Also called the “Neighborhood Improvement Plan,” Proposal N is an initiative on the November 3rd election ballot for Detroit residents. Promoted by Mayor Duggan, this plan would allow the city to borrow $250 million in “Neighborhood Improvement Bonds” to be spent on:

• preservation and rehabilitation of vacant houses,
• demolition of abandoned houses that cannot be saved, and
• other “blight remediation activities.”

Have Detroiters been advised which neighborhoods will be targeted for these demolition and rehabilitation projects?

WHAT’S A BOND?
A municipal bond is a way the city borrows money to pay for spending on city services and programs. Typically these investments are paid back through a millage—a tax on property owners in the city. Not only the face value of the bonds has to be paid back, but interest costs as well. So this is called a $250 million bond—but with interest, Detroiters could end up paying as much as $420 million.

WE DEMAND REAL COMMUNITY BENEFITS. WE DEMAND AN END TO LARGE CORPORATIONS USING OUR TAXES FOR THEIR PROJECTS!
Detroit City Council must move the CBO Amendments to a Vote. This development will force the relocation of the existing State Fairgrounds Transit Center. Learn more on Pg. 3

The State Fairgrounds looks like another deal gone bad. The way the current Community Benefits Ordinance is being implemented is failing residents and favoring developers, their private economic and family wealth building goals.

An amendment package is being held up in City Council’s Planning and Economic Development Committee where Council Members James Tate, Scott Benson and Gabe Leland are in control. All three council members backed putting the weaker CBA on the ballot in 2016. Four years later looks like they may be on track to repeat that behavior.

WHAT IS IT?
Proposal N

MUST HAVE AMENDMENTS!

• Lower the threshold on large scale projects to $50 Million
• Neighborhood Advisory Council Chair to Enforcement Committee
• Lower the Tier 2 Development Project threshold to $300,000
• Increase the number of meetings between the developer and the residents

WE NEED TO READ THE “RACIAL AND ECONOMIC PRINCIPLES FOR NEGOTIATING CBAS” ON PG 2!
WHAT IS RIGHT TO COUNSEL?

The affordable housing rights movement has been growing across the nation in recent years. It is most visible in the actions of tenants who are organized in the fight against their landlords, particularly in the context of the COVID-19 pandemic. When housing is created for low income residents using an AIM that is too high, the housing is not affordable for the residents it is meant to serve. The majority of Detroiters are renters. Right now the city of Detroit and the City of Detroit, officials will often set aside tax abatements for developers who will offer rental rates at 50% of Area Median Income (AMI). Renters are left out of a family of 4 is $78,500. As a result, the average household that applies for housing assistance is out of reach for the majority of renters and displacement of Detroit families continues to increase.

Affordable housing in Detroit must use an AIM that is calculated using only the incomes of residents that live within the geographic boundaries of the city. A city in need has yet to be implemented by the city officials to guide the affordable housing policy. Without these changes, the market forces can no longer be maintained.

The Sanitation plan for all buses will no longer be funded. The lack of free-of-charge to bus riders who do not have one. Suspension of all fares Essential bus riders from across the city led the organization including calls to the mayor and city council, with one message—ensure access to affordable housing by those with limited resources. In most of these cases, the landlords win and tenants do not have legal representation. For either to help pay less than a new place to live. (Kurth) More than half of tenants in eviction cases are below the poverty line and court may and some exist. However, when tenants have legal representation, over 50% of eviction cases are settled with the landlord rather than proceeding with eviction. (Akers and Seymour)
MAJORITY BLACK

WHOSE AIR? OUR AIR!

Along with FCA’s expansion there has been an increase in industrial development - REINDUSTRIALIZATION across the city. This increase has prompted concerns about the cumulative health impact of toxic emissions and waste storage and disposal on Detroiters.

At least 40,000 Black Detroiters live within 1.5 miles of Fiat Chrysler’s Rosslyn plant which has applied for an air quality permit to refurbish an old paint line for their expansion. The Justice for Beniteau - Clean Air For All Campaign has received national support from Color of Change - bit.ly/stopfcanow

DEVELOPMENT IN JEFFERSON CHALMERS BRINGS UP QUESTIONS

Development in Jefferson Chalmers has been getting a great deal of media coverage. Jefferson East Inc. and East Jefferson Development Co. have released their master plan and it leaves many residents concerned. The use of a nearly all white design team to create the plan has been raised by residents and inadequately addressed by JEI leadership. Jefferson Chalmers Community Advocates have been attempting to get answers to these important questions. JCCA are organizing with their neighbors around these and other concerns.

Dear JEI & EJDevCo,

1. If JEI & EJDevCo can rebuild the Lenox Center why not rebuild Maheras?
2. Residents questioned who will we communicate with or who is responsible for rebuilding the Lenox Center?
3. Have the Lenox Center and Maheras been surveyed for that location to avoid flooding risk?
4. From your perspective define community engagement?
5. How can Jefferson Chalmers residents be assured that survey responses came from Jefferson Chalmers residents and businesses?
6. What is the residential population according to your records of Jefferson Chalmers Community? Based on your population data what would you project the capacity of the center to be?
7. Why is the Mayor’s chief of staff a member of this board of directors for JEI? Isn’t this a conflict of interest?
8. What is JEI & EJDevCo’s specific role in the development of Lenox Center & AB Ford Park?
9. Who will be responsible for the Lenox Center if project has multiple partners?

This whole idea sounds familiar. Earlier this year, Mayor Duggan’s administration tried to get these bond projects approved just by getting City Council to approve them. Council balked after about 500 Detroiters came to the public meeting to object to that proposal.

The argument for this bond says it will keep property taxes at current levels—yet Detroit property owners may in fact be due for a property tax decrease. In addition, investigative reporting has shown that in the recent past, Detroit property owners were overtaxed by at least $600 million.

Fiat Chrysler (FCA) Update: FCA still refuses to meet with the residents directly impacted by their expansion. Fiat Chrysler has applied for yet another air quality permit to refurbish an old paint line for their expansion.

INCREASED POLLUTION - FCA claim they are doing more than enough but they could reduce facility emissions more with improved air pollution control technology. EXISTING PUBLIC HEALTH CRISIS - Residents around FCA have high asthma rates and respiratory illness. Many of the pollutants released may make them more vulnerable to COVID-19.

Since the expansion of FCA Rouge was projected to meet with the residents directly impacted by their expansion.

OUR ENVIRONMENTAL RACISM

“We’ve long known that pollution takes its greatest toll on the health of Black communities, who are often left with few resources or recourse. That has never felt clearer than in the middle of a global pandemic, as politicians, corporations, and the healthcare system alike continue to make decisions that mean that Black people are contracting and dying of COVID-19 at higher rates than almost every other group in the country. Chrysler’s leadership, which has managed to find a way to offset increased emissions in its suburban plant, but has failed to provide a clear plan for how it will handle the increase in emissions in a neighborhood that is majority Black, is no exception.” - Color of Change

WHAT IS PROPOSAL N?

If I want blight addressed, isn’t this a good plan?

The Mayor is making claims that the fund will be used to fix about 8,000 vacant homes and demolish another 8,000 that can’t be saved. The Mayor says Detroit based companies and companies that employ Detroiters will get “preference” in allocating the contracts for the demolition work. But there’s no legal provision to enforce these promises—they’re just “goals.”

In the previous demolition project when the city selected firms to contract for $148 million worth of federally funded demolition, African-American companies received only 16% of the contracts.

African-American companies received only 16% of the contracts.

This whole idea sounds familiar. Earlier this year, Mayor Duggan’s administration tried to get these bond projects approved just by getting City Council to approve them. Council balked after about 500 Detroiters came to the public meeting to object to that proposal.

The argument for this bond says it will keep property taxes at current levels—yet Detroit property owners may in fact be due for a property tax decrease. In addition, investigative reporting has shown that in the recent past, Detroit property owners were overtaxed by at least $600 million.