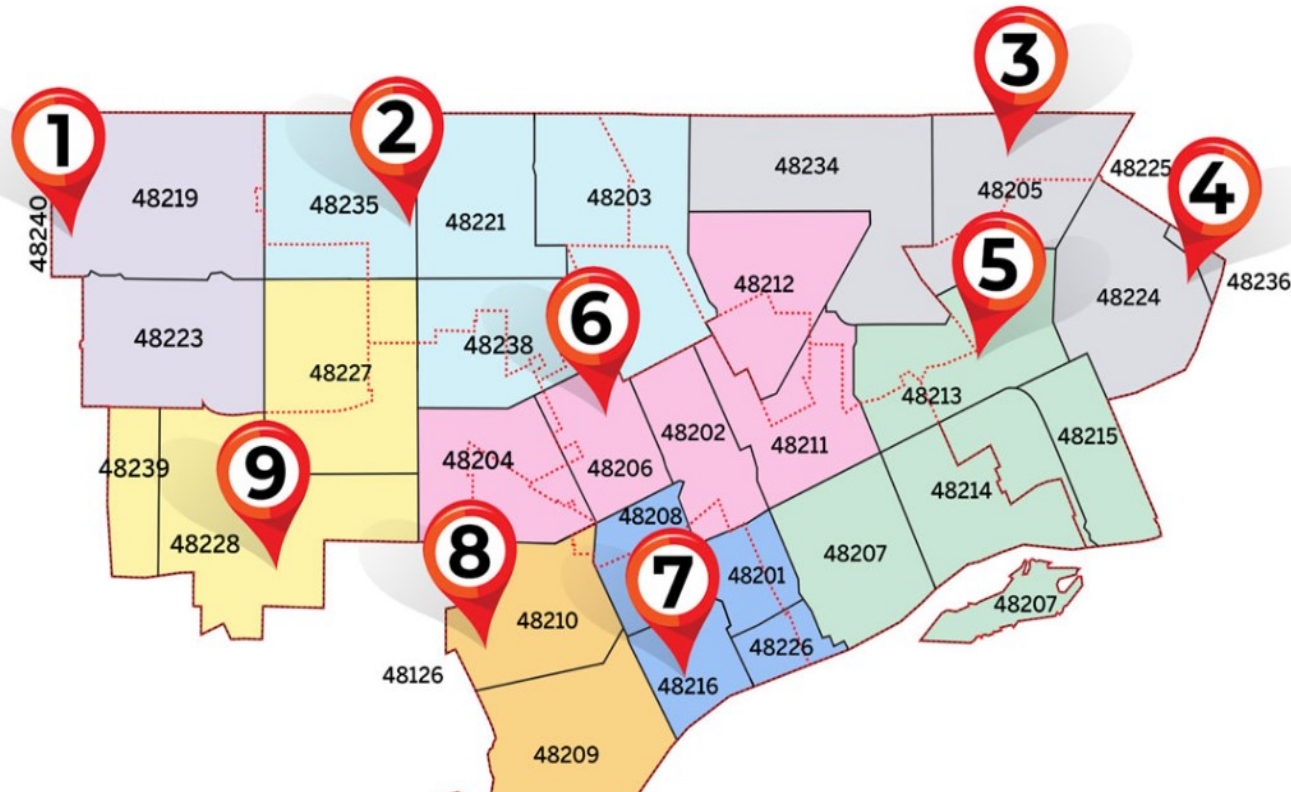
JOBS TODAY **5,535**

Find yours: **detroitatwork.com**

Powered by Detroit Employment Solutions Corporation, a Michigan Works! Agency. Equal opportunity employer/program. Supported by the State of Michigan, Department of Labor and Economic Opportunity. Proud partner of the American Job Center network. Auxiliary aids and services available upon request to individuals with disabilities or language needs. 1-800-285-WORK. TTY: 711.

MICHIGAN WORKS!

We launched jobs and training programs at 9 centers in every corner of Detroit



detroitatwork.com



In last 3 years, more than 2,500 Detroiters got full-time jobs through Detroit at Work



1,200 were unemployed for more than 6 months Found training and employment through JumpStart



**Council Member
Coleman Young II**



Many are being trained for good-paying jobs

| JOB | COMPANY | HOURLY PAY RATE |
|--------------------------|------------------------------|-----------------|
| Plant Technical Manager | Lear Corporation | \$60 |
| Controls Technician | Industrial Automated Systems | \$43 |
| Audio Technician | Ford Field Management, LLC | \$35 |
| Production Worker | Stellantis | \$35 |
| Carpenter | Denn-Co Construction | \$34 |
| HR Finance Assistant | The Godfrey Hotel | \$24 |
| Account Specialist | JPMorgan Chase | \$24 |
| IT Help Desk | CSI Consultants | \$23 |
| Mental Health Technician | Detroit Medical Center | \$21 |
| Pharmacy Technician | Henry Ford Health Systems | \$18 |

JPMorgan Chase will be up to 150 call center operators making \$24 an hour plus benefits



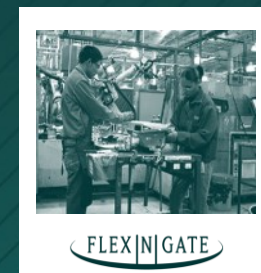
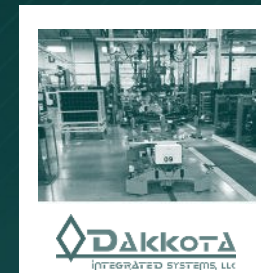
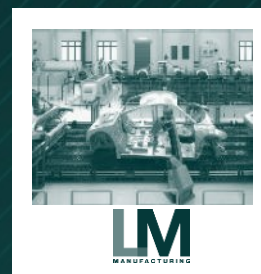
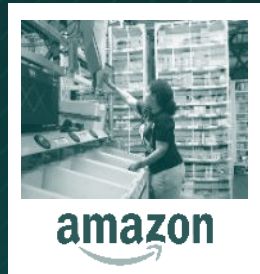
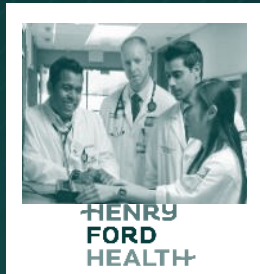
Here is one of those 2,500 success stories: Isaiah Magee-Robinson



ISAIAH MAGEE-ROBINSON
Goldmember Electric & Remodeling



Employment in Michigan is slowing down – But DAW has 20 employers who have hired 14,000+ Detroiters and counting!



There is a job available today for you!



CALL

313-962-WORK (9675)

9AM – 5PM



ONLINE

detroitatwork.com



I've focused for 12 years on the greatest legacy gift for our children:
Returning the Detroit Riverfront to the public



12 years ago the City had planned to build private condos on the best riverfront property

existing Milliken State Park



site

Milliken State Park

Rivard Plaza

previously proposed private development



The condos would take up much of Detroit's last chance for a real public waterfront



So I pushed the development back off the river



The Detroit Riverfront Conservancy began in the early 2000's working on the East Riverfront



Turning that property into a beautiful park



Gabriel Park at the base of Belle Isle



Today looks like this



To build public access to the Riverfront in all parts of Detroit, city government needed to act with vision
We looked to Southwest Detroit



Where Riverside Park was closed for contaminated soil and largely abandoned



We acquired old warehouse property from Matt Moroun



Knocked down the warehouse and cleaned up the soil



Today that abandoned land under the Ambassador Bridge...



...is one of the most beautiful parks in Michigan



On Detroit's far eastern border in Jefferson-Chalmers, long-neglected AB Ford Park is being rebuilt this year



Reopening this fall as a spectacular waterfront park



On long-abandoned industrial land west of the Renaissance Center



The Wilson Foundation is building the \$100 million Ralph Wilson Park



Open to the people of Detroit this fall



No riverfront site has been a greater eyesore than the Uniroyal site adjacent to Belle Isle



Demolished and abandoned 40 years ago



**With a plan to build 2,000 luxury condos,
excluding the public from the riverfront**



Two weeks ago, after decades of failed promises, the City re-took control of the property And cancelled the luxury condo plans

Detroit City Council cuts final tie to failed '06 plan to redevelop ex-Uniroyal site.



Louis Aguilar
The Detroit News

Published 11:02 p.m. ET March 10, 2025 | Updated 12:50 p.m. ET March 11, 2025



Hear this story

[View Comments](#)



Detroit officials are taking the final steps to free the city of a failed 20-year plan to redevelop the former Uniroyal site on the riverfront just west of the MacArthur Bridge that leads to Belle Isle.

On Tuesday, the Detroit City Council unanimously approved terminating a brownfield redevelopment plan for the 44-acre site located between East Jefferson Avenue and the Detroit River. That pact would've made a proposed \$400 million mixed-use development for the former industrial site eligible for tax breaks, among other things, but the project never progressed to that point.

The council vote essentially clears the ways for any future plan for the city-owned land. The former industrial site has attracted grand visions for



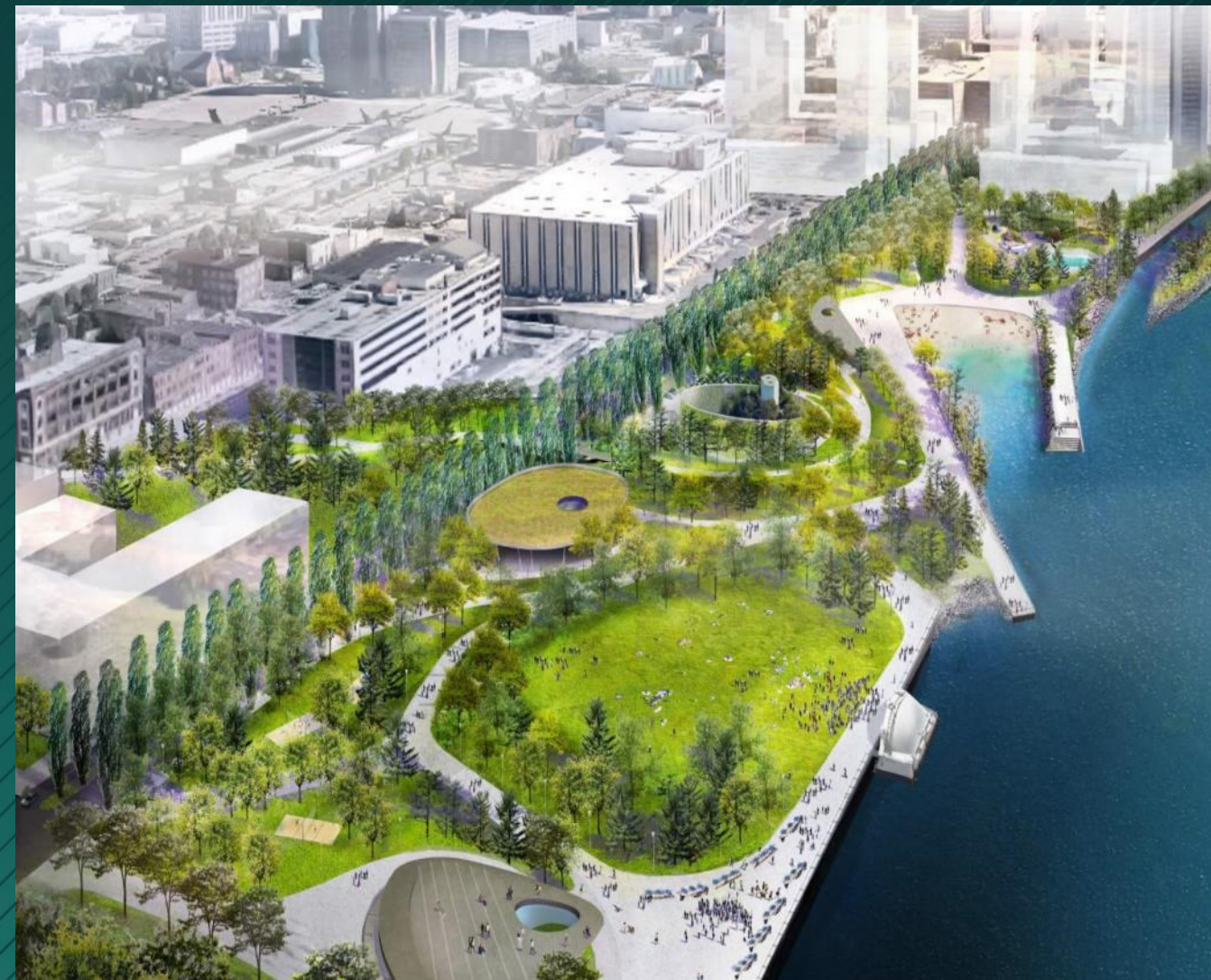
**Instead, Arn Tellem and Tom Gores are leading a group to make this Detroit's finest recreation site -
Outdoor complex for flag football, soccer, lacrosse**



And a huge indoor youth sports academy center for basketball, volleyball, dance



Imagine a riverfront with Wilson Park to the west and the Sports Academy to the east



And a huge concrete parking lot in the middle – at the Renaissance Center



The Renaissance Center broke ground in April, 1973 - a partnership between Mayor Gribbs and Henry Ford II



**GM moved into the Renaissance Center in 2000
from its former site on West Grand Boulevard**



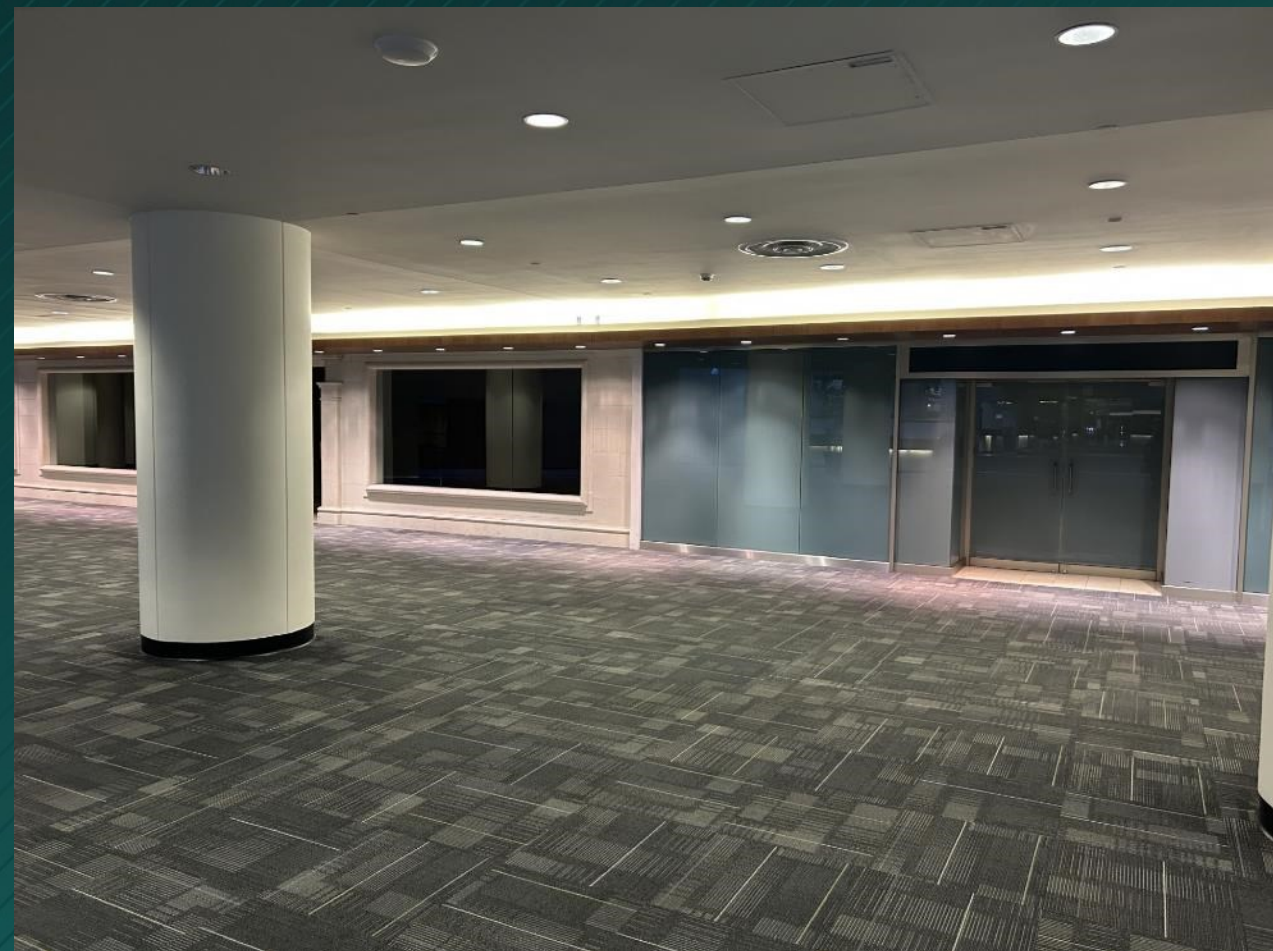
**Tenants have been moving out for years,
but since COVID, the RenCen is 80% vacant**

RenCen has more than half of downtown's empty office space, report finds

By Kirk Pinho



**GM needed 200,000 square feet of office space.
Not 2.5 million.
Committed to a Detroit HQ, not at the RenCen**



GM has been a great partner in Detroit's recovery –
sited 4 new supplier plants built in the city in last 5 years



I had one request of Mary Barra: Don't just sell the buildings Detroit's history of random sales of landmarks has been tragic



Canadian group buys vacant Hudson's store

BY JOHN GALLAGHER
Free Press Business Writer

The vacant Hudson's building in downtown Detroit, for years a symbol both of the city's decline and of its hoped-for revival, has been sold to Canadian developers who plan to renovate it.

Details were sketchy, but preliminary plans call for creating condominiums and apartments, retail stores and parking in the building.

Jeffery Spearing, a spokesman for the buyers, said on Wednesday that work could start in 10 to 12 months. He described the buyers, who are operating as the Southwestern Associates Ltd. Partnership, as a dozen Canadian businessmen backed by Canadian lenders. He declined to identify the individual members, saying only that they are based in Essex County, which includes Windsor.

Minneapolis-based Dayton Hudson Department Store Co. announced the sale Wednesday but declined to reveal the sale price, as did Spearing.

Despite the sparse details, local officials were optimistic that this latest plan would return the Hudson's building to productive use.

THEN AND NOW

- 1881: Hudson's opens in downtown Detroit.
- 1891: Acquired the first property at its current location.
- 1924-29: Current building constructed.
- 1983: Downtown store closed.
- 1989: Building sold to Canadian developers.



See HUDSON'S, Page 11A

WILLIAM ARCHIE/Detroit Free Press

Detroit Free Press

The train station was sold to a downriver developer who was going to redevelop it as a casino



Chrysler sold the old AMC Headquarters to a “developer” whose scrapping activities released toxic chemicals into the neighborhood



DETROIT

Former owner of old AMC headquarters gets more than 2 years prison for Clean Air Act violations

Published: Oct. 27, 2014, 11:30 p.m.



The Packard Plant was allowed to deteriorate for 69 years, damaging Detroit's image worldwide

The New York Times Magazine

How Detroit Became the World Capital of Staring at Abandoned Old Buildings

Share full article



27



Illustration by Tom Gauld

By Mark Binelli

Nov. 9, 2012

For decades, a succession of city officials has struggled mightily to rebrand Detroit's battered image. Their ideas have included casino gambling, an '80s festival mall, new ballparks, hosting a Formula One grand prix, hosting a Super Bowl, even commissioning (this was Mayor Coleman Young, in 1984) Berry Gordy (who fled Detroit for Los Angeles by the early 1970s, taking the entire Motown operation with him) to write a city theme modeled after Frank Sinatra's "Theme from New York, New York." Another member of the Rat Pack, Sammy Davis Jr., was conscripted to handle the vocals. but sadly, Gordy's song, "Hello, Detroit," failed to burn up

Abandoned Detroit: The Largest Automotive Plant In The World



We sued the last owner, claiming he was letting the property deteriorate to the point of public danger



**Then the bridge collapsed onto Grand Boulevard
and the City finally got control of the property**



We finished demolition this year – 69 years after the plant closed - at a cost of more than \$15 million



The closure of the RenCen would mean the loss of 275 hotel and restaurant jobs

Sign in or Join **MARRIOTT BONVOY**

MARRIOTT

Overview Gallery Accommodations Dining Experiences Meetings and Weddings

Detroit Marriott at the Renaissance Center ●●●●○ 3.5 • [5179 Reviews](#) [VIEW MAP](#) [+1 313-568-8000](#)

DATES (1 NIGHT) Sun, Mar 23 → Mon, Mar 24

ROOMS & GUESTS 1 Room, 1 Adult

SPECIAL RATES Lowest Regular Rate [View Rates](#)



GM agreed to work with us for a long-term solution

Our administration reached out to numerous developers, trying to preserve the towers

Here's what we learned:

- **The RenCen: 2.7 million sq. ft. of office space**
- **The Tri-County area: 16 million sq. ft. of vacant space**
- **The Chicago market: 50 million sq. ft. of vacant space**

- **RenCen is 9 times bigger than Michigan Central**

Can it be converted to housing?

Need to install plumbing for apartment bathrooms

Drill through poured concrete on steel plates



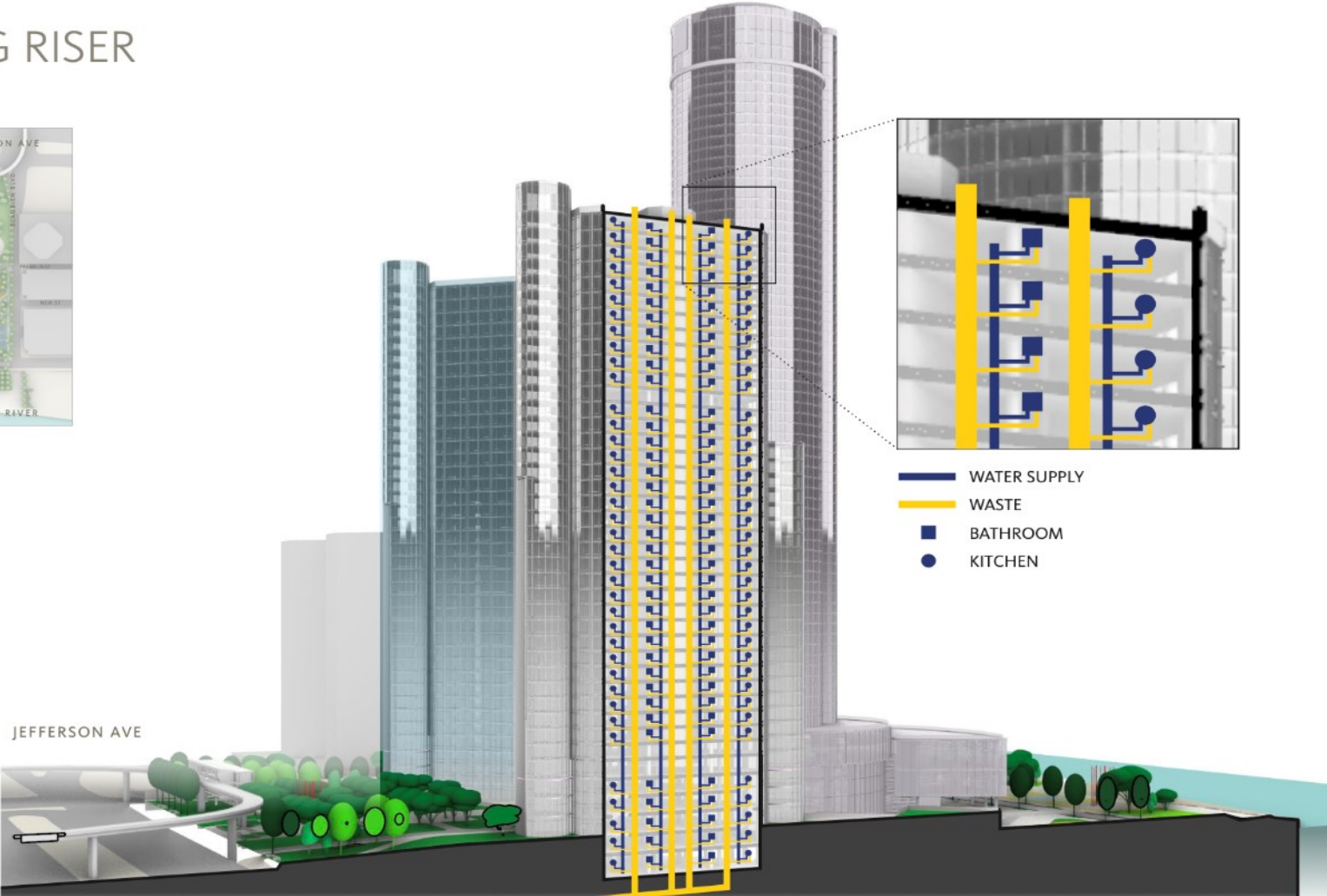
Have to drill new plumbing through 39 stories of concrete and steel

RESI CONVERSION

PLUMBING RISER



- T100
- T200
- Hotel Tower



JEFFERSON AVE

**Biggest problem of all:
the towers are separated from the other downtown activities**

We couldn't even find new tenants

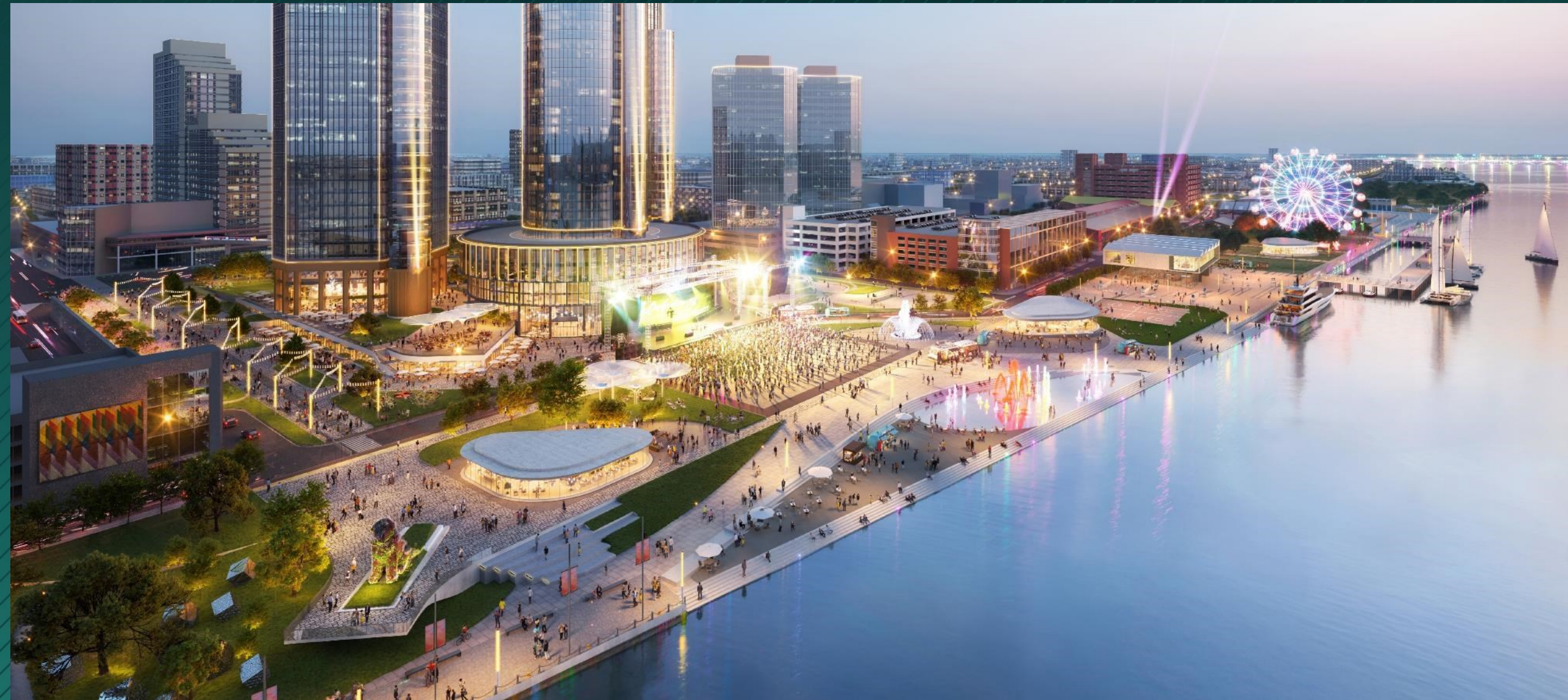


Then Dan Gilbert and Bedrock stepped forward with a plan to save as much of the skyline as possible



- 1) 1 Hotel Tower in center**
- 2) 1 Office Tower on right**
- 3) 1 Apartment Tower on left with 400 apartments (20% affordable)**

Plan includes a new 1/4-mile park creating a “Navy Pier” family and entertainment destination



**How much public cash will
it take to start this project?**

None

**In Detroit, we don't spend upfront tax dollars on
development projects**

**We only offer discounts on the new taxes generated when
the development occurs**

**What we do need: Lansing legislation to raise the cap on
“Transformational Brownfields” to offer those discounts**

Transformational Brownfields are being used successfully statewide

**Lansing's \$300 Million downtown project
anchored by a 25-story high-rise residential tower**



Grand Rapids Visionary Plan supported by TBP: \$700 Million Grand Action 2.0

New amphitheater



Riverfront housing



Soccer stadium



Lifting the TBP cap would help Macomb County Closed Lakeside Mall is about to be demolished



**Sterling Heights needs the tax discount for a new
Lakeside City Center - retail, restaurants, and 2300 housing units**



The Detroit Riverfront today

Wilson Park



Renaissance Center



Uniroyal Site



The Detroit Riverfront for future generations

Wilson Park



Renaissance Center



Uniroyal Site



Detroit's Biggest Battle for the last 12 years: the neighborhoods...and 47,000 abandoned houses



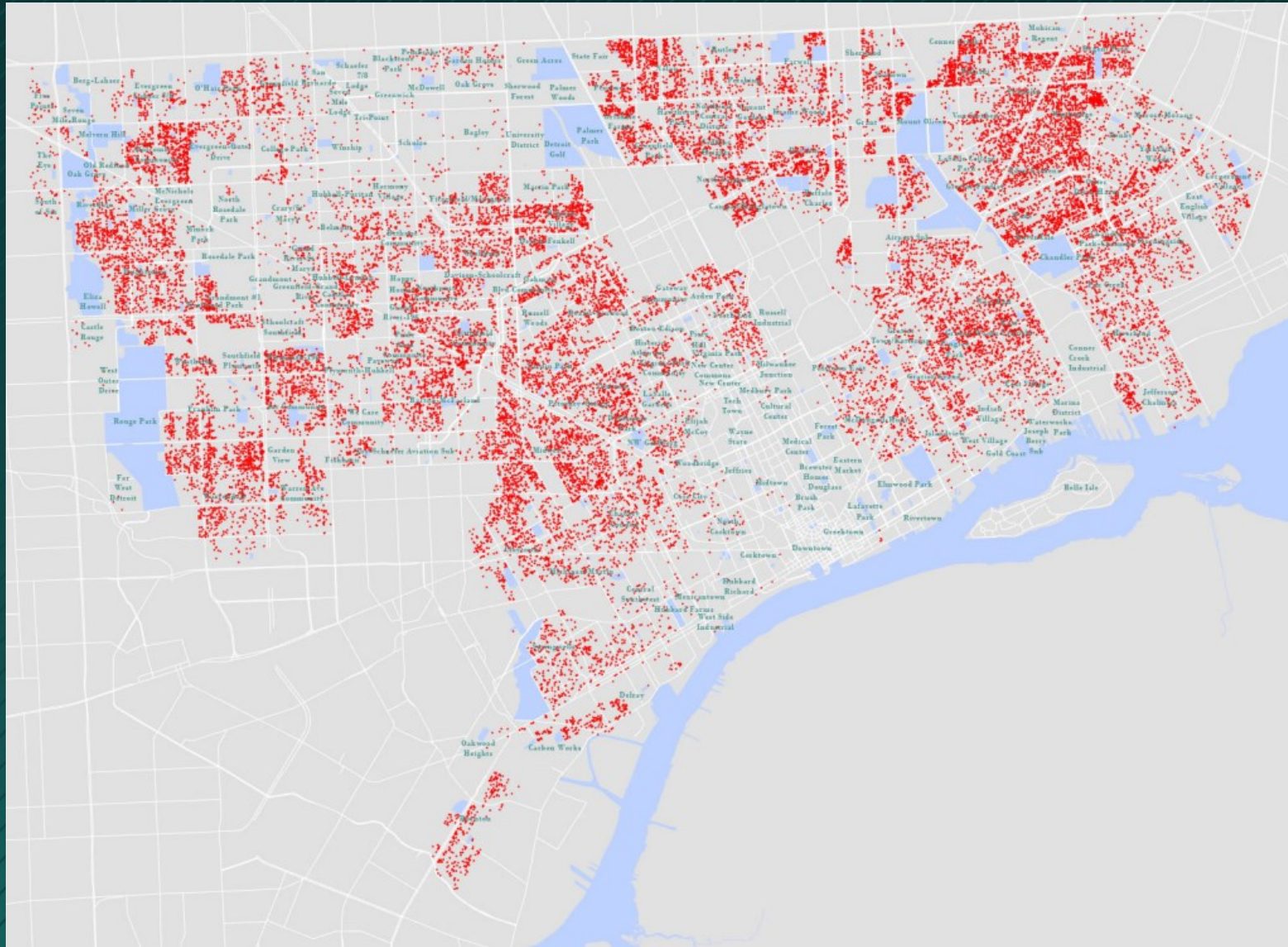
I believed we could bring the neighborhoods back









Starting by demolishing those that couldn't be saved at more than 3,000 a year, triple the rate of anywhere in America



It's been an unprecedented national accomplishment: 29,000 vacant houses demolished



But the real test was how many we could save: So we set up the auction site buildingdetroit.org

| | | |
|--|---|---|
|  <p>Auction \$10,400.00</p> <p>2498 Lothrop LaSalle Gardens, 48206, District 5</p> <p>Sale Date : 02/27/2018</p> <p>Area:2940 Sq ft 🏠 6 👤 3</p> |  <p>Auction \$1,000.00</p> <p>2305 W Euclid LaSalle Gardens, 48206, District 5</p> <p>Sale Date : 02/27/2018</p> <p>Area:2446 Sq ft 🏠 5 👤 2</p> |  <p>Auction \$10,300.00</p> <p>11366 Balfour Moross-Morang, 48224, District 4</p> <p>Sale Date : 02/27/2018</p> <p>Area:825 Sq ft 🏠 3 👤 1</p> |
|  <p>Auction \$17,100.00</p> <p>613 Belmont Gateway Community, 48202, District 5</p> <p>Sale Date : 02/26/2018</p> |  <p>Auction \$16,500.00</p> <p>18954 Lindsay College Park, 48235, District 2</p> <p>Sale Date : 02/26/2018</p> |  <p>Auction \$1,000.00</p> <p>279 Holbrook North End, 48202, District 5</p> <p>Sale Date : 02/25/2018</p> |

**In 11 years, we have sold 15,000 houses –
12,000 of those rehabs are already complete**

Like this house at 1731 Atkinson

BEFORE

AFTER



4808 Delta

BEFORE



AFTER



A row of abandoned houses on Clairmount

BEFORE

AFTER



This house in Boston Edison was abandoned and frozen Beautifully restored by a private owner



It took 12 years, but we are removing blight of abandoned homes from every neighborhood

Thank you to Erica Ward Gerson who chaired the Land Bank for the last 12 years

Land Bank-Owned Vacant Houses

| | |
|----------------|---------------|
| 2014-15 | 47,000 |
| 2019 | 20,000 |
| Today | 2,900 |

By the end of 2025, the Land Bank will be down to 1,000 vacant houses



Instead of selling to speculators, we sold 25,000 side lots to the next door neighbors for \$100

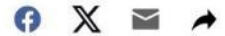
Detroit Free Press

MICHIGAN BUSINESS

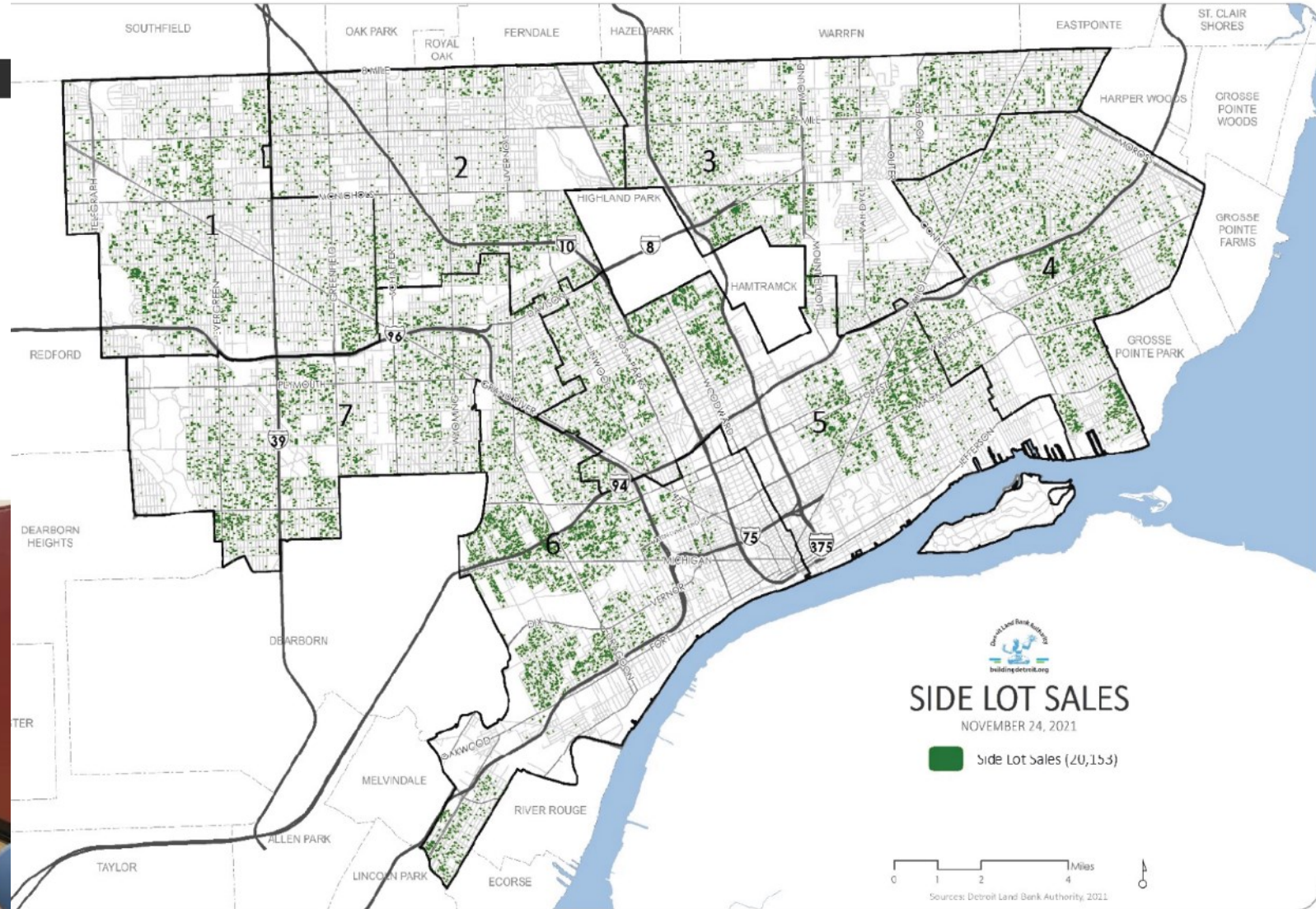
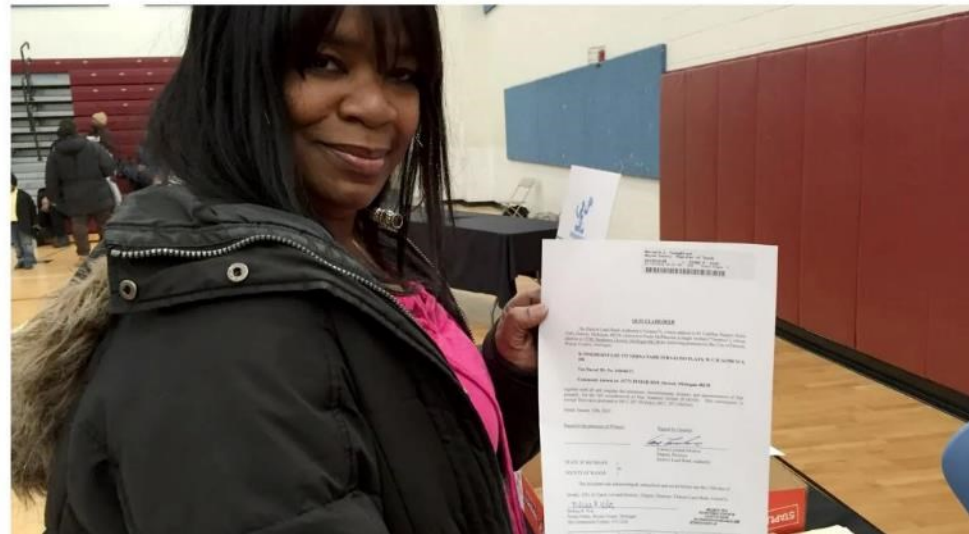
Detroit side-lot sales a win for homeowners and the city

John Gallagher Detroit Free Press

Published 11:28 p.m. ET Jan. 18, 2015 | Updated 3:24 p.m. ET Jan. 19, 2015



Jessie Powell moved into her northwest Detroit home 19 years ago, and ever since, she has been hoping to buy the vacant lot next door.



Allowing them to enlarge and beautify their properties



And add playscapes for their children



Council President Mary Sheffield sponsored grants for neighborhoods to improve 4,000 lots



Where am I: [Home](#) / [Housing and Revitalization Department](#) / [For Nonprofits and Community Groups](#)

Neighborhood Beautification Program



The **Neighborhood Beautification Program (NBP)** provides grants to Detroit-based block clubs, neighborhood associations, nonprofit organizations, and faith-based organizations to carry out a project on up to four vacant lots in their community. Funded with \$2.25 million from the Neighborhood Improvement Fund and the American Rescue Plan Act, the NBP offers grants of **\$500 to \$15,000** for community gardens, public space improvements, and clean-up activities.

This grant is managed in partnership with Wayne Metro. **To apply for the NBP grant, please visit the [Wayne Metro website](#).**

ELIGIBILITY

To be eligible for funding, organizations:

For the DeSoto Ellsworth Neighborhood To create a community garden



For the Warrendale Neighborhood To create a community park



For Maria Salinas and the Congress of Communities To build a neighborhood resource center



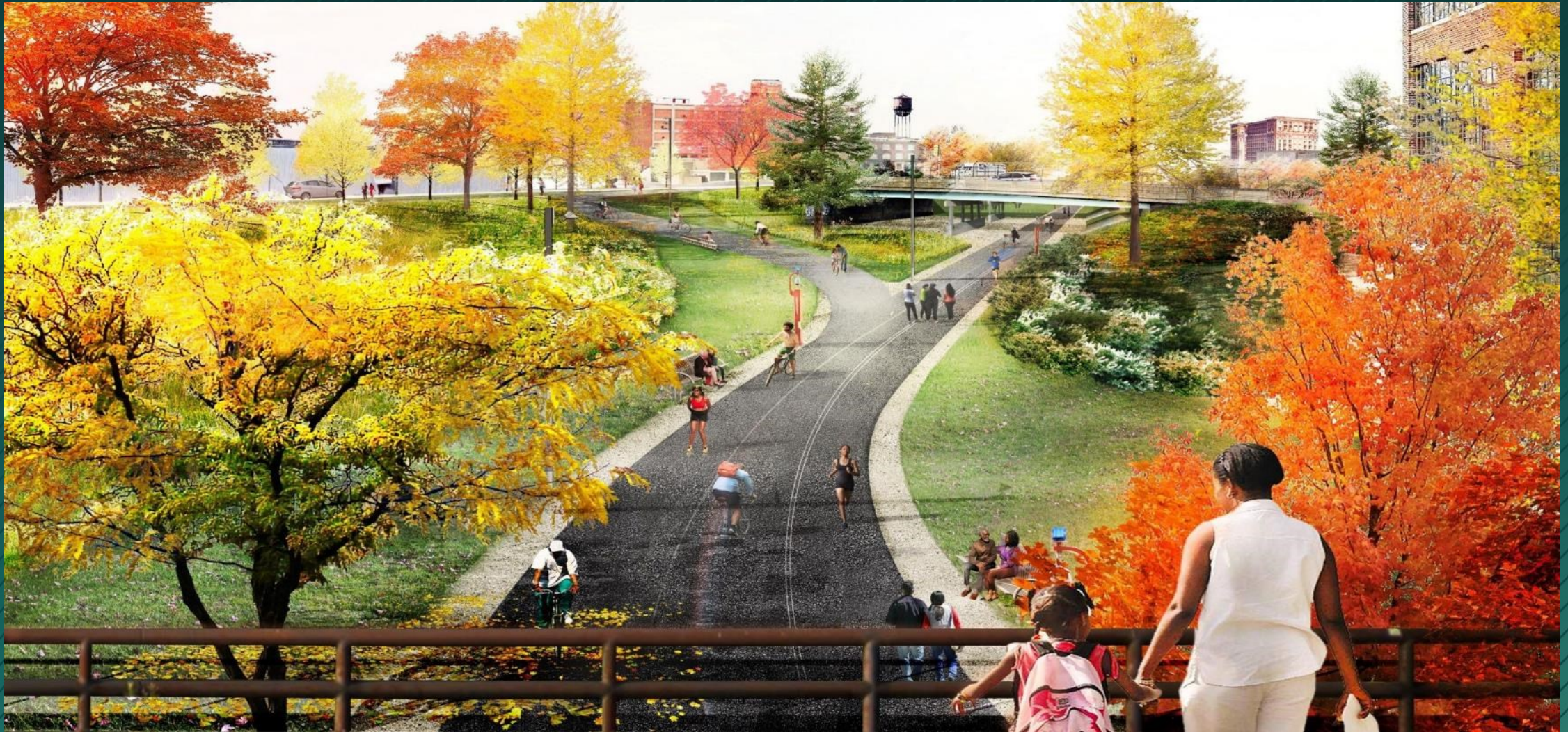
100 neighborhood beautification projects already completed and 50 more being built



Thank you to the 600 block club and community groups that led the recovery in their own neighborhoods



**Neighborhoods all across the city are being linked by
Detroit's largest neighborhood investment in history:
The \$220 Million Joe Louis Greenway**



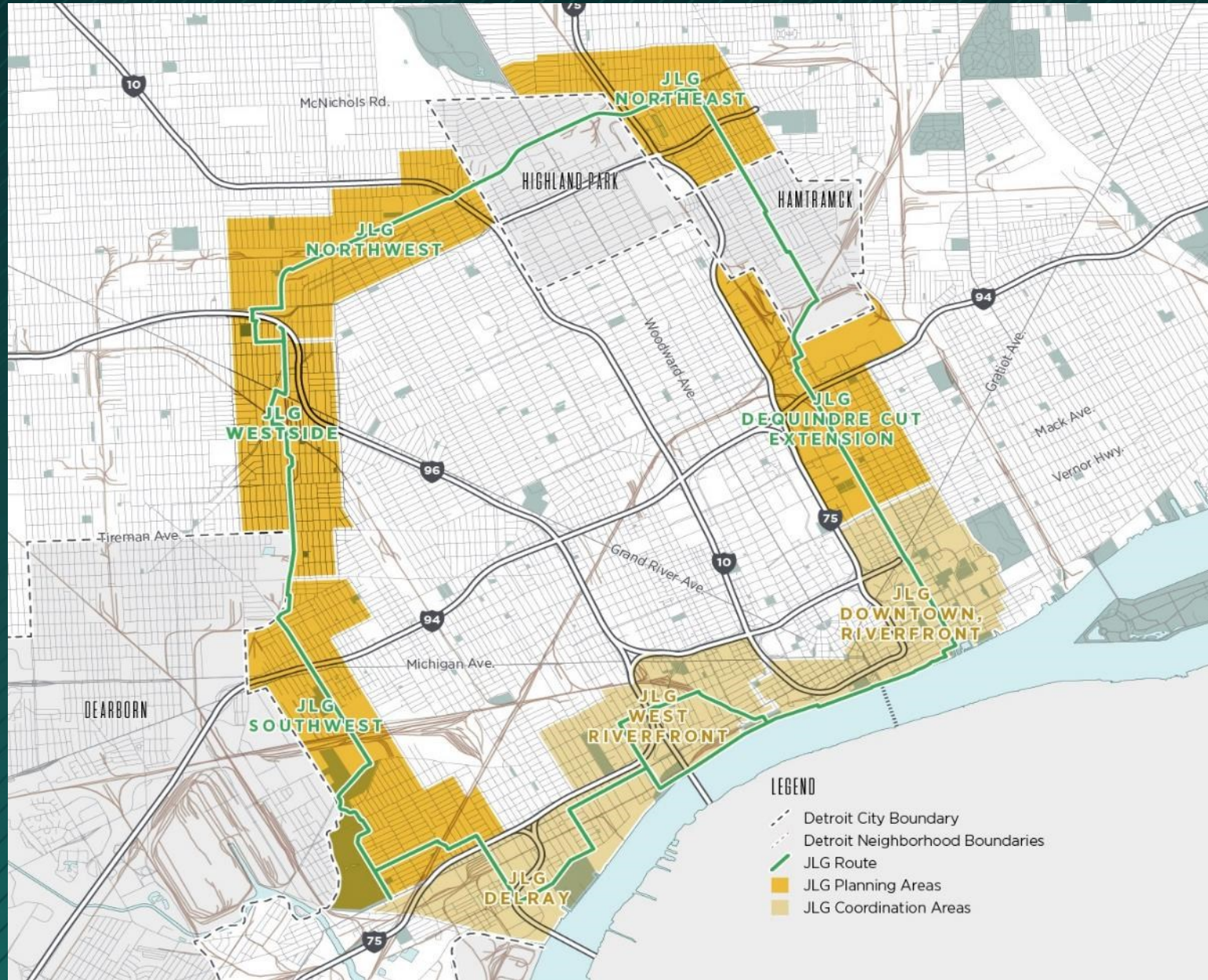
Removing abandoned railroad lines And building 28 miles of beautiful parkway



Cleaning out thousands of abandoned tires And replacing them with beauty for our children



To be completed citywide in 2027



We've added to the neighborhood beauty with new and expanded recreation centers for the children of Detroit

SAY Detroit Center at 7 Mile and Van Dyke



The new Kemeny Rec Center in Southwest Detroit



The abandoned library renovated as the James Tate Community Center



The Lennox Center opened with a \$5 million gift from Roger Penske



The Chandler Park Dome opening this spring



Mayor Mike Bloomberg has given Detroit 12 years of support
for city services, census counts, and public spaces
Including the building of Spirit Plaza



We will be celebrating the opening of the Helen Moore Center this fall



**Thank you to Detroit's vibrant clergy community
for their role in Detroit's recovery**

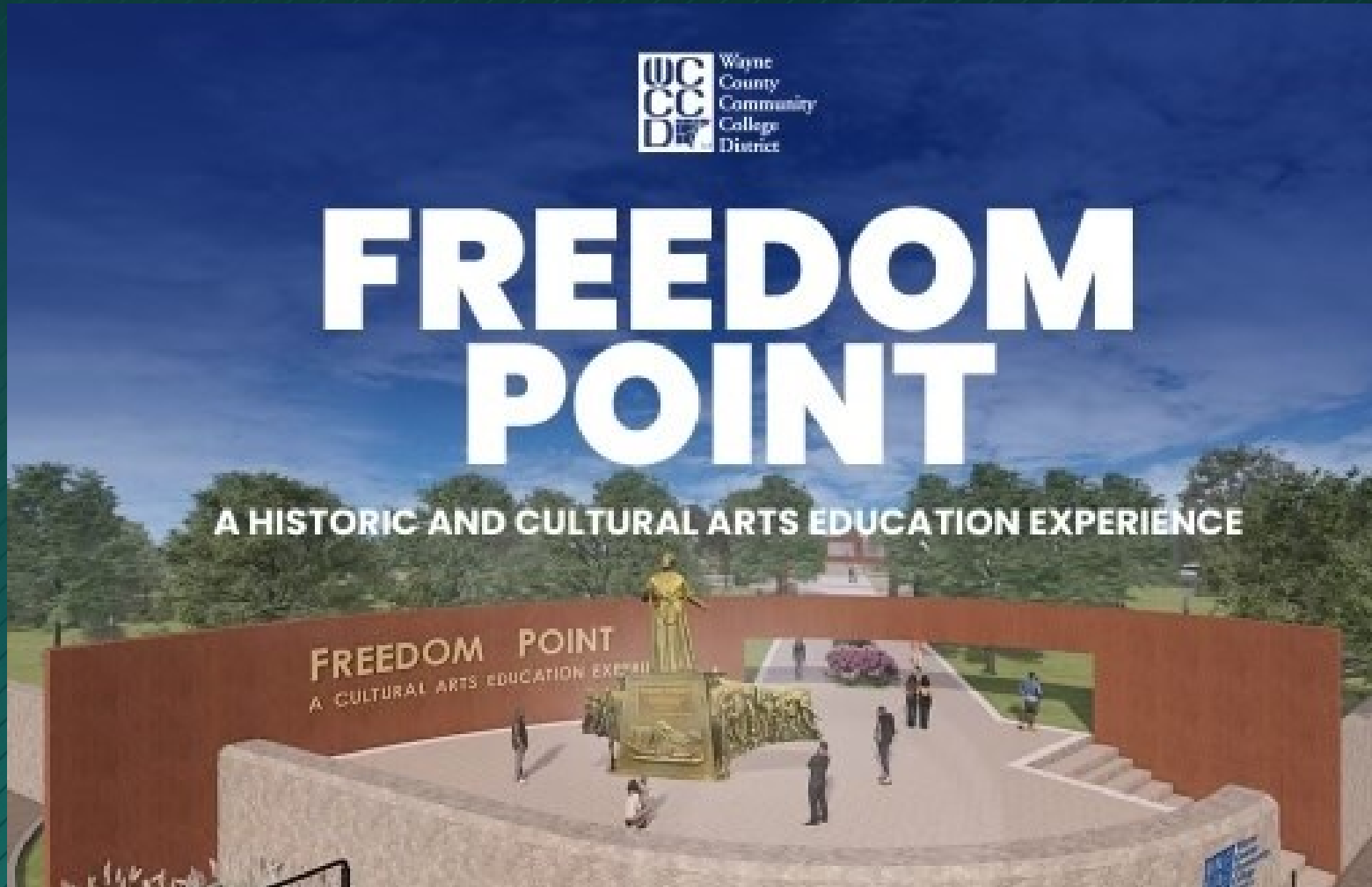
The Reverend Jim Holley affordable senior apartments



The new Merit Park being built across from Straight Gate by Bishop Andrew Merritt and his sons



Rev. Wendell Anthony launching the Freedom Point Memorial with WCCCD to remember the history of the Underground Railroad



Bishop Edgar Vann II leading New North End Landing Housing Project



Bishop Charles Ellis III building affordable housing for youth aging out of foster care at Brewster





60 Harper



1403 Junction



5800 Michigan



7850 East Jefferson



The Anchor at Mariner's Inn



Beaubien



Beauton



Belnord



Benjamin O Davis Veterans Village



Bowin Place



Brainard St Apts



Brooke On Bagley



Brush



Cathedral Arts



Cathedral Towers



Clay Apartments



Dreamtroit



Dr Maya Angelou Village



Frelon at Sugar Hill



Friendship Meadows



Hubbard Farms



Islandview Townhomes



Jefferson Meadows



Jefferson Square



La Joya Gardens



Le Chateau



Left Field



LIFEBuilders II



LIFEBuilders III



Mapleridge Duplexes



Marlborough



Marwood + Marston



Maya Angelou AFG



McDonald Square



Merrill Place



Meyers Senior



Midtown Square



Milwaukee Junction



Minook Park Place



MLK on 2nd

6 YEARS, 92 PROJECTS, 6,000 UNITS & \$1.3 BILLION IN NEW AND RENOVATED AFFORDABLE HOUSING



Morningside Commons



Morton Manor



Northlawn Gardens



Orchard Village



Orchestra Place



OSI Art Apartments



Pablo Davis



Parker Durand



Parkview Place



Residence at 150 Bagley



Reverend Dr. Jim Holley Residences



Roberts III



Ruth Ellis Clairmount Center



Savannah Wilshire



Sawyer Art Apartments



Springwells



St Matthew



The Charlotte



The Claire



The Ribbon



The Sanctuary



The Shirley



The Weber



Transfiguration Place



Trumbull Crossings



University Meadows



Van Dyke Center



VanDyke Village



West Boston Apts



Xavier Square

For 12 years, Council and the Mayor have united for affordable housing

Special thanks to Council Members Johnson, Calloway, Waters, and Santiago-Romero for a \$200-million package

Politics & Government

Detroit announces \$203 million affordable housing plan, new Housing Services Division

Michigan Radio | By Briana Rice
Published July 22, 2022 at 2:33 PM EDT



Detroit City Councilmembers Fred Durhal III and Angela Whitfield Calloway, Mayor Mike Duggan, and Councilmember Mary Waters.



DETROIT

City introduces \$203M affordable housing plan to protect Detroiters from rising rent

Sarah Rahal
The Detroit News

Published 11:16 a.m. ET July 21, 2022 | Updated 2:41 p.m. ET July 21, 2022

[View Comments](#)

Detroit — City leaders unveiled a \$203 million affordable housing plan Thursday that takes steps toward addressing housing insecurity and protecting Detroiters from rising rent costs.

Detroit Mayor Mike Duggan joined three new city councilmembers — Mary Waters, Angela Whitfield-Calloway and Latisha Johnson — to outline the seven-step plan.



**We're building affordable housing in
Detroit's most vibrant neighborhoods
Around the old Tiger Stadium field**



La Joya Gardens across from beautiful Clark Park



In District Detroit where Chris Ilitch is renovating historic apartments on Henry Street



Cliff Brown built the Brooke near Michigan Central



Eddie Carrington opened The Ribbon on East Warren



**Council Member
Latisha Johnson**

Brush Park Apartments just opened across from Ford Field & Comerica Park



**12 years ago, thousands were moving out of Detroit.
Rural areas at edge of our region got most new housing.**

**Last year's SEMCOG report on Southeast Michigan's
Top 10 Communities in Total New Housing Units Permitted**

| Community | County | Total |
|------------------|---------------|--------------|
| Detroit | Wayne | 1,126 |
| Pittsfield Twp | Washtenaw | 652 |
| Ann Arbor | Washtenaw | 477 |
| Scio Twp | Washtenaw | 416 |
| Ypsilanti | Washtenaw | 309 |
| Macomb Twp | Macomb | 290 |
| Troy | Oakland | 284 |
| Hartland Twp | Livingston | 266 |
| Birmingham | Oakland | 266 |
| Chesterfield Twp | Macomb | 232 |

12 years ago, when I was sworn in, I urged Detroiters not to move out

Mike Duggan: Don't move out, Detroit; give me six months to make things better

Updated: Jan. 07, 2014, 4:09 p.m. | Published: Jan. 07, 2014, 3:09 p.m.



Friday the University of Michigan released a study on wealth gain by Detroit homeowners

Home values in Detroit keep rising — building \$4.6B in wealth in a decade

By Nick Manes



Credit: Nick Manes/Crain's Detroit Business

Home values near Eight Mile and Greenfield Road in northwest Detroit have increased considerably over the last decade, according to a new report by UM Poverty Solutions.

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March 21, 2025 09:04 PM

2025 UM study key findings:

- 1) Detroit homeowners gained \$700 million in wealth just in the last year
- 2) Total Detroit home values grew from \$4.2 billion to \$8.8 billion in the last decade
- 3) More than 70% of gains went to Black homeowners
- 4) The Neighborhoods with the lowest home values grew the most

The Growth of Housing Wealth in Detroit and Its Neighborhoods: 2014 to 2023

Jeffrey D. Morenoff

Professor and Associate Dean, Gerald R. Ford School of Public Policy
Professor, Department of Sociology and Population Studies Center
University of Michigan

Kurt Metzger

Founder of Data Driven Detroit (D3)

Christina Shaw

Financial Analyst, City of Detroit

This paper is available online at the Poverty Solutions Research Publications index at:
<https://poverty.umich.edu/research-funding-opportunities/publications/working-papers/>

Any opinions, findings, or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the view of Poverty Solutions, Gerald R. Ford School of Public Policy, or any sponsoring agency.

The authors would like to thank Stephen Mintline, program analyst, data strategy analytics, Department of Innovation and Technology, City of Detroit, for producing the maps in this report

In 2024, we accomplished what many thought impossible: Detroit ended 66 straight years of population loss

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Detroit Sees First Population Growth Since 1957

May 17, 2024



The Detroit News
May 16, 2024
Hayley Harding

For the first time in 66 years, Detroit grew in population, according to new Census Bureau estimates

Special thank you to the 9,000 City of Detroit employees who have worked so hard to build Detroit's recovery



Why I believe Detroit's next 5 years will be even better

The new University of Michigan Center for Innovation is rising on Grand River in District Detroit



UNIVERSITY OF
MICHIGAN



The \$2 Billion Henry Ford Hospital Complex is well under construction



Vinnie Johnson is just moving his new auto parts plant to the State Fairgrounds

NEWSMAKERS OF THE YEAR

Vinnie Johnson

Founder and chairman, Piston Group

2024 might have been Vinnie Johnson's

winningest year to date. For a two-time NBA champion and former guard of the Detroit Pistons' "Bad Boy" era, that says a lot.

The professional athlete-turned-entrepreneur saw Piston Group — the automotive supplier he founded in 1995 — exceed \$3 billion in annual revenue, land its largest contract ever and crack into new product segments including hydrogen fuel cell assembly.

But Johnson's biggest win, perhaps, was in the courtroom — a legal fight nobody could have predicted would drag on so long.

The Michigan Minority Supplier Development Council stripped Piston of its certification as a minority business in early 2021, claiming the company was ineligible because it was run by white men despite being owned by a Black man. What ensued was a bitter (and still ongoing) legal dispute subjecting both parties — and major automakers — to largely unreported amounts.

In August, a Detroit judge declared Johnson victorious, granting a permanent injunction against the council. The decision, though appealed, is a significant win for Johnson. NV have since distanced themselves from the council.

"In the end, Johnson can take solace in knowing that he will undoubtedly bring hope to those who follow him and believe in the American dream to build a com-

pany," Wayne County Circuit Court Judge Annette Berry said in her opinion.

For a businessman wary of media attention, Johnson earned plenty of it.

The minority certification lawsuit was the most prolific storyline, but Johnson's unlikely return to The Palace of Auburn Hills was the most compelling.

In early 2024, Piston won a contract to supply parts for electric vehicles at GM's Orion Assembly. The roughly \$300 million plant is expected to create nearly 1,000 jobs and is under construction now at the former Palace site, where Johnson helped the Pistons win a pair of championships a quarter-century ago.

In Detroit, the auto supplier is helping GM with a different form of zero emissions propulsion at another high-profile industrial site in metro Detroit. GM awarded Piston a contract to supply hydrogen fuel cells from a plant at the former State Fairgrounds site.

GM has been mum on how exactly the hydrogen cells will be used, and it remains to be seen how much further Johnson branches out with his auto supply business. But one thing seems certain: He'll do it on his terms.

"There's now chess in change. I'm the guy. That's me," Johnson said in the MSNBC trial in December 2023. "I started [this business] from scratch and don't tell me that I don't run this business... It's my company. I run my company."

Kurt Nogi



Greg Jackson and Richard Hosey are in the middle of renovating the Fisher 21 Plant with 435 new apartments



The Roxbury Group's 15-story Lee Plaza is just starting renovation of 200 apartments



Detroit's new JW Marriott convention hotel built by the Torgows is now rising on the Riverfront

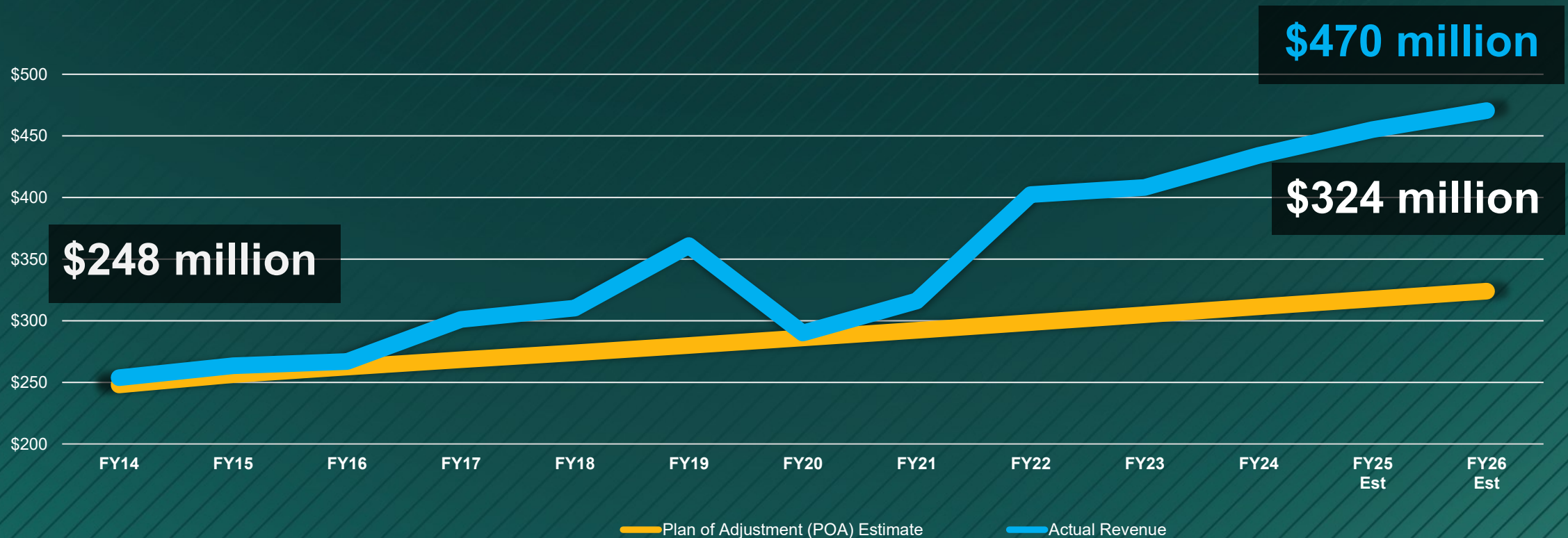


And the 47 story Hudson's tower doesn't open until next year



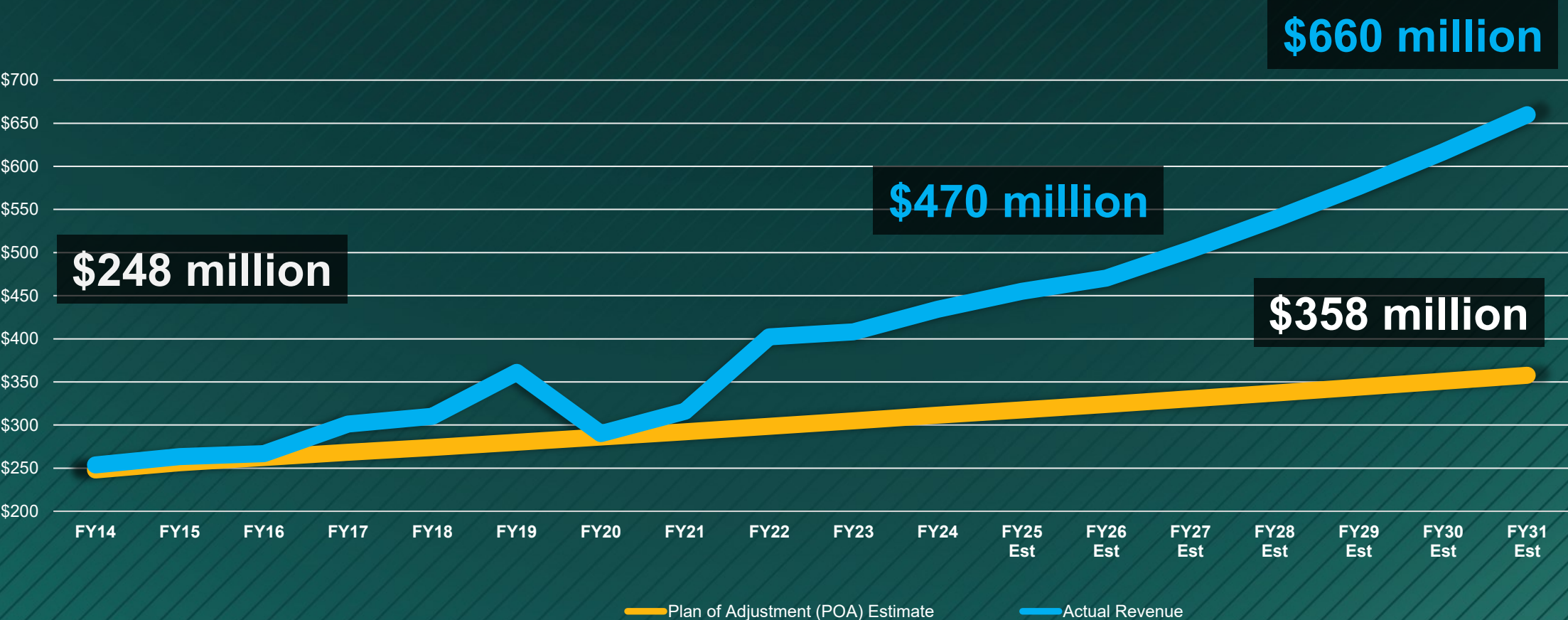
Detroit has gained an average of 7% increase in income tax collections for the last 11 years

Projected vs Actual Income Tax Collections



With the projects in the pipeline, in just 5 years, revenues will grow another \$200 million a year

Projected vs Actual Income Tax Collections



Detroit grabbed America's attention when we smashed the NFL attendance record – 775,000 visitors and no incidents



We will top that with the 2027 Final Four



COLLEGE SPORTS

Final Four coming back to Ford Field in Detroit in 2027

 **Kirkland Crawford**
Detroit Free Press

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The sign in the Downtown window says it all



NOTHING
STOPS
DETROIT