

# Workshop: Market-Driven Neighborhood Investment

December 7, 2011

Gregory Parrish, Technical Manager

Strategic Data Use to Stabilize Neighborhoods  
Federal Reserve, Baltimore

# Mission

- Data Driven Detroit (D3) provides accessible high-quality information and analysis to drive informed decision-making that will strengthen communities in Southeast Michigan.

# Data Driven Detroit's Roles

## Work with Data

- Collect and Evaluate
- Enhance
- Analyze/Synthesize
- Visualize
- Democratize

## Support Partners

- Share Augmented Data
- Illustrate Macro Trends
- Provide Neighborhood Analyses
- Inform Strategy and Prioritization (Targeting)
- Provide Project Technical Assistance
- Promote Synergy and Convergence

# (Some) Neighborhood Indicators

- Population Characteristics and Trends
- Health, Education, Employment
- Housing Occupancy and Quality
- Mortgage Lending and Housing Market Activity
- Crime and Public Safety Information
- Community Capacity and Institutions
- Vacant Land Inventory and Land Use
- Environmental Assessments
- Economic Activity and Trends

# Regional & State Indicators Projects



- One D Scorecard



- The Center for Michigan 2010 Scorecard



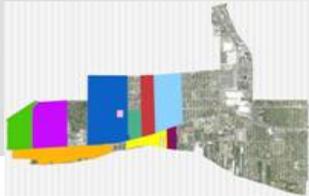
- Hard To Count

- Michigan 2010 Census Planning

- New Economy Initiative Grantee Evaluation

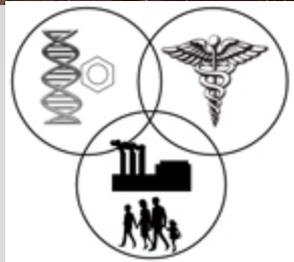


# Community & Neighborhood Indicators Projects



- CDAD Neighborhood Revitalization Strategic Framework
- Michigan NSP2 Consortium
- Starfish Family Services Needs Assessment
- East Jefferson Neighborhood Profile
- Local Initiatives Support Corporation
- The Catholic Archdiocese of Detroit
- City Council Elections by District

# Community & Neighborhood Indicators Projects



- M1 Rail Project Neighborhood Indicators Benchmarks
- Wayne State University Institute of Environmental Health Sciences
- Senior Mobility Outreach Project
- Better Buildings for Michigan
- Supporting The Skillman Foundation's Good Neighborhoods and Excellent Schools

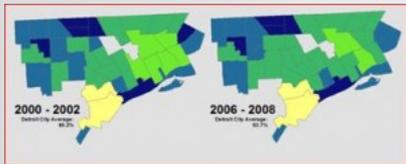
**The Skillman**  
FOUNDATION  
A voice for Detroit children since 1960

12/16/2011

[www.DataDrivenDetroit.org](http://www.DataDrivenDetroit.org)

**DATA**  
**DRIVEN**  
**DETROIT**

# Child Welfare Indicators Projects



- Detroit Kids Data
- Supporting Wayne and Macomb Counties' Great Start Collaboratives
- Right Start in Detroit
- The State of Detroit's Child

# Developing New Data

- Detroit Residential Parcel Survey
- Social Compact DrillDown
- Consumer Expenditure Survey
- Housing Market Transaction Data
- Lower Eastside Action Plan
- Detroit Industrial Parcel Survey
- Environmental Indicators



# Community Mapping & Profiles



Select a neighborhood or custom geography to create a comprehensive report

## Housing Information:

- Total Housing Units
- Occupancy Status
- Housing Burden (30%+ of household expenses for housing)
- Vacancy Rate
- Detroit Residential Parcel Survey

Coming Soon: Home mortgage information

Census 2010		Demographics	Economics & Education	Housing	Birth Statistics
Crimes & Safety		Civic Engagement			
<b>Population</b>		<b>Value</b>	<b>Average*</b>	<b>Lowest*</b>	<b>Highest*</b>
<input checked="" type="checkbox"/>	Total Population (2010) <sup>11</sup> <a href="#">map</a>	712,777	7,907	11	712,777
<input checked="" type="checkbox"/>	Population Density (per sq mile) (2010) <sup>11</sup> <a href="#">map</a>	5,144.3	1,313.4	11.9	10,751.0
<b>Race</b>		<b>Value</b>	<b>Average*</b>	<b>Lowest*</b>	<b>Highest*</b>
<input checked="" type="checkbox"/>	% White (2010) <sup>11</sup> <a href="#">map</a>	7.8 %	88.7 %	2.9 %	100.0 %
<input checked="" type="checkbox"/>	% Black or African American (2010) <sup>11</sup> <a href="#">map</a>	82.2 %	4.1 %	0.0 %	92.0 %
<input checked="" type="checkbox"/>	% American Indian or Alaska Native (2010) <sup>11</sup> <a href="#">map</a>	0.3 %	1.0 %	0.0 %	46.3 %
<input checked="" type="checkbox"/>	% Asian (2010) <sup>11</sup> <a href="#">map</a>	1.0 %	0.9 %	0.0 %	21.4 %
<input checked="" type="checkbox"/>	% Native Hawaiian and other Pacific Islander (2010) <sup>11</sup>	0.0 %	0.0 %	0.0 %	0.9 %
<input checked="" type="checkbox"/>	% Other Race (2010) <sup>11</sup>	0.1 %	0.1 %	0.0 %	0.9 %
<input checked="" type="checkbox"/>	% Two or more races (2010) <sup>11</sup>	1.7 %	1.7 %	0.0 %	7.7 %
<input checked="" type="checkbox"/>	% Hispanic or Latino (2010) <sup>11</sup> <a href="#">map</a>	6.8 %	3.5 %	0.0 %	45.6 %

ON GUARD FOR 180 YEARS

# Sunday Free Press

Sunday 12.4.2011

www.freep.com

A GANNETT COMPANY



## CITY'S FISCAL CRISIS

# Can Detroit fix itself?

### TOO FEW RESOURCES:

Bankruptcy may be only option, experts say

### TOO LITTLE POWER:

Emergency manager can't fix pensions, debt

### TOO LITTLE TIME:

City is within 4 months of running out of cash

A Detroit

# NEWS VIEWS

313-222-6583 letters@freepress.com

Costs have doomed Detroit. 31A

Free Press editorial

# IS BANKRUPTCY THE ONLY ANSWER?

Three scenarios for returning Detroit to solvency offer distinct advantages and pitfalls

## THREE OPTIONS FOR A CITY IN CRISIS



MAYOR AND CITY COUNCIL



EMERGENCY MANAGER



U.S. BANKRUPTCY COURT JUDGE

DATA DRIVEN DETROIT

# Detroit Residential Sales, October 2007

## 2007 REAL ESTATE MARKET TREND

MONTH	LISTINGS			SALES		
	2007	2006	DIFF	2007	2006	DIFF
January	2949	2186	34.9	506	534	-5.2
February	2563	1941	32.0	538	513	4.9
March	2928	2466	18.7	679	684	-0.7
April	2926	2151	36.0	544	612	-11.1
May	3091	2332	32.5	771	679	13.5
June	3729	2602	43.3	639	559	14.3
July	3211	2536	26.6	681	581	17.2
August	3384	2930	15.5	697	693	0.6
September	2852	2460	15.9	564	512	10.2
October	3280	2702	21.4	792	628	26.1
Total	30913	24306	27.2	6411	5995	6.9

Source: RealComp, October 2007



## 2009 REAL ESTATE MARKET TREND

MONTH	LISTINGS			SALES		
	2009	2008	DIFF	2009	2008	DIFF
January	2255	3189	-29.3	1007	736	36.8
February	1836	2894	-36.6	877	804	9.1
March	2088	3110	-32.9	1173	888	32.1
April	1938	2789	-30.5	1082	932	16.1
May	1674	3061	-45.3	1150	1039	10.7
June	1794	2818	-36.3	1171	990	18.3
July	1884	2871	-34.4	913	926	-1.4
August	1679	2945	-43.0	853	960	-11.2
September	1558	2632	-40.8	821	1019	-19.4
October	1497	2827	-47.1	839	1126	-25.5
November	1293	2093	-38.2	777	918	-15.4
Total	19496	31229	-37.6	10663	10338	3.1

# Detroit Residential Sales, October 2011

## 2011 REAL ESTATE MARKET TREND

MONTH	LISTINGS			SALES		
	2011	2010	DIFF	2011	2010	DIFF
January	1693	1614	4.9	385	473	-18.6
February	1235	1362	-9.3	514	671	-23.4
March	1489	1654	-10.0	649	804	-19.3
April	1355	1520	-10.9	693	692	0.1
May	1273	1383	-8.0	667	651	2.5
June	1260	1611	-21.8	655	679	-3.5
July	1244	1559	-20.2	453	540	-16.1
August	1239	1505	-17.7	494	537	-8.0
September	1263	1383	-8.7	492	528	-6.8
October	1201	1259	-4.6	519	557	-6.8
Total	13252	14850	-10.8	5521	6132	-10.0

Source: RealComp, October 2011



# Detroit Residential Sales, October 2007

MONTH	MEDIAN SALE PRICE		
	2007	2006	DIFF
January	\$36,850	\$53,600	-31.3
February	\$36,500	\$53,600	-31.9
March	\$33,000	\$52,390	-37.0
April	\$29,450	\$57,250	-48.6
May	\$27,396	\$55,000	-50.2
June	\$26,950	\$60,000	-55.1
July	\$25,000	\$56,000	-55.4
August	\$24,000	\$52,000	-53.8
September	\$21,500	\$49,999	-57.0
October	\$16,500	\$50,000	-67.0
Average	\$27,715	\$53,984	-48.7

Source: RealComp, October 2007

# Detroit Residential Sales, November 2009

MONTH	MEDIAN SALE PRICE		
	2009	2008	DIFF
January	\$7,000	\$11,500	-39.1
February	\$5,737	\$10,000	-42.6
March	\$5,800	\$11,000	-47.3
April	\$6,000	\$9,200	-34.8
May	\$6,000	\$8,500	-29.4
June	\$6,500	\$10,000	-35.0
July	\$7,500	\$9,900	-24.2
August	\$8,000	\$9,500	-15.8
September	\$8,000	\$9,250	-13.5
October	\$8,000	\$8,112	-1.4
November	\$8,000	\$8,000	0.0
Average	\$6,958	\$9,542	-27.1

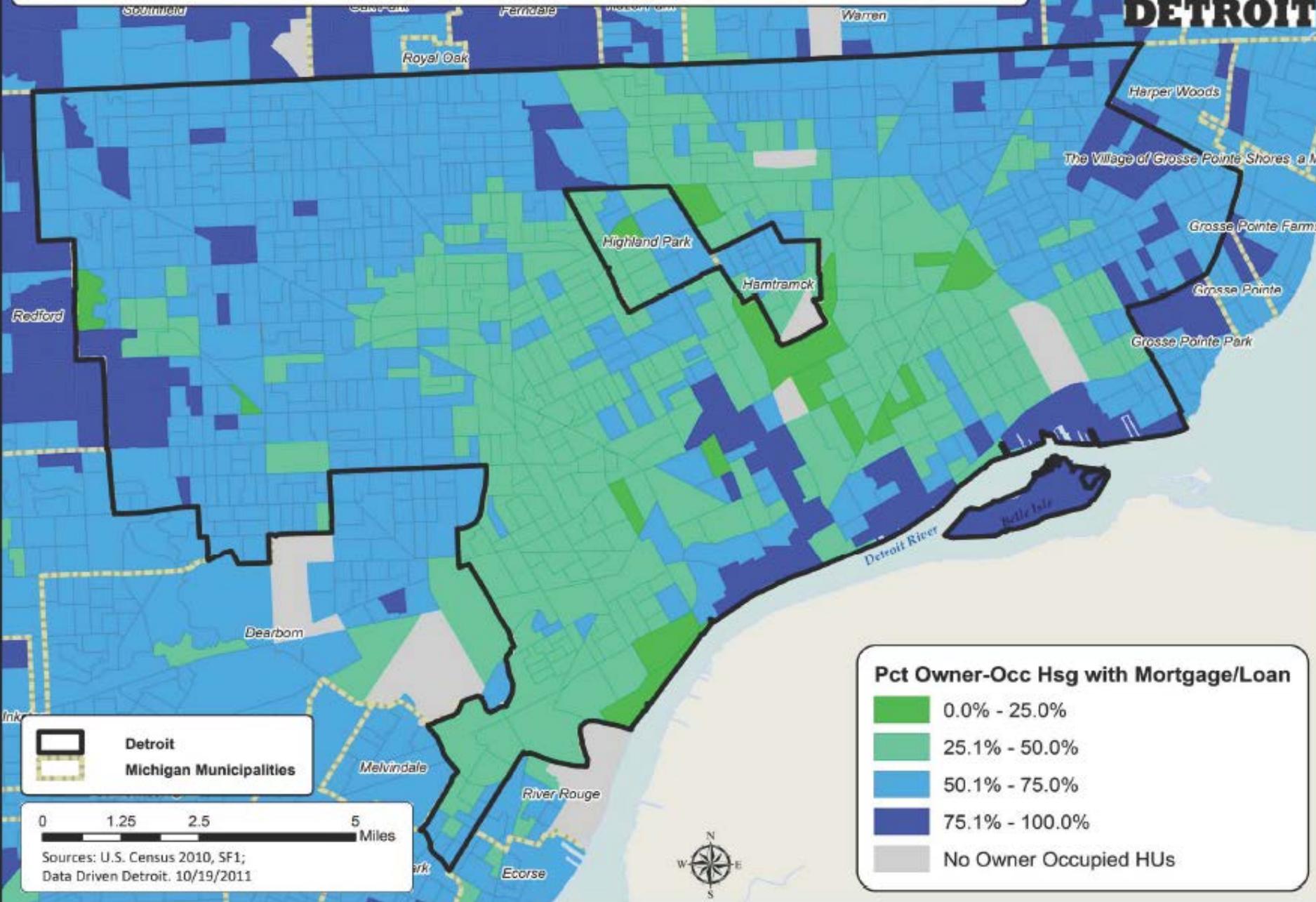
Source: RealComp, November 2009

# Detroit Residential Sales, October 2011

MONTH	MEDIAN SALE PRICE		
	2011	2010	DIFF
January	\$10,000	\$8,100	23.5
February	\$9,350	\$7,005	33.5
March	\$8,505	\$7,725	10.1
April	\$8,800	\$9,000	-2.2
May	\$9,500	\$9,500	0.0
June	\$9,000	\$9,900	-9.1
July	\$10,741	\$10,028	7.1
August	\$9,765	\$10,900	-10.4
September	\$10,000	\$10,000	0.0
October	\$9,952	\$10,000	-0.5
Average	\$9,561	\$9,216	3.7

Source: RealComp, October 2011

# Percent of Owner-Occupied Housing with Mortgages or Loans, by Block Group (2010) Detroit, MI



Detroit  
 Michigan Municipalities

0 1.25 2.5 5 Miles

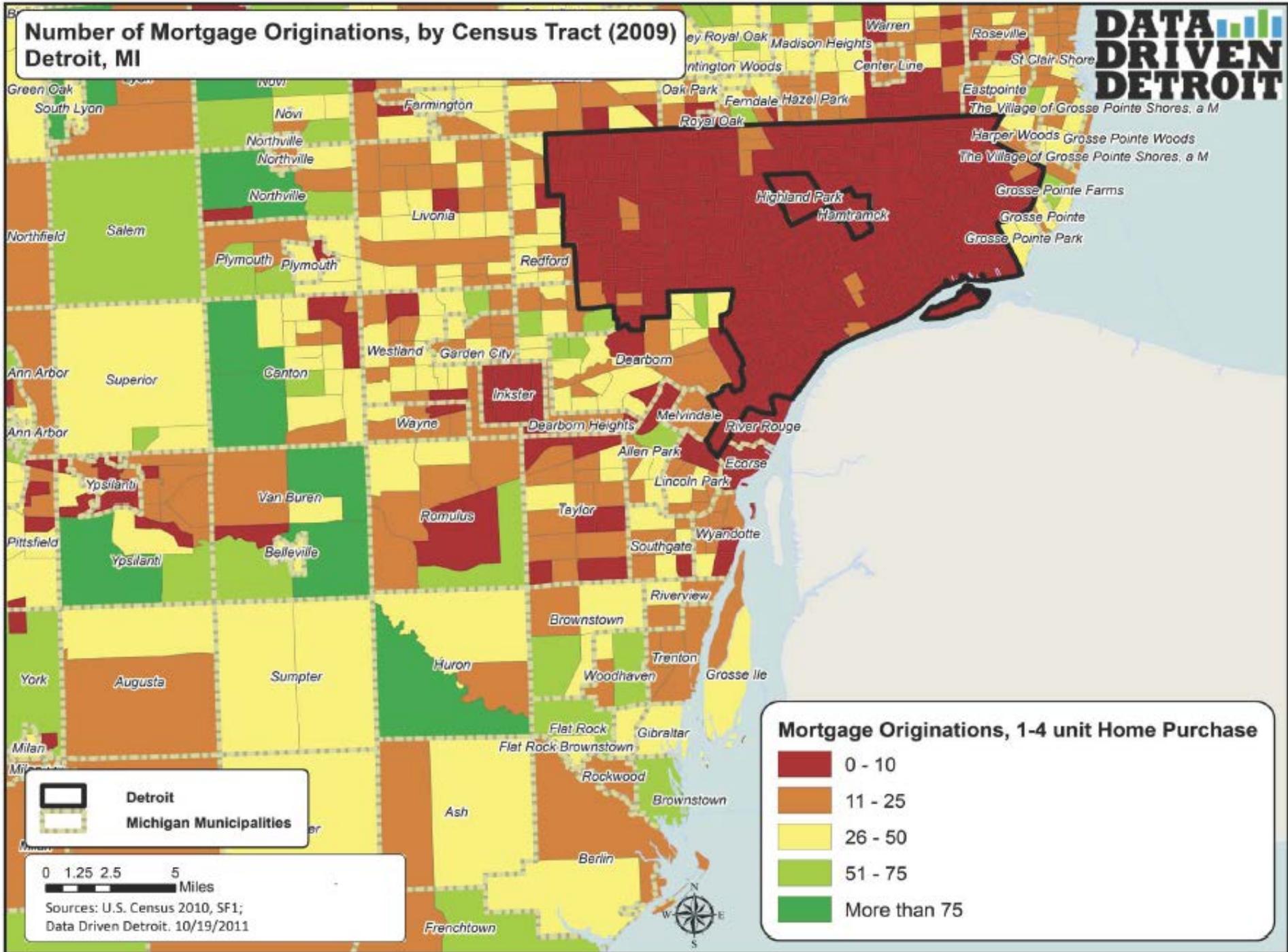
Sources: U.S. Census 2010, SF1;  
Data Driven Detroit. 10/19/2011

**Pct Owner-Occ Hsg with Mortgage/Loan**

	0.0% - 25.0%
	25.1% - 50.0%
	50.1% - 75.0%
	75.1% - 100.0%
	No Owner Occupied HUs



# Number of Mortgage Originations, by Census Tract (2009) Detroit, MI



### Mortgage Originations, 1-4 unit Home Purchase

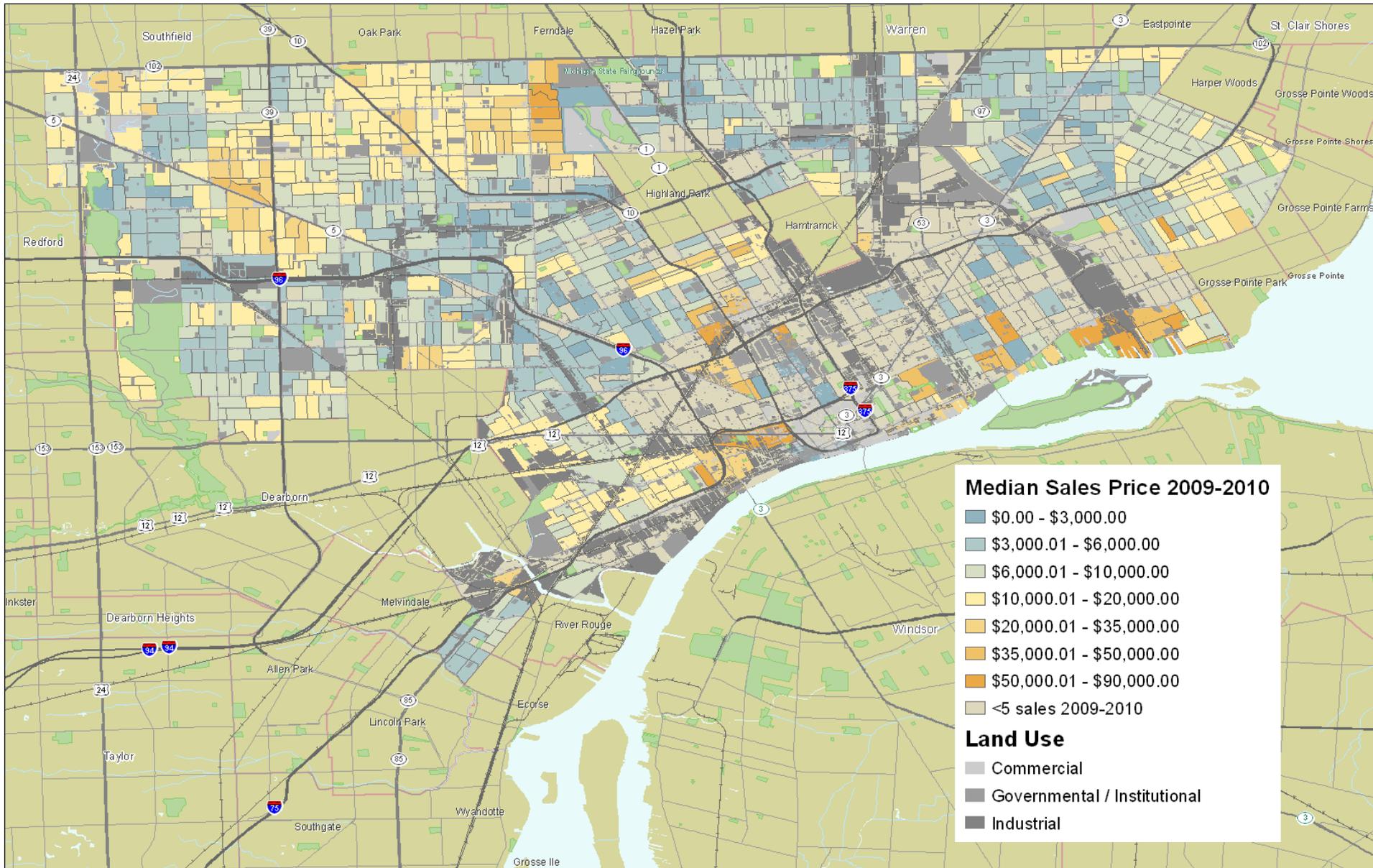


 **Detroit**  
 **Michigan Municipalities**

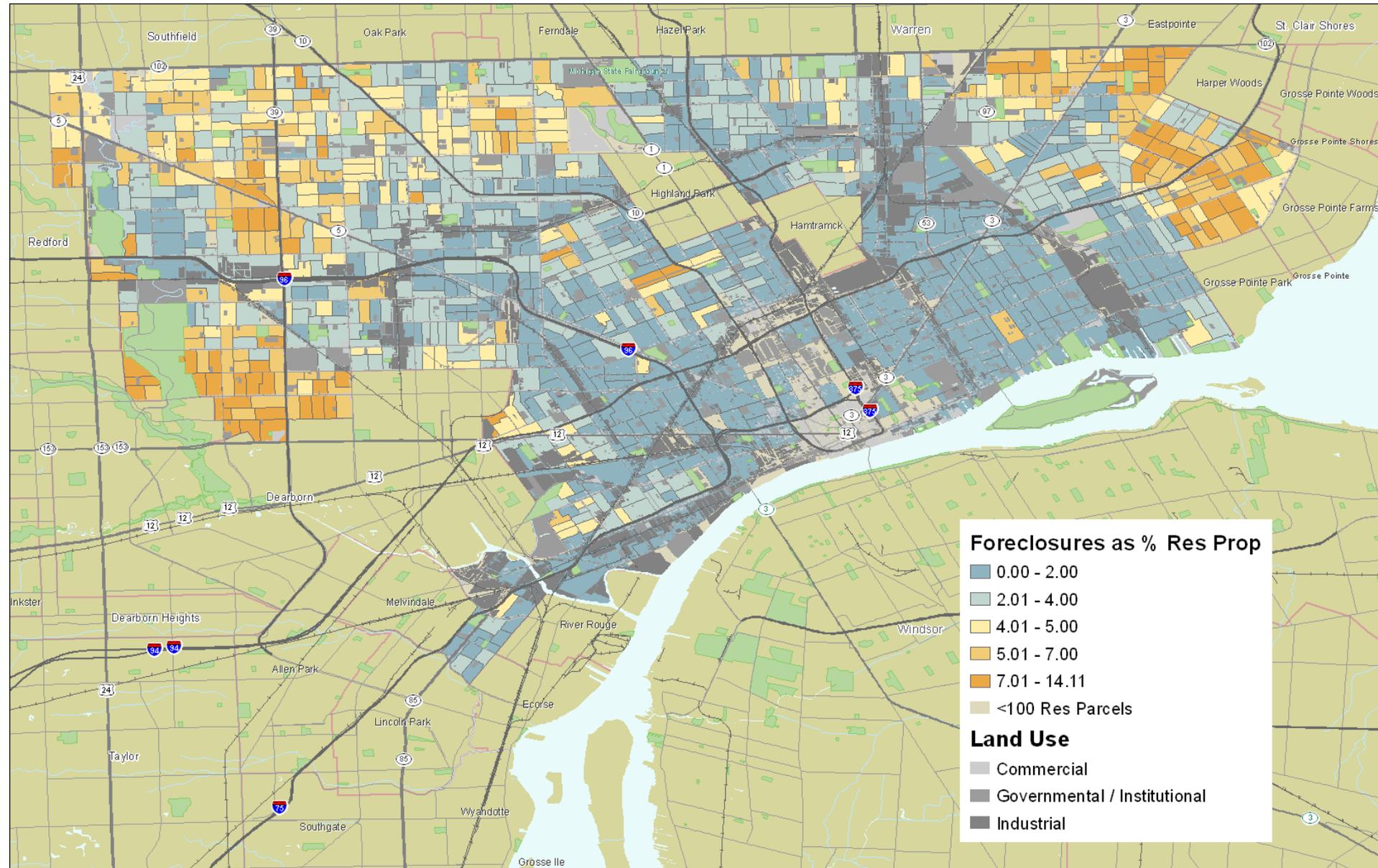
0 1.25 2.5 5 Miles  
 Sources: U.S. Census 2010, SF1;  
 Data Driven Detroit. 10/19/2011



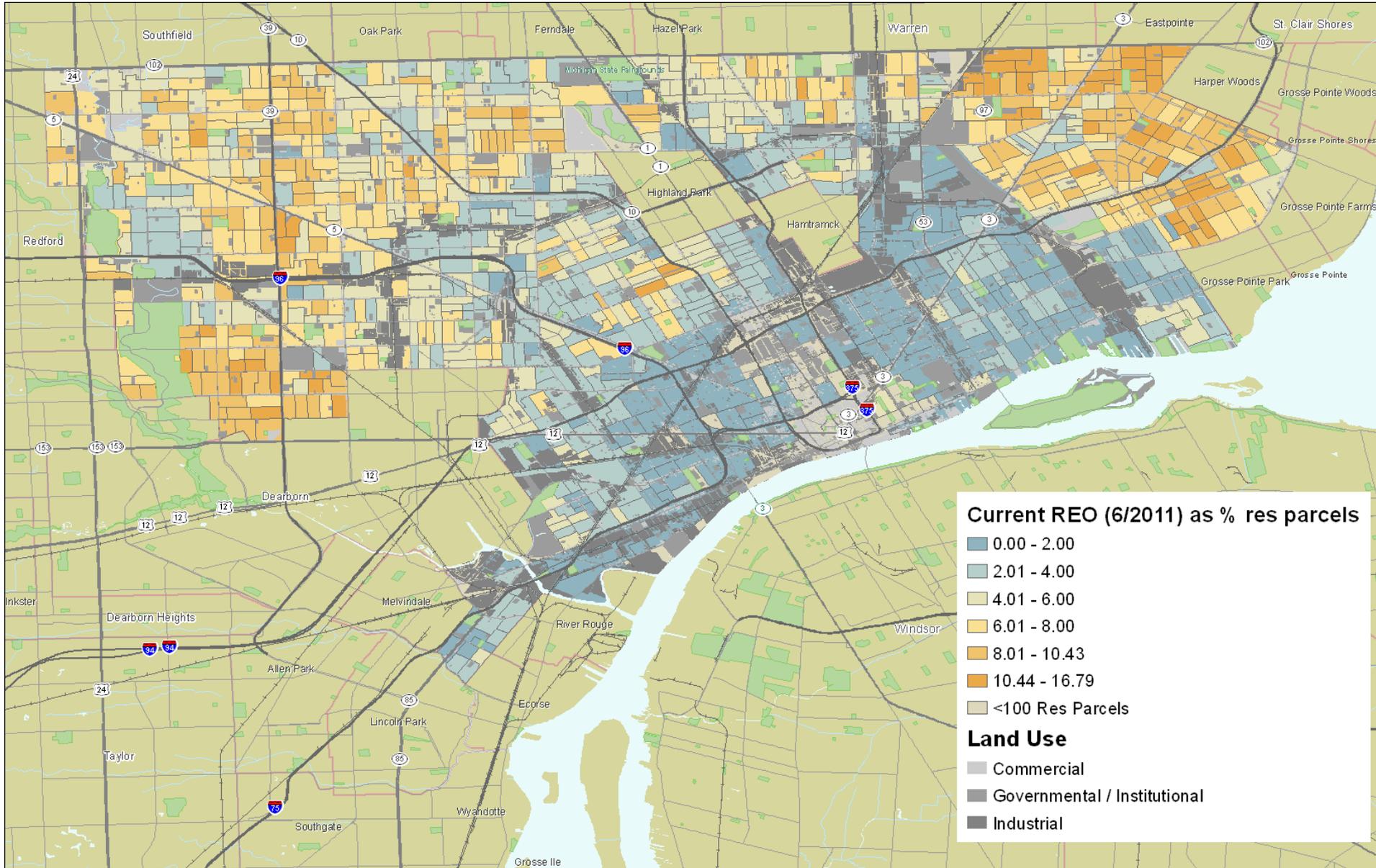
# Sales Price; 2009-2010



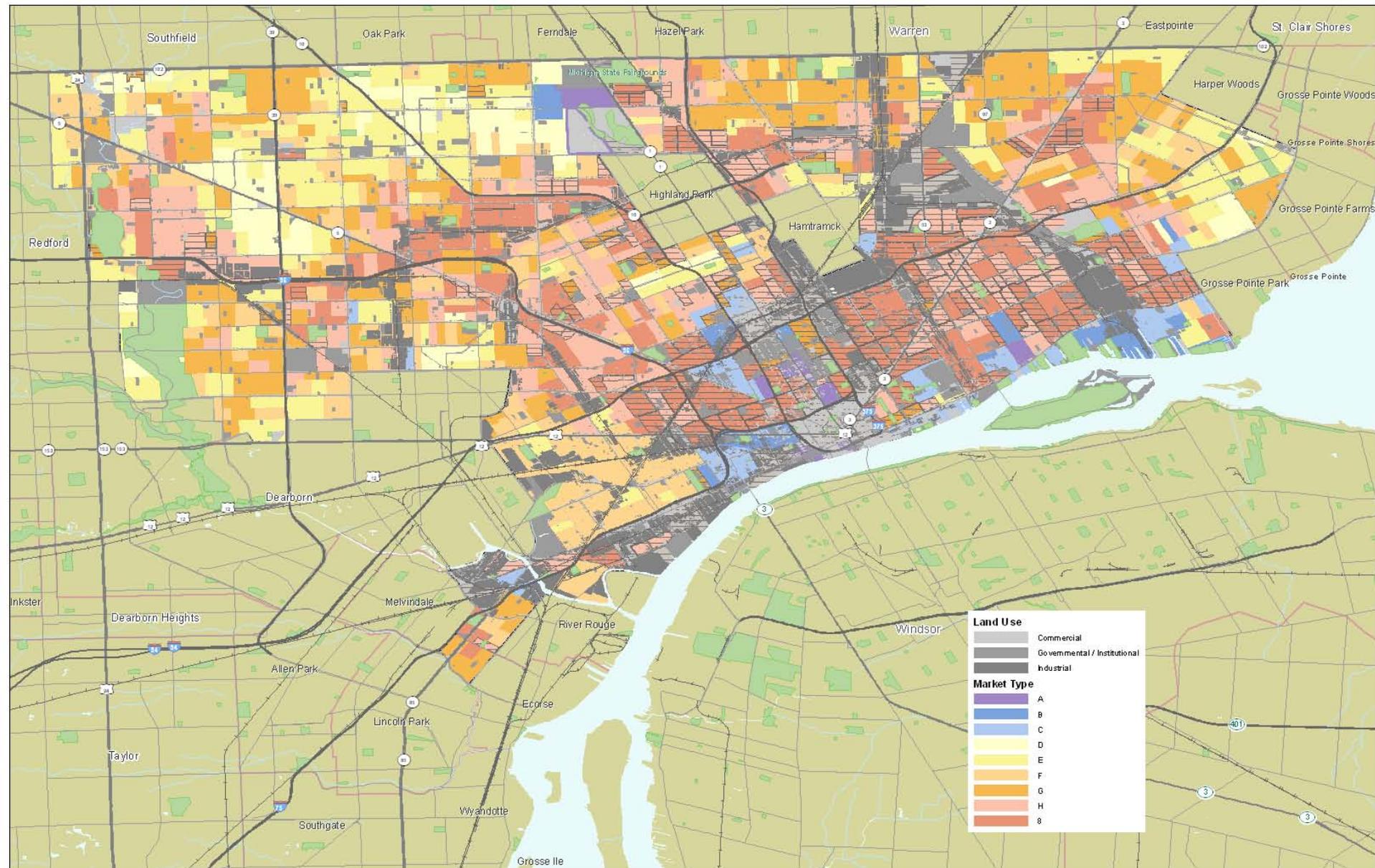
# Foreclosures as a Percent of Residential Properties



# Current REO Stock as a percent of Residential Parcels



# TRF's Detroit MVA



# Components of the TRF's Detroit MVA

- Median sales price 2009-2010
- Coefficient of variance for sales price 2009-2010
- Subsidized rental stock as a percent of all housing units
- Vacant (unimproved) lots
- Vacant open and dangerous as a percent of all housing units
- Foreclosure as a percent of residential properties
- Ratio of commercial to residential area
- Percent owner-occupied



# D3 Projects

1. Social Compact DrillDown
2. Online Tax Foreclosure Auction Visualization
3. Neighborhood Reinvestment Strategy (CDAD)

# DrillDown Methodology

## Indicator Development

### 4 Basic Steps to Understanding Urban Communities

#### 1. Households & Population

- Why: Informal housing arrangements and rapid transformation of urban housing stock (construction, demolitions, conversions) make it difficult to count the number of housing units and occupants in inner cities

#### 2. Income & Expenditures

- Why: Accounting for the cash economy and neighborhood change typical to urban areas

#### 3. Businesses & Leakage

- Why: Determine how much money is flowing in/out of a neighborhood,

#### 4. Crime

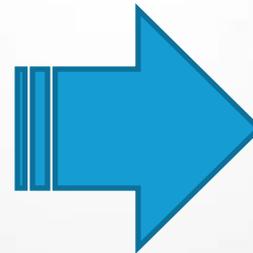
- Why: Perceptions about inner cities are often misleading and local area crime stats are usually unavailable

# DrillDown Methodology

## *Indicator Development*

Social Compact's DrillDown reconstructs data into positive information

DATASETS
Tax assessor records
Building permit records
Home sales data
Utility hookups and usage
Utility payment and methods
HMDA/Mortgage records
InfoUSA business records
Credit bureau records
USPS delivery stats



Neighborhood Market Indicators
Size
Strength
Stability
Potential

**City of Detroit**

## **Neighborhood Market DrillDown**

Catalyzing Business Investment in Inner-City Neighborhoods

DECEMBER 2010

Social**Compact**

# Key Findings

- The DrillDown estimates the total population in the City of Detroit at 850,259. That's 11 percent below the Census 2000 population estimate of 951,200 and 7 percent below the 2009 traditional market estimate of 912,615.
- In total, the DrillDown finds an aggregate household income of \$17.4 billion, of which roughly \$650 million or 4 percent may be attributed to informal economic activity. The DrillDown aggregate income exceeds Census 2000 and 2009 traditional market estimates by 24 and 27 percent, respectively.



MARKET SIZE	2009 DRILLDOWN	2009 Traditional Est.	2000 Census	Comparison DrillDown/Trad. Est.
Total Population	850,259	912,615	951,200	-7%
Population per Acre	9.7	10.4	10.8	
Total Households	303,820	317,108	336,428	-4%
USPS Residential Delivery Addr. '09	283,617			

MARKET STRENGTH	2009 DRILLDOWN	2009 Traditional Est.	2000 Census	Comparison DrillDown/Trad. Est.
Average Household Income	\$57,329	\$43,326	\$41,614	32%
Median Household Income	\$42,165	\$33,154	\$30,827	27%
Aggregate Neighborhood Income	\$17.4 Billion	\$13.7 Billion	\$14.0 Billion	27%
Aggregate Income per Acre	\$198,087	(4.2 times the metropolitan area income per acre* )		
% Informal Economy	3.8%			

MARKET STABILITY	2009 DRILLDOWN	2009 Traditional Est.	2000 Census	Comparison DrillDown/Trad. Est.
% Owner Occupancy - Unit	50%	55%	55%	
% Owner Occupancy - Bldg	52%			
New Residential Units '99 - '09	739	2.4 per 1,000 households		
Residential Rehab '99 - '09	9,549			

MARKET CHANGE				
USPS Delivery Addresses	% Change from 2006 - 2009	New Home Buyers' Average Household Income		% Change from Census 2000
All Addresses	-8.2%	2006	\$50,696	22%
Residential	-1.9%	2007	\$50,544	21%
Commercial	-0.6%	2008	\$54,000	30%

Notes:  
\* Detroit - Warren - Livonia Metropolitan Statistical Area (MSA) Income per Acre = \$47,255

<b>MARKET SIZE</b>	<b>2009 DRILLDOWN</b>	<b>2009 Traditional Est.</b>	<b>2000 Census</b>	<b>Comparison DrillDown/Trad. Est.</b>
Total Population	850,259	912,615	951,200	-7%
Population per Acre	9.7	10.4	10.8	
Total Households	303,820	317,108	336,428	-4%
USPS Residential Delivery Addr. '09	283,617			

<b>MARKET STRENGTH</b>	<b>2009 DRILLDOWN</b>	<b>2009 Traditional Est.</b>	<b>2000 Census</b>	<b>Comparison DrillDown/Trad. Est.</b>
Average Household Income	\$57,329	\$43,326	\$41,614	32%
Median Household Income	\$42,165	\$33,154	\$30,827	27%
Aggregate Neighborhood Income	\$17.4 Billion	\$13.7 Billion	\$14.0 Billion	27%
Aggregate Income per Acre	\$198,087	(4.2 times the metropolitan area income per acre* )		
% Informal Economy	3.8%			

<b>MARKET STABILITY</b>	<b>2009 DRILLDOWN</b>	<b>2009 Traditional Est.</b>	<b>2000 Census</b>	<b>Comparison DrillDown/Trad. Est.</b>
% Owner Occupancy - Unit	50%	55%	55%	
% Owner Occupancy - Bldg	52%			
New Residential Units '99 - '09	739	2.4 per 1,000 households		
Residential Rehab '99 - '09	9,549			

<b>MARKET CHANGE</b>				
<b>USPS Delivery Addresses</b>	<b>% Change from 2006 - 2009</b>	<b>New Home Buyers' Average Household Income</b>		<b>% Change from Census 2000</b>
All Addresses	-8.2%	2006	\$50,696	22%
Residential	-1.9%	2007	\$50,544	21%
Commercial	-0.6%	2008	\$54,000	30%

# Market Strength

- Average household income in Detroit is estimated at roughly \$57,000. That's approximately 37 percent above the Census 2000 estimate of \$42,000 and 32 percent above the 2009 traditional market estimate of \$43,000.
- The DrillDown estimates median income in Detroit at roughly \$42,000. That's 36 percent above Census 2000 figures and 27 percent above the 2009 traditional market estimate for the study area.
- Income density in Detroit is calculated at \$198,087 per acre, which is 4.2 times that of the greater metro area (\$47,255), according to STI: PopStats.
- Sizable average income change is seen among new homeowners (those who purchased in 2008), especially in key neighborhoods such as Downtown Central Business District, where the DrillDown estimates income at \$144,290, Indian Village at \$117,833, and Midtown at \$156,656. Those estimated household incomes are more than twice the average of new homeowners' citywide, or \$54,000.

# Market Stability

- The DrillDown estimates 50 percent of residential units in the city are owner-occupied. In the Rosedale master plan neighborhoods, the owner-occupancy rate is as high as 77 percent.

# Market Potential

Retail leakage describes the gap between retail expenditures occurring within the neighborhood and the retail spending of residents themselves.

- Detroit residents spend an estimated \$4.9 billion on retail services annually. Approximately 30 percent of that, or \$1.5 billion, is spent outside of the city.
- The existing 81 full-service grocery retailers currently capture 69 percent of Detroit households' grocery expenditures. Annual grocery leakage, estimated at \$200 million, could potentially support an additional 583,000 square feet of additional grocery retail space.
- Similarly, the DrillDown analysis reveals sizable demand for apparel retailers and restaurants. Apparel leakage, estimated at \$321 million, represents roughly 60 percent of all expenditures on apparel retail services. Restaurant leakage, an estimated \$162 million, represents roughly 21 percent of residents' restaurant expenditures.

FINANCIAL SERVICES	Total #	# per 10K HH	Average Distance
Banks & Credit Unions	131	4.3	
Banks Only	96	3.2	0.73 mi
Nontraditional Financial Service Providers	101	3.3	0.58 mi
Relative Distance - Banks to Nontraditional Institutions = 1.53			
% of households lacking credit histories = 31%			

RETAIL DEMAND	Estimated Revenue	Estimated Leakage	Sq. Ft. Potential
All Retail	\$3.4 Billion	\$1.5 Billion	
Apparel	\$.2 Billion	\$320.5 Million	\$.0 Billion
Grocery	\$.5 Billion	\$199.9 Million	\$.0 Billion
Restaurants	\$.6 Billion	\$161.7 Million	\$.0 Billion

BUSINESS ENVIRONMENT	Total #	Total Revenue	Total Employees
All Businesses	21,126	\$69.1 Billion	179,300
Micro Businesses (1 - 5 Empl.)	14,859	\$6.9 Billion	39,847
Small Businesses (6 - 50 Empl.)	5,466	\$12.1 Billion	78,598
Medium & Large Businesses (>50 Empl.)	773	\$50.0 Billion	164,153
USPS Commercial Delivery Addr. '09	16,770		

RETAIL DEMAND	Resident Expenditures
All Retail	\$4.9 Billion
Apparel	\$528.1 million
Grocery	\$655.5 million
Home Appliances	\$233.9 million
Home Furnishings & Décor	\$316.2 million
Housekeeping Supplies	\$471.3 million
Music, Radio, Television	\$157.1 million
Personal Care & Drug	\$395.1 million
Pets, Toys, Hobbies	\$161.5 million
Reading	\$226.0 million
Restaurants	\$761.9 million
Public Transportation	\$127.7 million
Resident Retail Spending per Acre	\$55,852

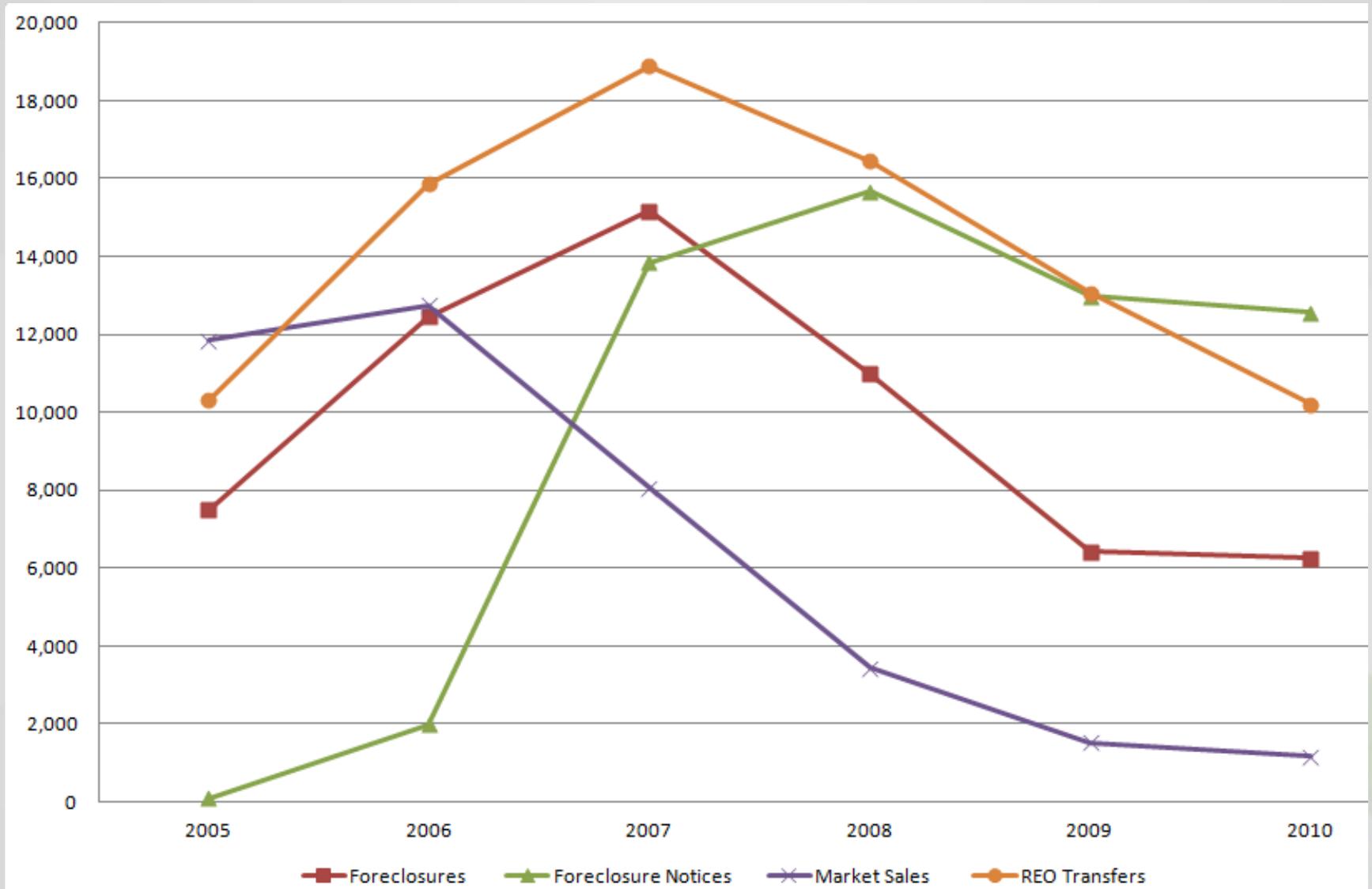
GROCERY DEMAND	Total #	# per 10K HH	Average Distance	Resident Expenditures	Estimated Leakage
All Grocers	177	5.8		\$655.5 million	
Full Service Grocers Only	81	2.7	0.59 mi		\$199.9 million

# Detroit Housing

HOUSING TRANSACTIONS	2005	2006	2007	2008	2009	2010	TOTALS
Foreclosures	7,488	12,457	15,175	10,989	6,416	6,259	58,744
Foreclosure Notices	90	1,990	13,842	15,667	12,985	12,567	57,142
Property Transfers	59,857	58,497	64,218	64,835	60,228	41,620	349,255
Market Sales	11,853	12,760	8,070	3,430	1,531	1,175	38,819
REO Sales	3,210	3,077	5,306	10,870	24,130	22,532	69,544
REO Transfers	10,301	15,866	18,886	16,456	13,072	10,209	85,551
Avg Value, Market Sales	\$59,878	\$131,575	\$77,737	\$69,944	\$59,976	\$53,529	\$90,139
Avg Value, Reo Sales	\$43,349	\$43,890	\$21,463	\$13,336	\$4,383	\$9,220	\$17,878

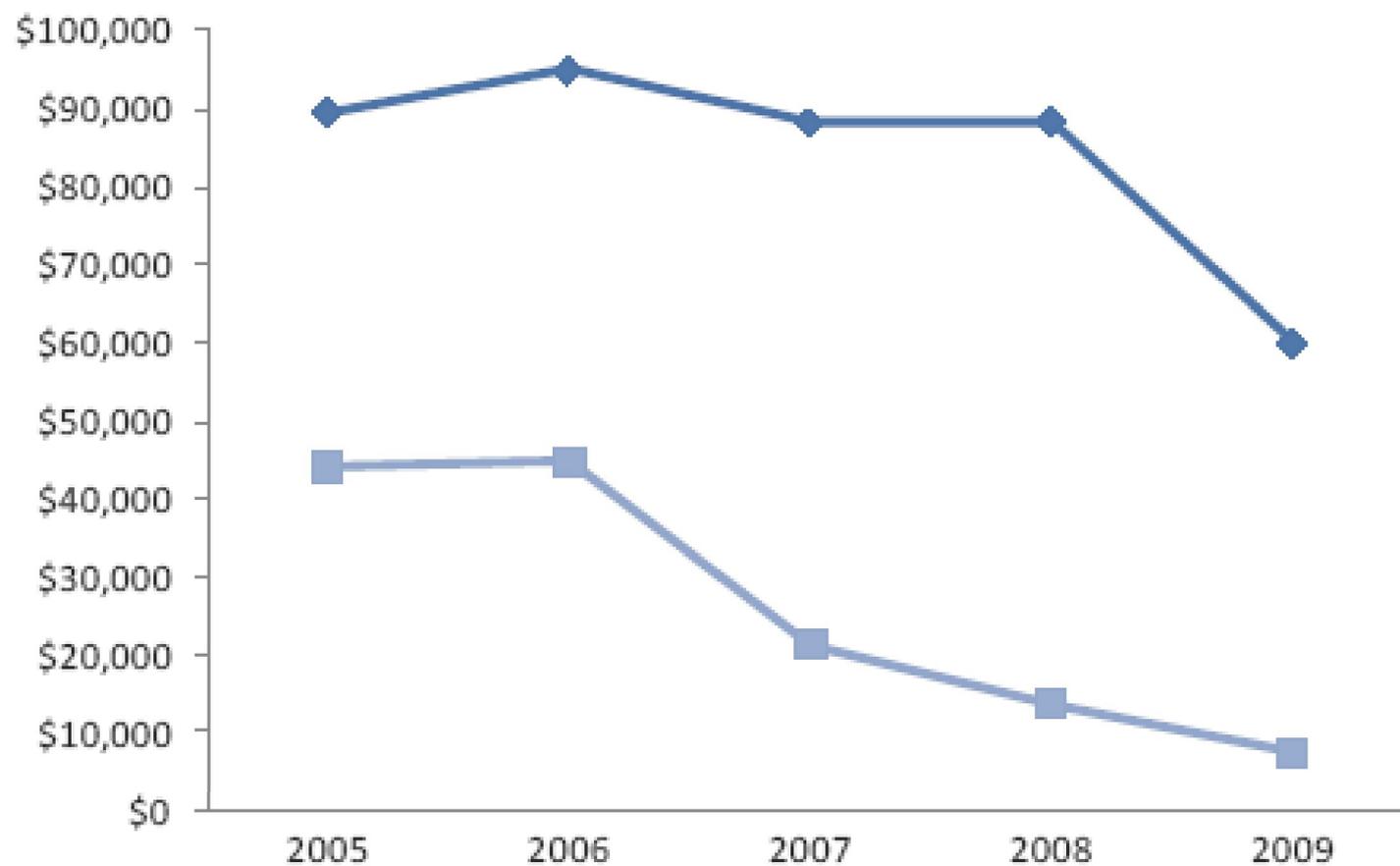
Source: Social Compact, Core Logic, 2010

# Detroit Housing



Source: Social Compact, Core Logic, 2010

**Chart 2 REO and Market Sales—City of Detroit  
2005 - 2009**



◆ MARKET SALES	\$89,586	\$95,054	\$88,297	\$88,519	\$60,020
■ REO SALES	\$44,084	\$44,815	\$21,421	\$13,712	\$7,445



# Tax Foreclosure

Problem:

- Soft market for Detroit
- Very high rates of tax foreclosures
- Market has incomplete information



# Tax Foreclosure

Result:

- 13,000 Parcels in Detroit went to Auction
- 2 County Auctions, ~6,000 Sales
- Properties sell for extremely low prices
- Speculators are often the largest purchasers which may inhibit redevelopment
- Community groups don't take advantage of opportunities they don't know about

>Home

Log off

AUCTION ID #: 530061

SHARE

## Wayne County, MI: PIN: 21064790. - \$ 5,035



**You Must Register to Bid**  
[Click here>>](#)

[Asset Info](#)

### Seller Information



Seller Name: **Wayne County Treasurer**

Rating: Not Applicable

Location: **10826 LAKEPOINTE  
 Detroit, MI 48224**

[View Seller's other items](#)

Winning Bid: USD **\$4,101**  
 Number of Bids: **11**  
 Winner: **preciseassociates**  
 Reserve: **No Reserve!**  
 Status: **Sold**  
 Auction Started: **10-21-11 11:00 AM ET**  
 Auction Closed: **10-26-11 09:45 AM ET**

[Bid Increment:](#) **\$100**  
[Shipping Cost:](#) **SEE DESCRIPTION BELOW**  
[Minimum Bid:](#) **\$500**

Auction Type: Regular Auction  
 Source: Government

Deposit Required: **\$5,035 / \$535** [see instructions](#)  
**Opt A / Opt B** **BIDDEPOSIT**

[Overtime Period:](#) 5 min

Page Views: 189

**Place Your Bid**

**Asset was Sold**

# Detroit Tax Foreclosure Tool



## Building Information

- Address
- Square Footage
- Year Constructed
- Fire Damage
- Vacancy
- Zoning

## Auction Information

- Auction ID
- Bid Information
- Nearby Comparable Values
- Number of Nearby Sales

## Community Information

- Neighborhood
- Community Development Organizations
- Historic District
- Demonstration Areas/Investment Areas

## Nearby Amenities

- Grocery Stores
- Bus Stops
- Parks

# Detroit Tax Foreclosure Tool

Interactive guide to city properties listed in the Wayne County

## Auction

**Map Controls:** FIND ADDRESS, FIND AUCTION ID, RESET MAP, GUIDE, Map, Satellite

**Map Labels:** Young St, Rochelle Ave, Mayfield St, Alma St, Queen St, Young St, Rochelle Ave, Mayfield St, Alma Ave, Alma St

**Street View Labels:** Young Street, Young Street

**Property Information Panel:**

- AUCTION ID: 528477 [View the Bid Page for this Property](#)
- SEPTEMBER MINIMUM BID: \$14,800
- CURRENT MINIMUM BID: \$500
- PARCEL NUMBER: 21015444
- STREET ADDRESS: 15052 YOUNG
- NEARBY COMPARABLE AUCTION SALE VALUES: \$625
- NUMBER OF NEARBY COMPARABLE AUCTION SALES: 4
- COMMUNITY DEVELOPMENT ORGANIZATIONS: U-SNAP-BAC
- FIRST FLOOR SQUARE FOOTAGE: 1046 SqFt
- PARCEL SQUARE FOOTAGE: 4260 SqFt
- RESIDENTIAL CONSTRUCTION YEAR: 1940
- PROPERTY TYPE: Structure
- PROPERTY VACANCY:
- HISTORIC DISTRICT:
- ZONING DESCRIPTION: Single-Family Residential District
- CENSUS BLOCK NUMBER: 201635005000000
- HOUSING CONDITION, 2009: Good
- FIRE DAMAGE:
- DETROIT WORKS DEMONSTRATION AREA:
- PLANNING CLUSTER: 2
- MASTER PLAN NEIGHBORHOOD: Burdawk
- NEXT DETROIT NEIGHBORHOOD INITIATIVE:
- NEIGHBORHOOD STABILIZATION AREA: 06000
- DISTANCE TO NEAREST GROCERY STORE: 924 ft.
- DISTANCE TO NEAREST BUS STOP: 360 ft.
- DISTANCE TO NEAREST PARK: 845 ft.

**Legend:**

- Structure
- Vacant Lot
- Address
- Auction ID
- Current Selection

- Building Information
- Auction Information
- Community Information
- Nearby Amenities



# Foreclosure Website

Wayne County Tax Foreclosure Auction:  
Interactive Web Tool

<http://foreclosure.datadrivendetroit.org/>



# Reinvestment Typology Map: Aiding in Redevelopment Strategizing

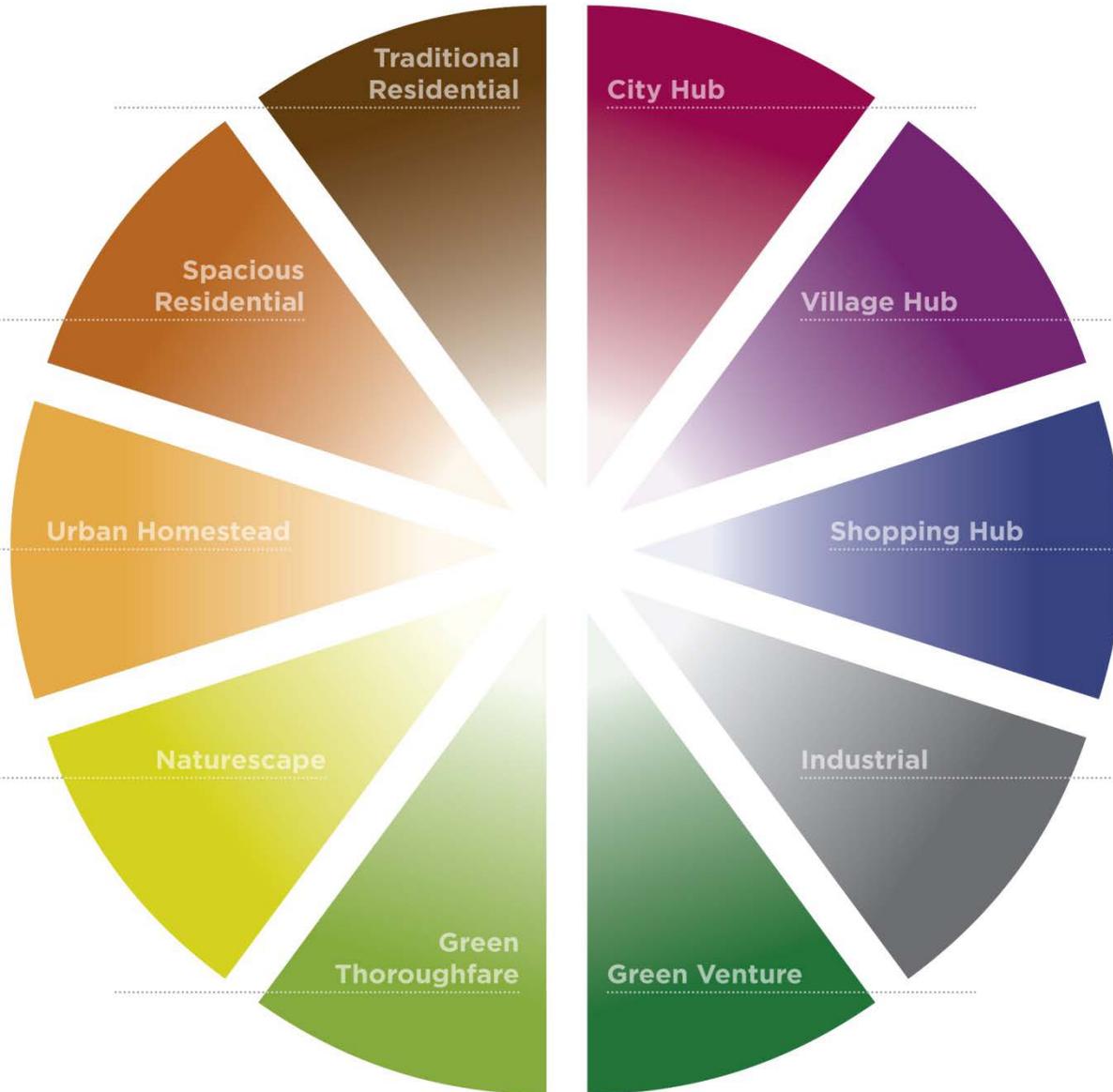




# Neighborhood typologies

- A helpful tool to envision neighborhoods.
- Organize neighborhoods into various types of uses.
- A common language to express new ideas.

## 10 Detroit Neighborhood Typologies





# Reinvestment Typology Map

## Problem:

- Population loss and decreasing property value
- Wide variety of conditions in housing, often from block to block
- CDOs build where land is cheap

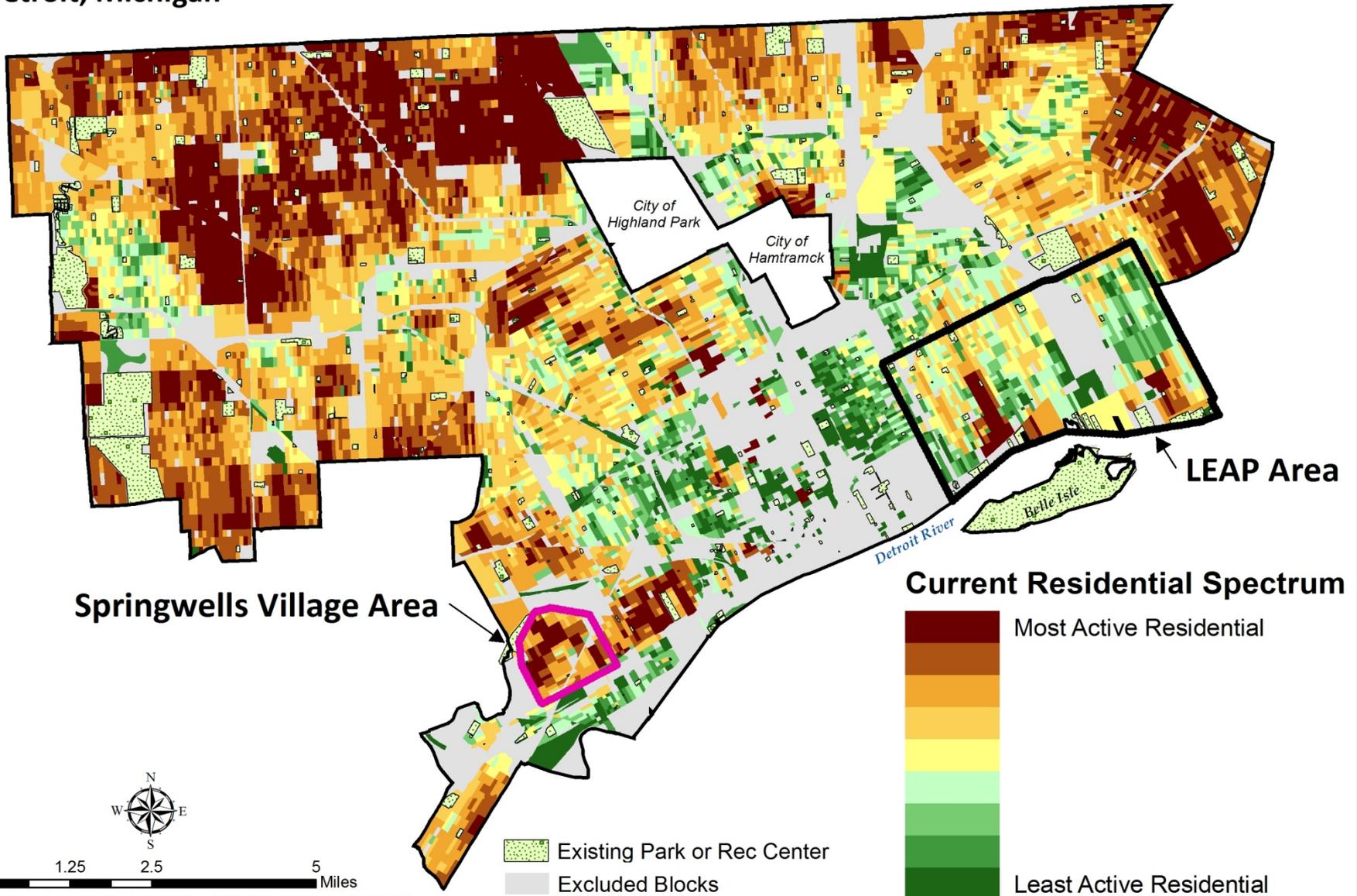


# Making data useful for community planning

## What are D3's goals in this process?

- Utilize indicators to determine the general type and characteristics of each Census Block of the city.
- Illustrate how each Census Block compares to other Census Blocks of the same type.
- Create tools to communicate and discuss data needed for community planning processes.

**DRAFT Work Product: CDAD Strategic Framework**  
**Current Conditions Analysis: Residential**  
**Detroit, Michigan**



Source: See Methodology Notes, Data Driven Detroit. 5Jan2011

# Current Conditions Analysis: Residential Areas

Population Density

Population Change

Housing Condition

Housing Value

Housing Structure Density

Housing Occupancy

Percent of parcels with individuals  
as owners

**Brown  
to  
Yellow  
Spectrum**

# Current Conditions Analysis: Residential Areas

*Of the least dense Residential Areas – which areas have some good quality or occupied homes? Which areas are mostly vacant lots?*

**Number of Occupied Homes**

**Number of Homes in Good or Fair Condition**

**Percent of parcels with individuals as owners**

**Housing Structure Density**

**Light to Dark  
Green  
Spectrum**

# Current Conditions Analysis: Residential Areas

## Darkest Brown:

Most active of residential areas  
More dense, fewer vacant lots,  
less blight

## Lightest Green:

A few quality condition, occupied  
homes amid vacant lots

## Darkest Green:

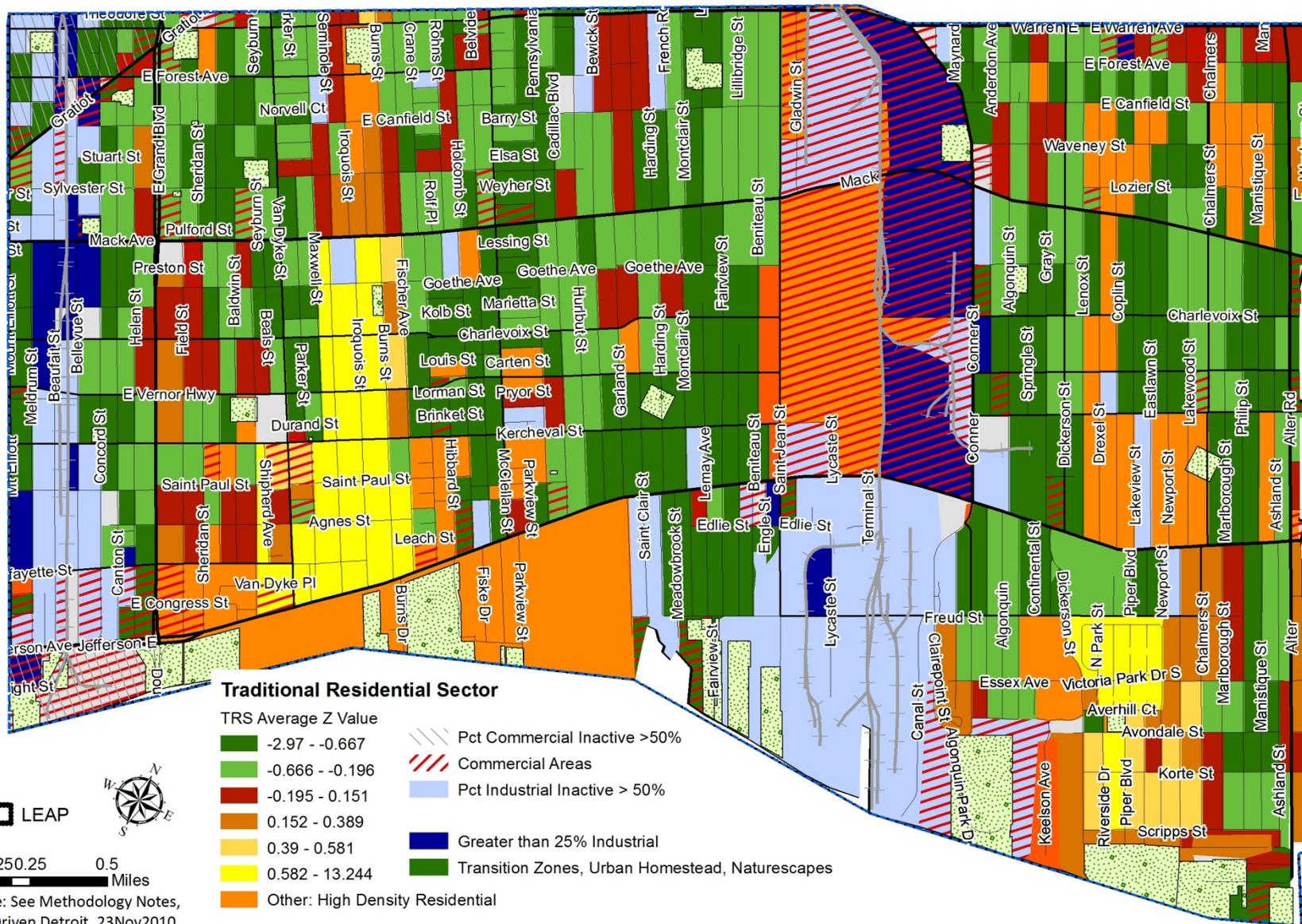
Least active of residential areas  
More vacant lots, fewer people,  
more abandonment



Fluid  
and  
Overlapping

# Draft Work Product: Neighborhood Stabilization Indicators

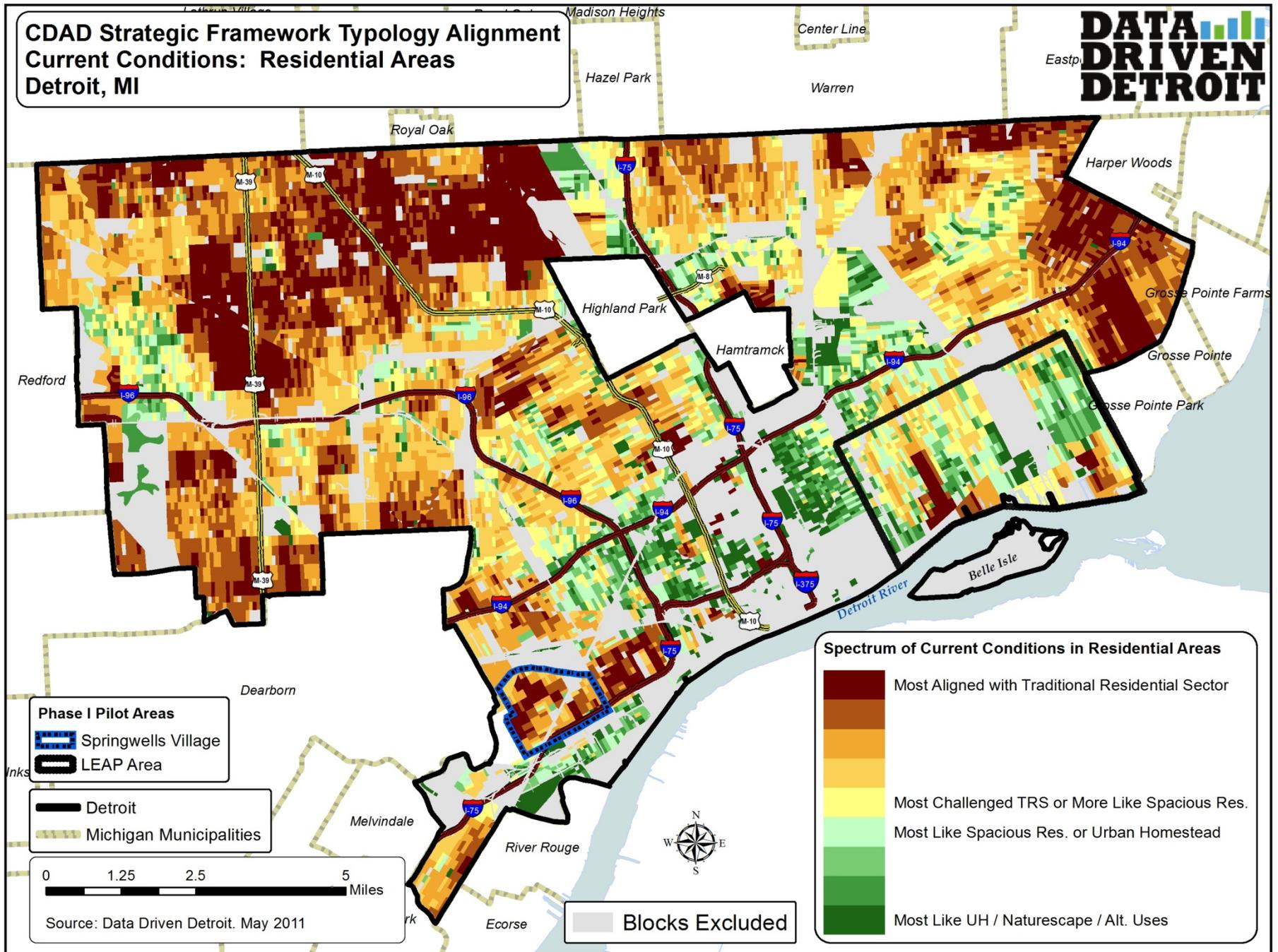
## LEAP Neighborhood, Detroit, Michigan



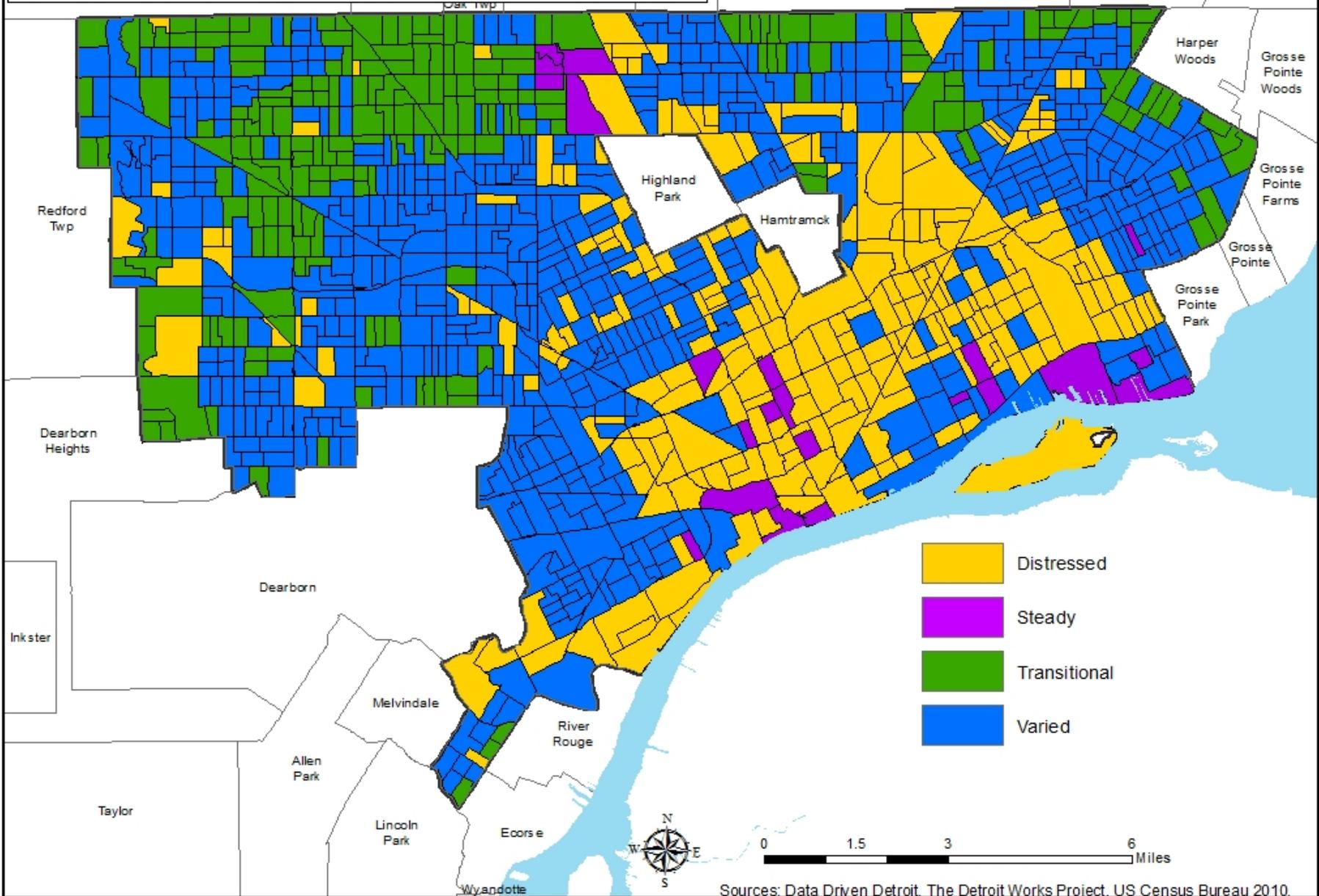
0 0.1250.25 0.5 Miles

Source: See Methodology Notes, Data Driven Detroit. 23Nov2010

**CDAD Strategic Framework Typology Alignment**  
**Current Conditions: Residential Areas**  
**Detroit, MI**

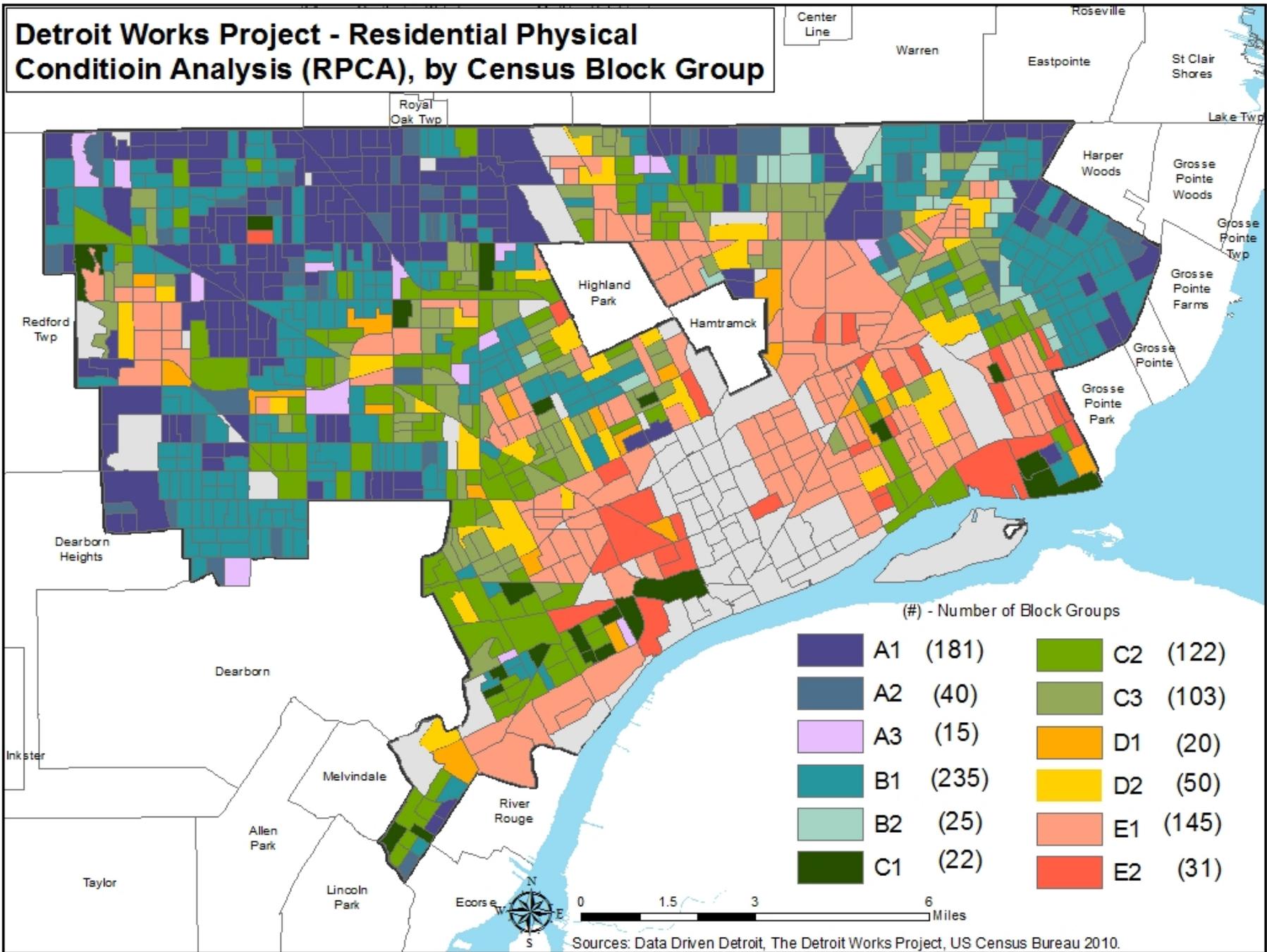


# Detroit Works Project - "Integrated Analysis," by Census Block Group



Sources: Data Driven Detroit, The Detroit Works Project, US Census Bureau 2010.

# Detroit Works Project - Residential Physical Condition Analysis (RPCA), by Census Block Group



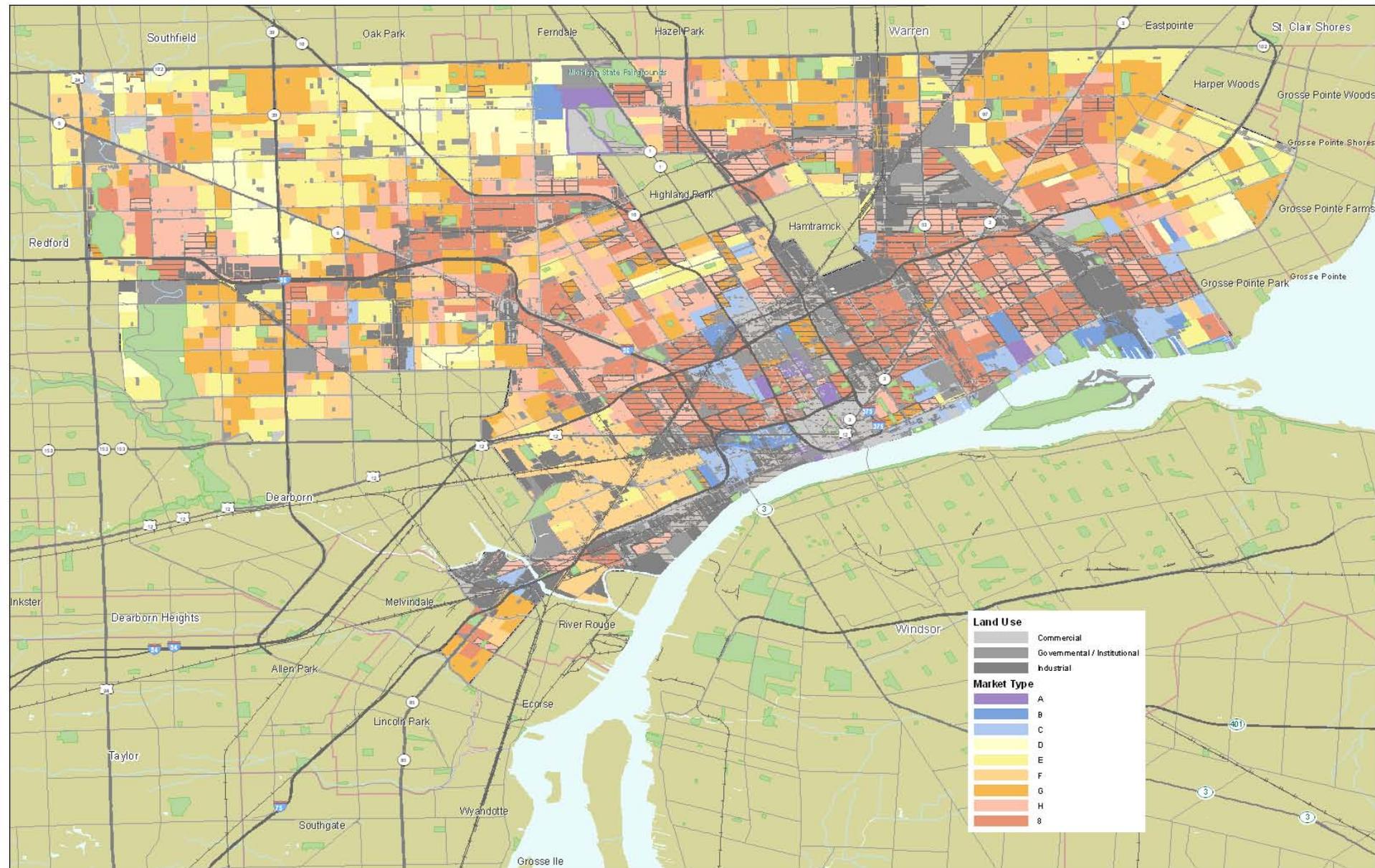
(#) - Number of Block Groups

	A1	(181)		C2	(122)
	A2	(40)		C3	(103)
	A3	(15)		D1	(20)
	B1	(235)		D2	(50)
	B2	(25)		E1	(145)
	C1	(22)		E2	(31)

0 1.5 3 6 Miles

Sources: Data Driven Detroit, The Detroit Works Project, US Census Bureau 2010.

# TRF's Detroit MVA



Gregory Parrish

Gregory@DataDrivenDetroit.org