

An aerial photograph of a river flowing through an urban area. The river is the central focus, with buildings, roads, and green spaces visible on both banks. The image is slightly faded to allow text to be overlaid.

IPPSR Public Policy Forum: “Gordie Howe International Bridge:  
Planning for neighboring communities”

Where it matters....  
and who it matters to...

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# Detroit in the news....

Woman killed after hit-and-run **accident** on Detroit's west side

Arrest made after 3-year old **shot** on Detroit's west side

High copper/lead levels seen in 19 Detroit schools' **water**

First look at Detroit Zoo's **new penguin conservation**

Two men go on a **crime spree** terrorizing women in Detroit

Vacant hammer and nail building in Detroit to be given **new life**

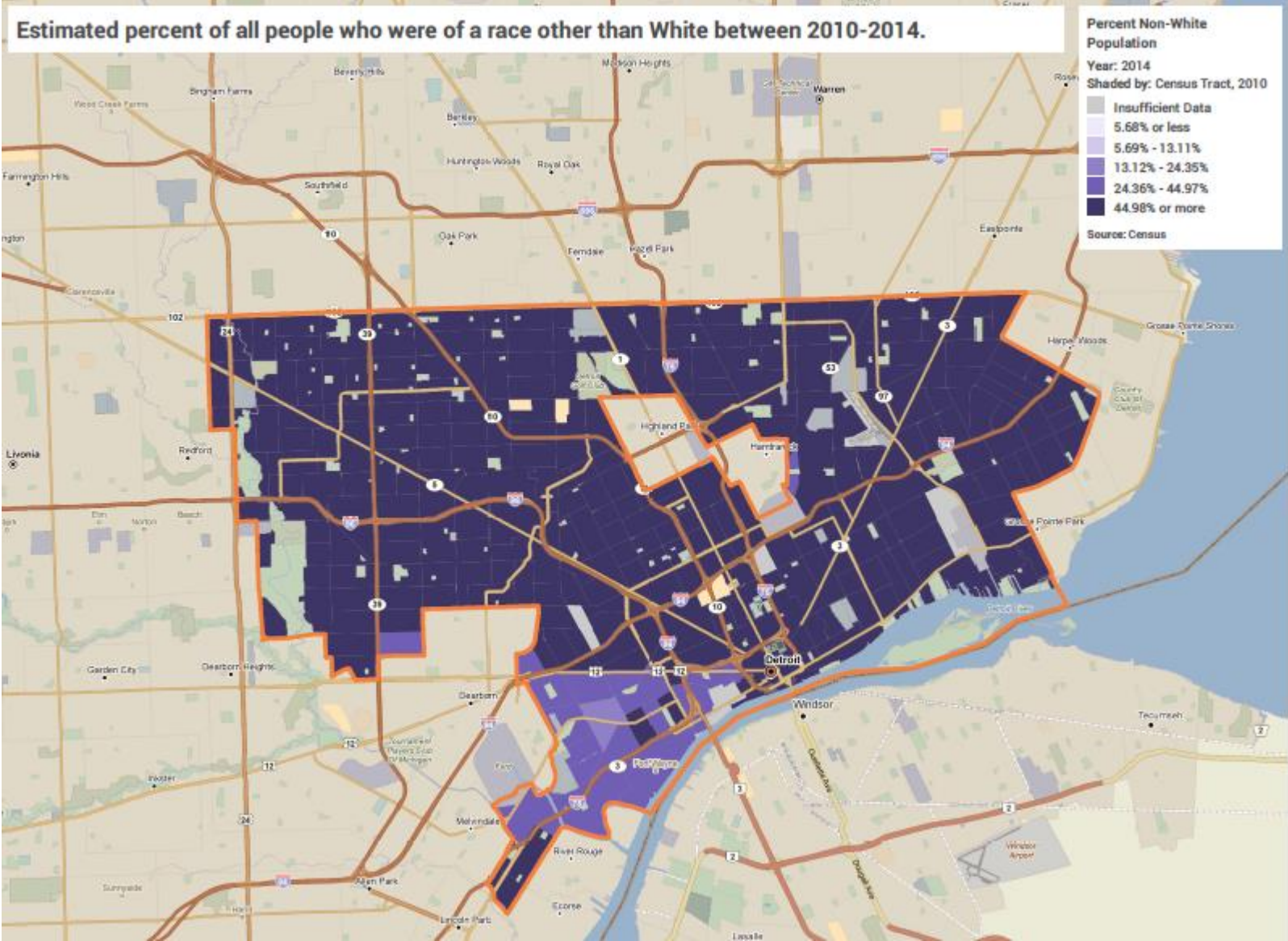
High-rise Plaza in midtown to undergo **\$22M remodel**

**Boy found** on street after mom put him on bus

Detroit gas station **shooting** caught on camera

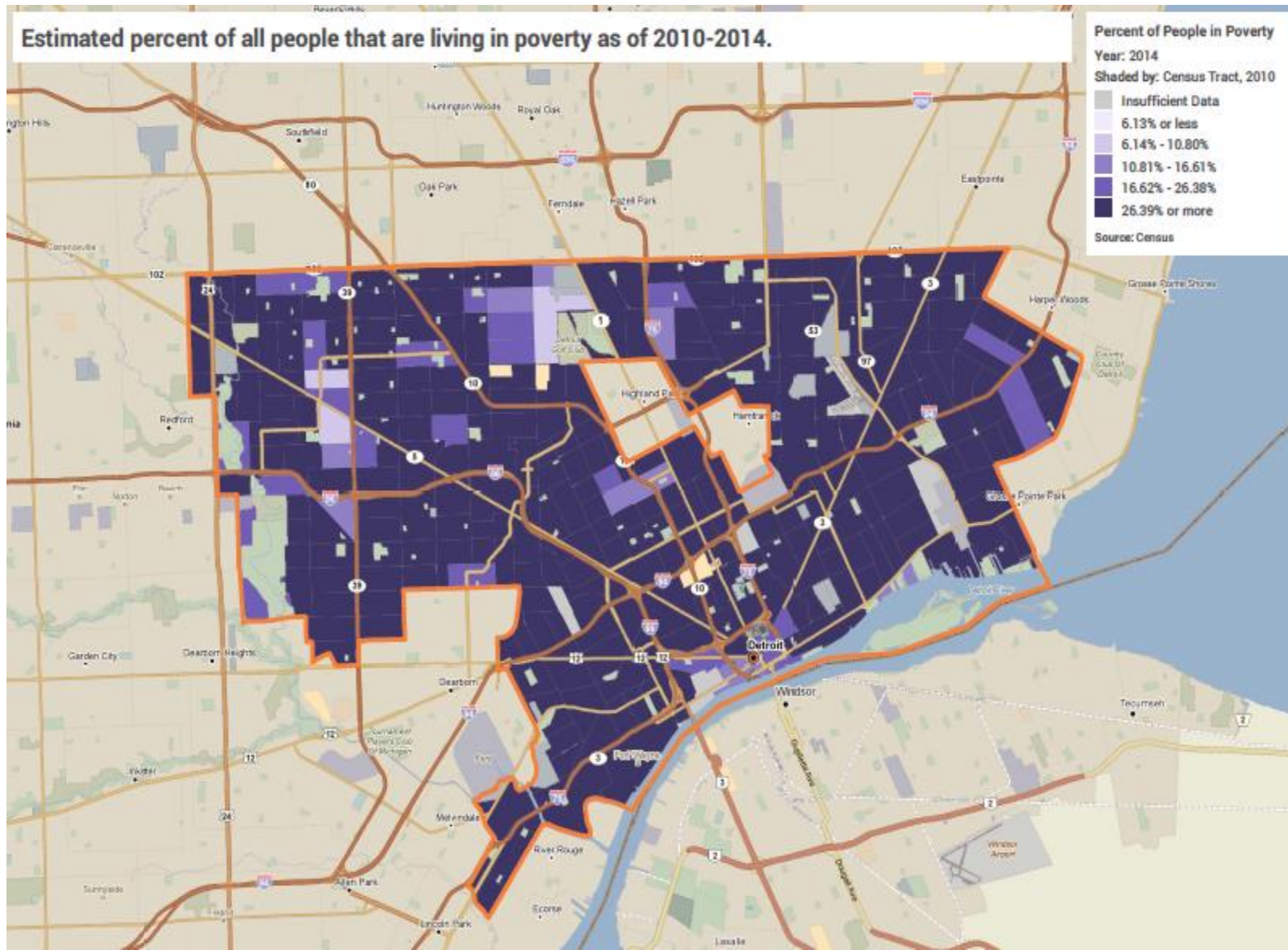
Masked men tie up employees, **rob** Walgreens on Detroit's east side

# Social Issues - Segregation

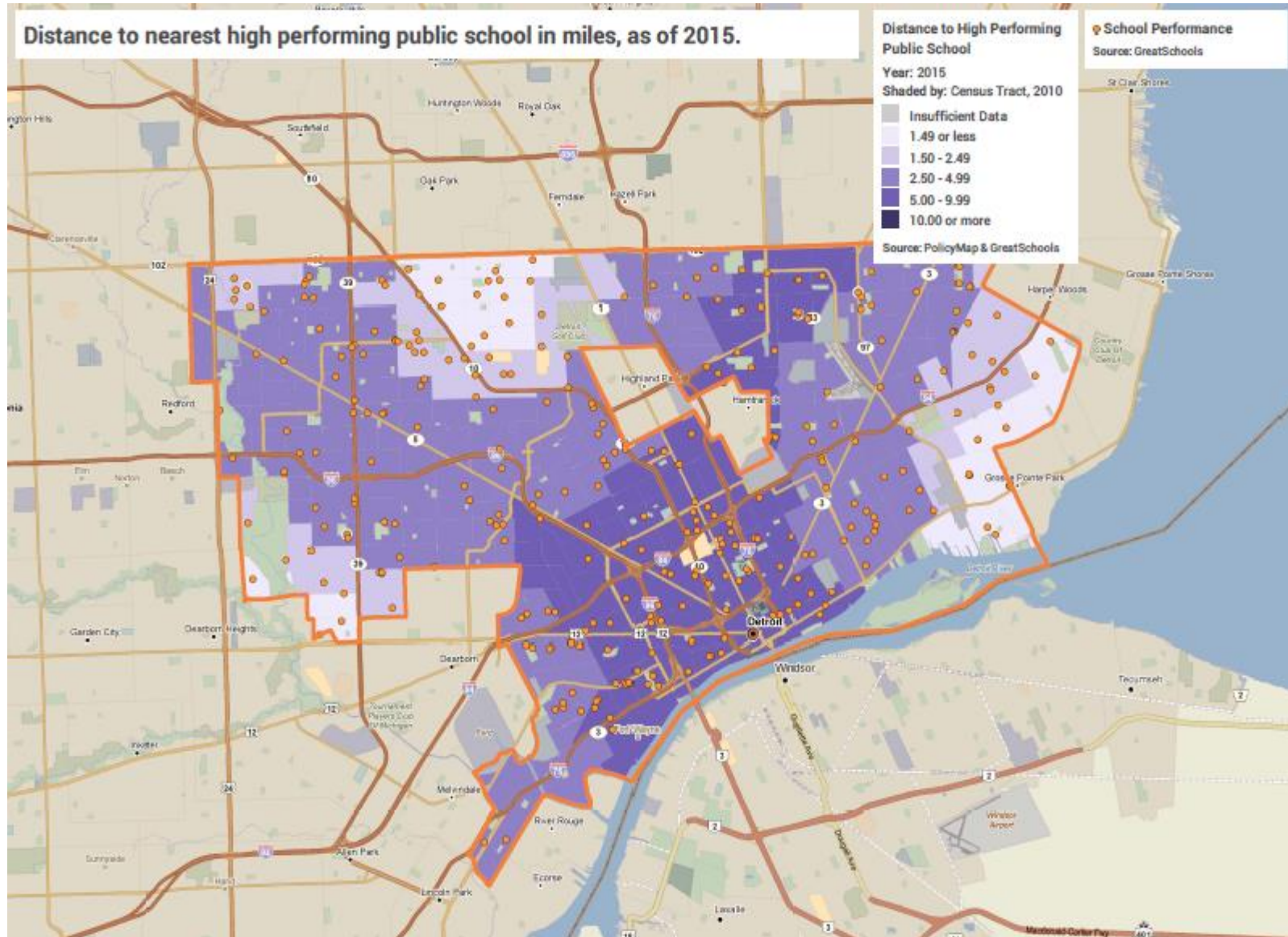




# Social Issues - Concentrated Poverty

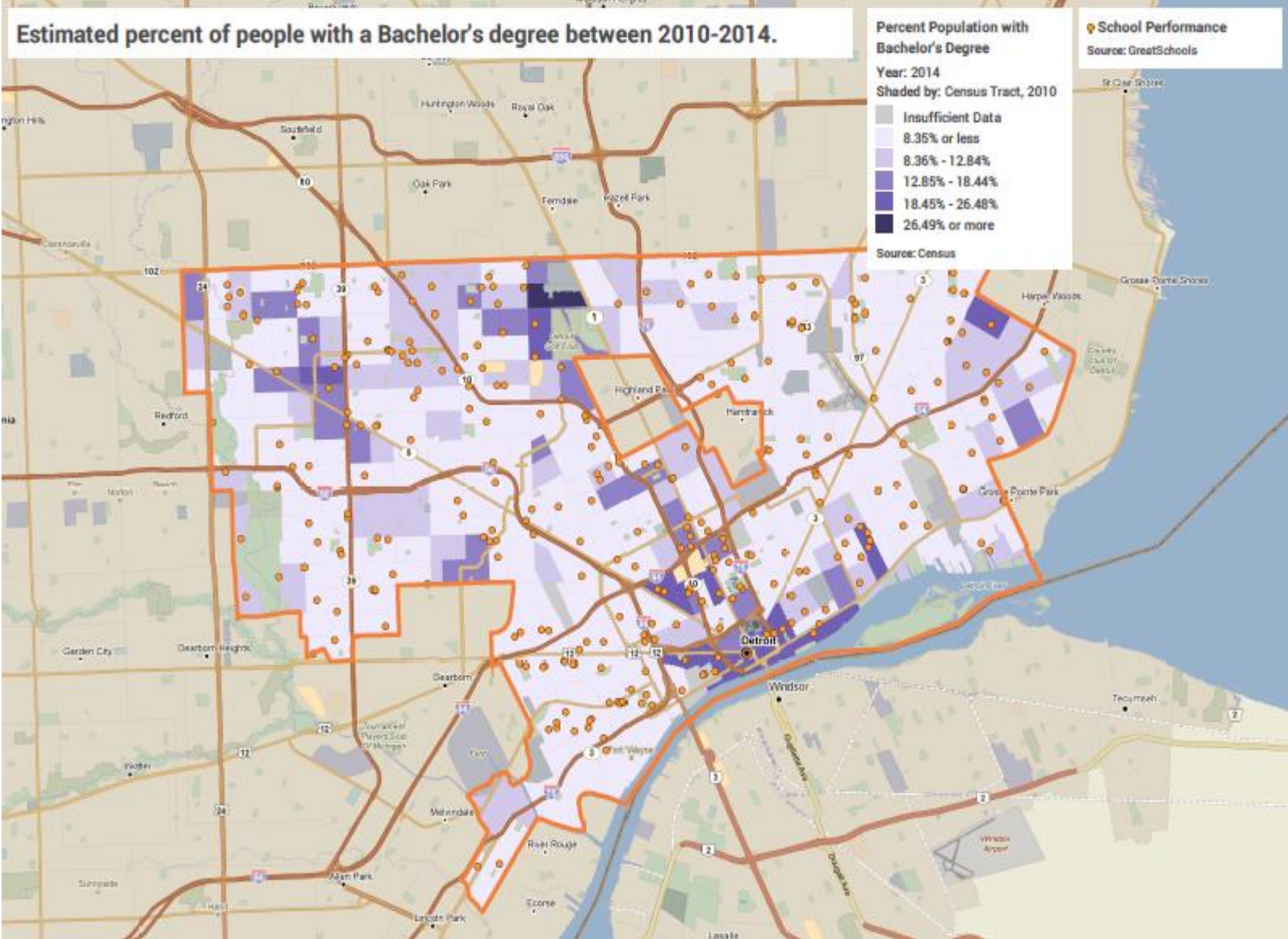


# Social Issues - Education System

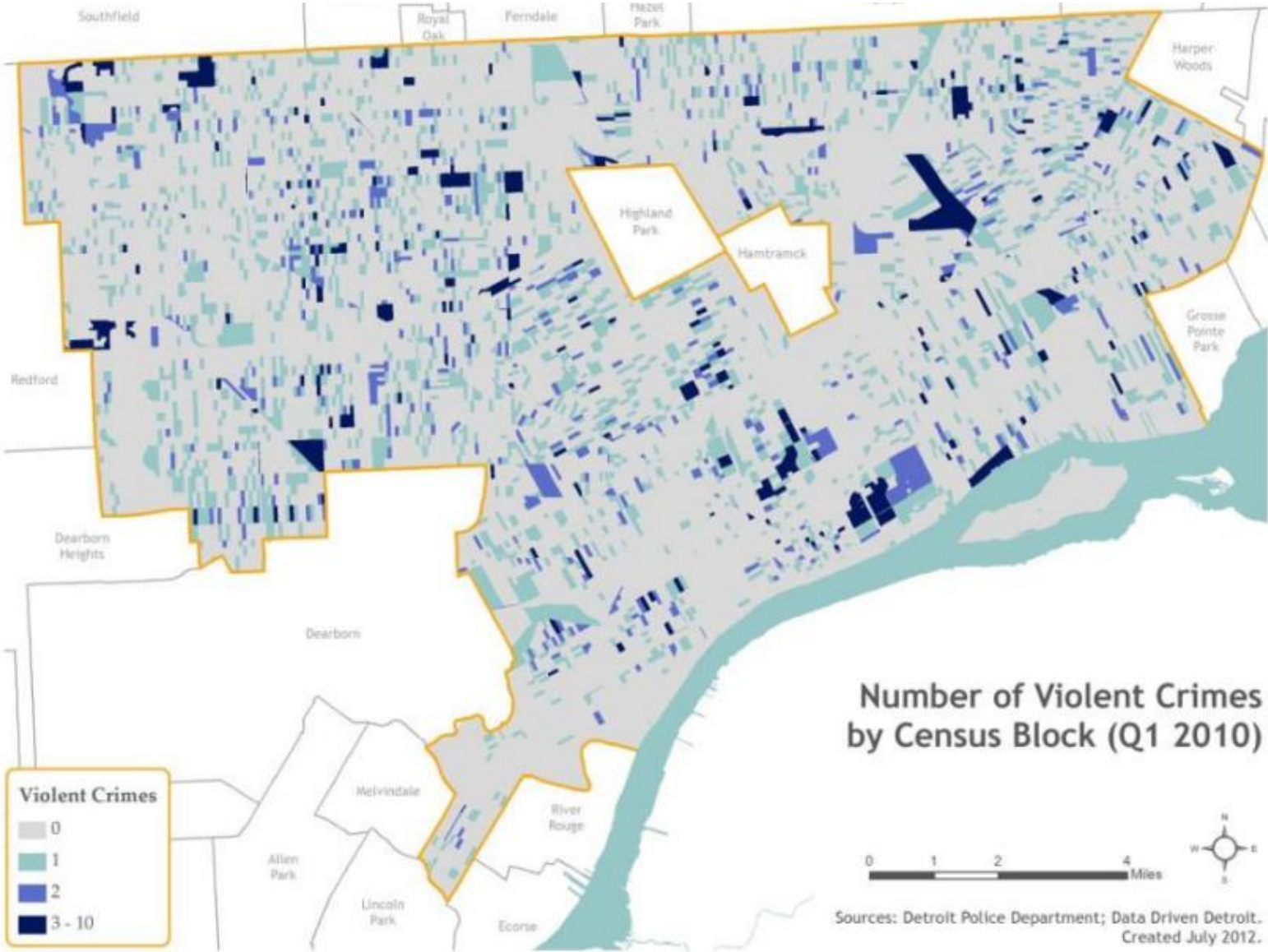




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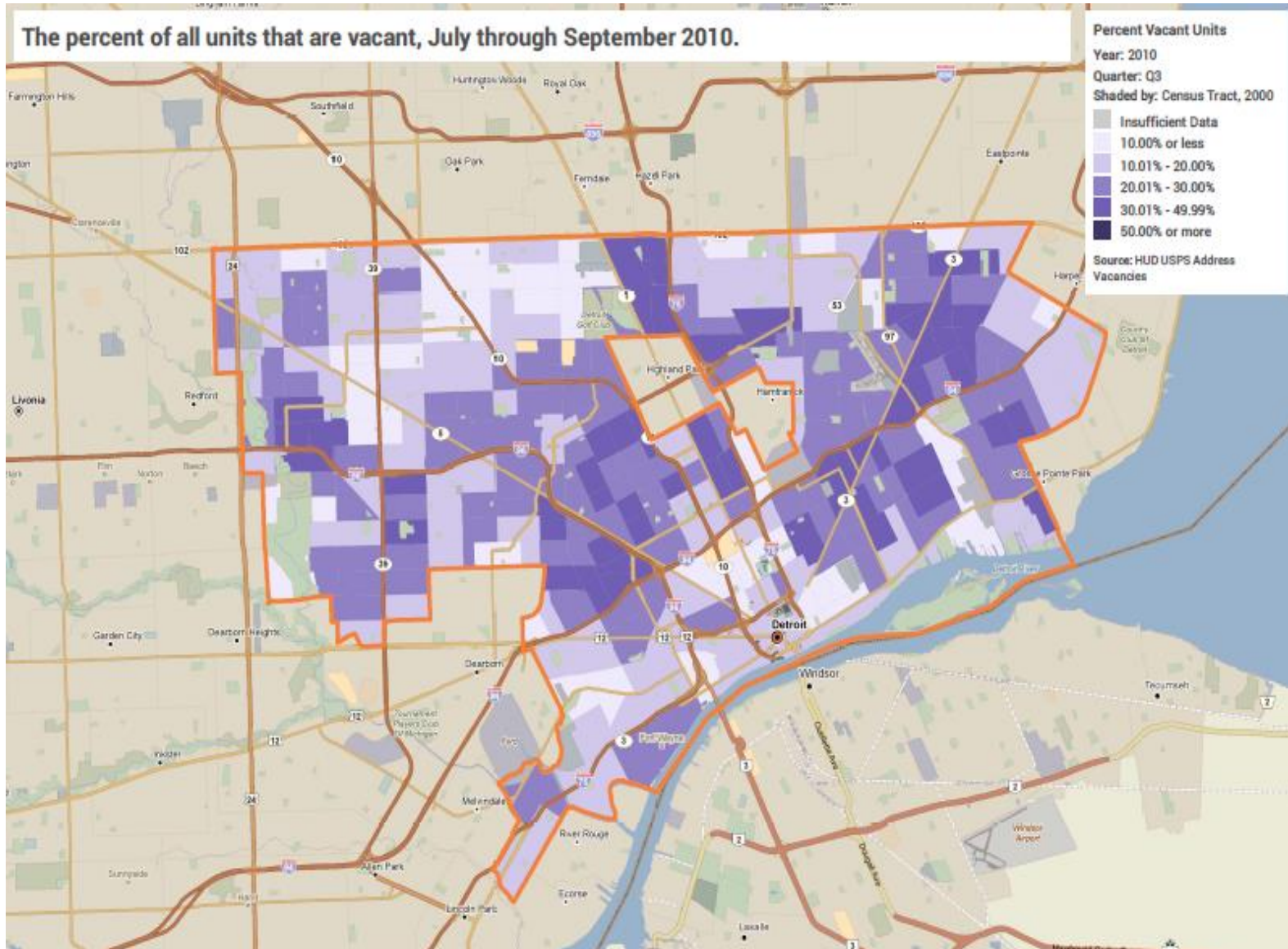


# Social Issues - Crime



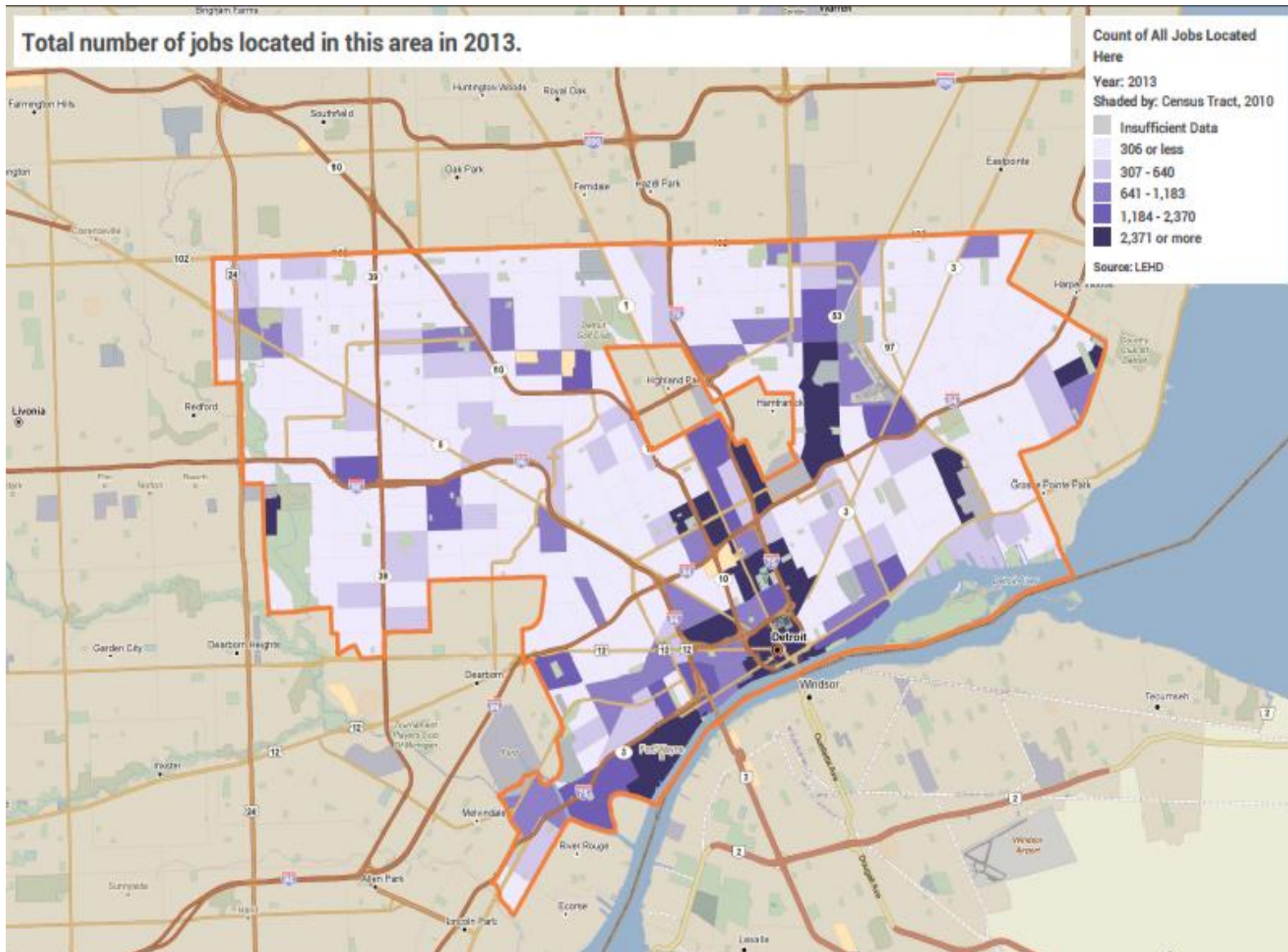


# Social Issues - Vacant Properties

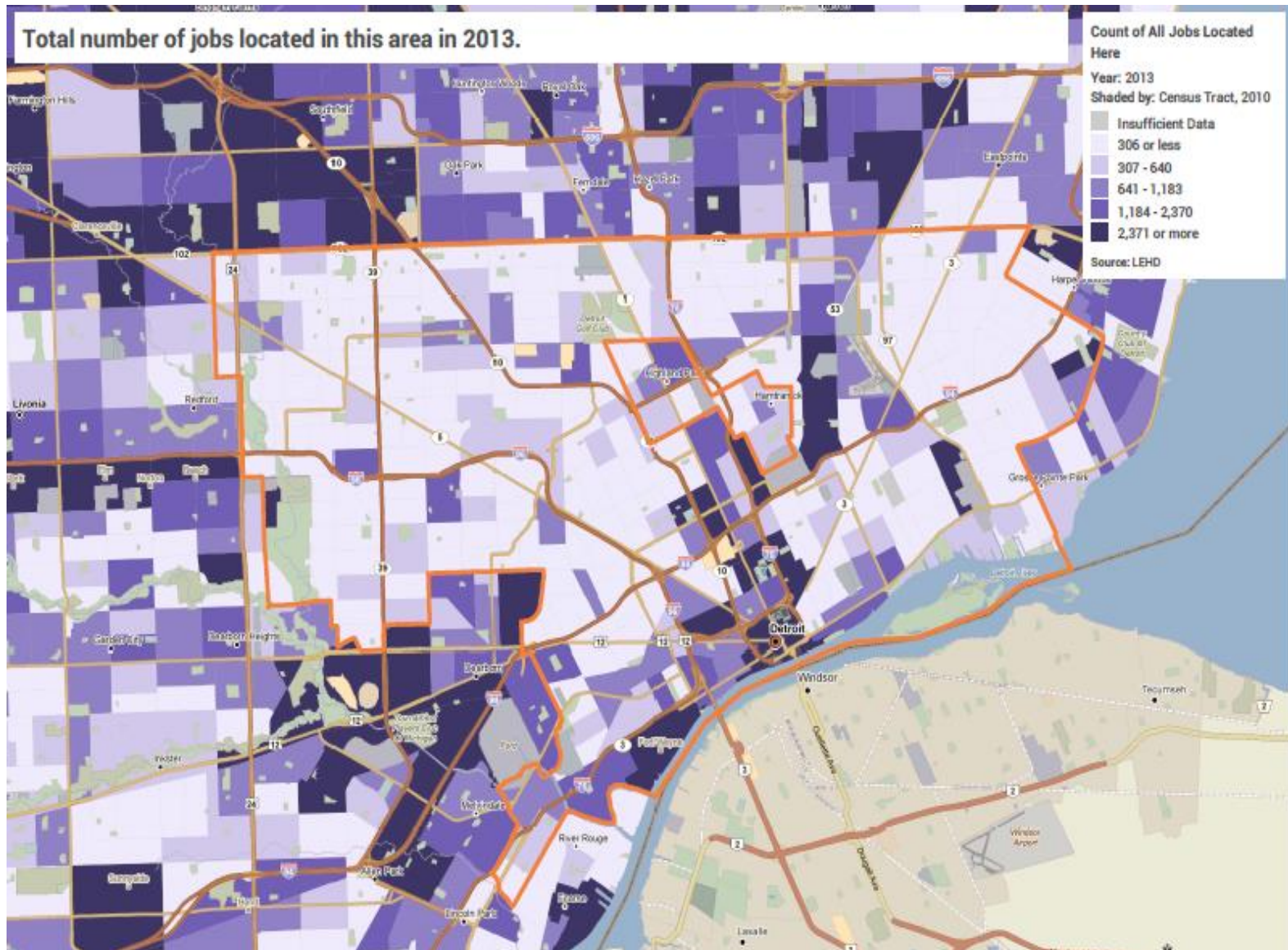




# Social Issues - Economic Opportunities

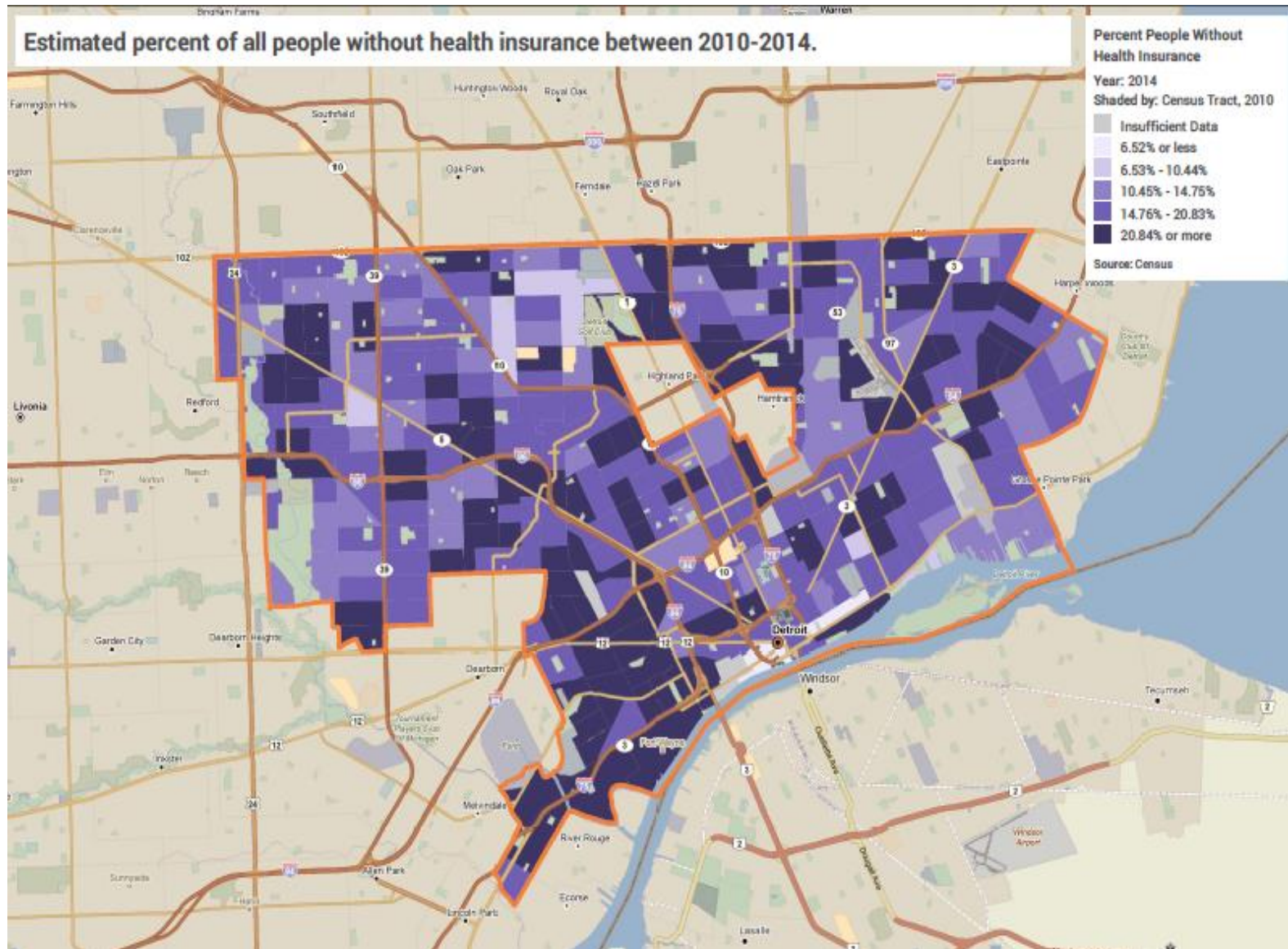


# Social Issues - Economic Opportunities





# Social Issues - Health



# Social Issues...

Targeted investment in certain areas - These are not holistic efforts for the 139 sq. mi. City.

In fact, much of the recent development efforts is concentrated in about 7.2 sq. mi

Without alleviating the issues of the under-represented population, the City only aims to flourish in small pockets of the urban area



# The Delray Community

Air **pollution**

**Industrial** community

High **unemployment** rates

Concentrated **poverty**

High **asthma** rates

**Metal** processing industries

**Blighted** area

**Poor housing** stock

Formerly a **Hungarian** town

Closest thing to a **ghost town** within a city

The **forgotten neighborhood**

# The Delray Community

- Delray, located 5 miles southwest of downtown Detroit
- Completely surrounded by industry
- The site for the new bridge connecting Detroit to Windsor



# The Delray Community



# The Delray Community



# The Delray Community





# The Delray Community



# The Delray Community





# The Delray Community





# The NITC's impact on Delray

- About 300 houses targeted for acquisition
- About 850 people affected by acquisition, leaving under 2,000 people in the area
- About 45 businesses targeted for acquisition
- One third of the affected households are in poverty

# What has been asked for....

- The NITC agreement created in June 2012:
  - Stipulated that the P3 agreement and the RFP “must contain provisions for a community benefits plan and involvement of the affected communities in Michigan and Canada”.
- The Detroit council asked for a portion of the funds from the land acquisition in the Delray neighborhood to be pumped back into it for revitalization

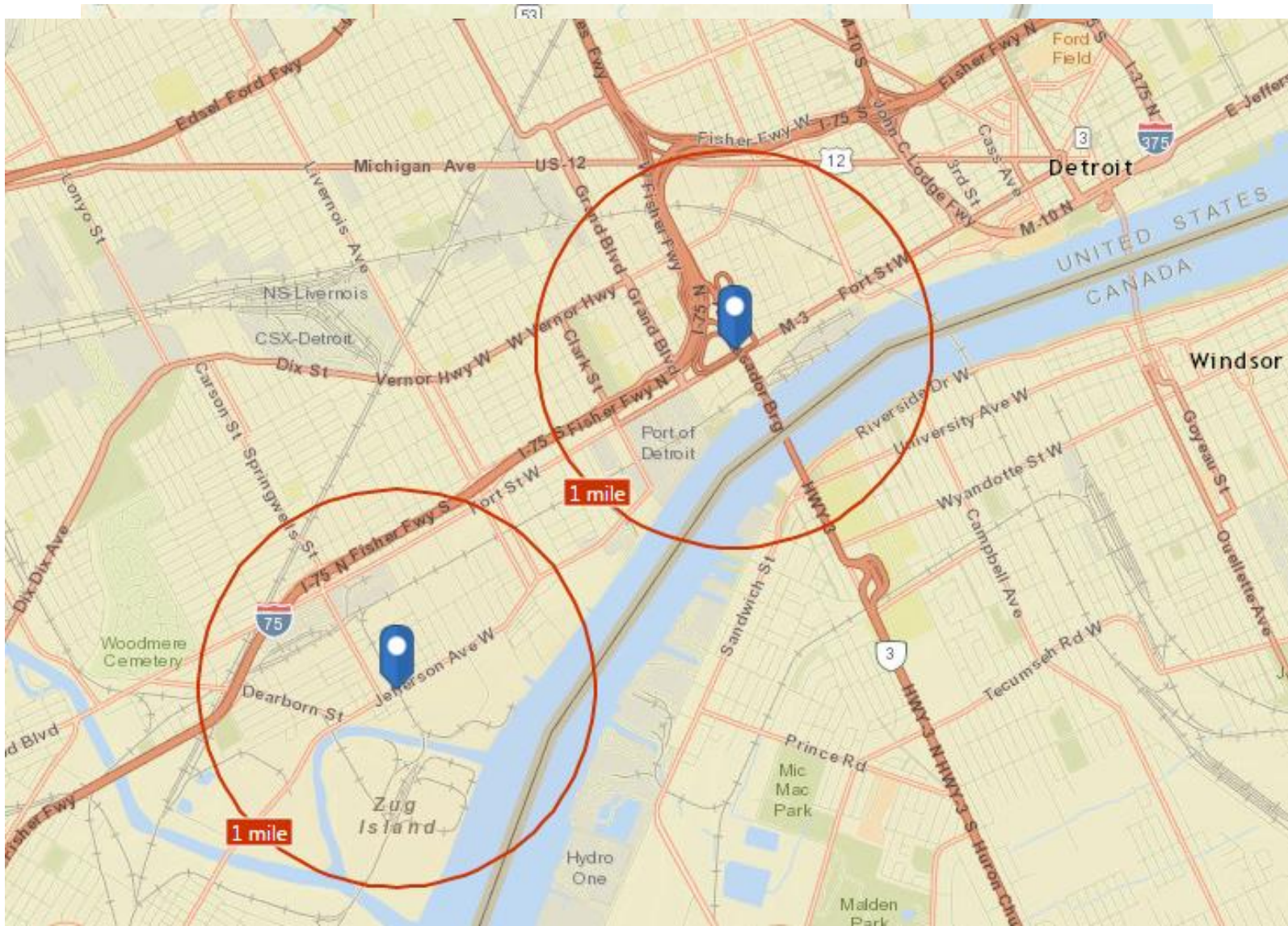
# So far, what has been agreed to....

- Blight removal program to tear down 33 dangerous buildings and clear brush
- Environmental risk mitigation through tree planting
- Involve residents when developer is finally chosen

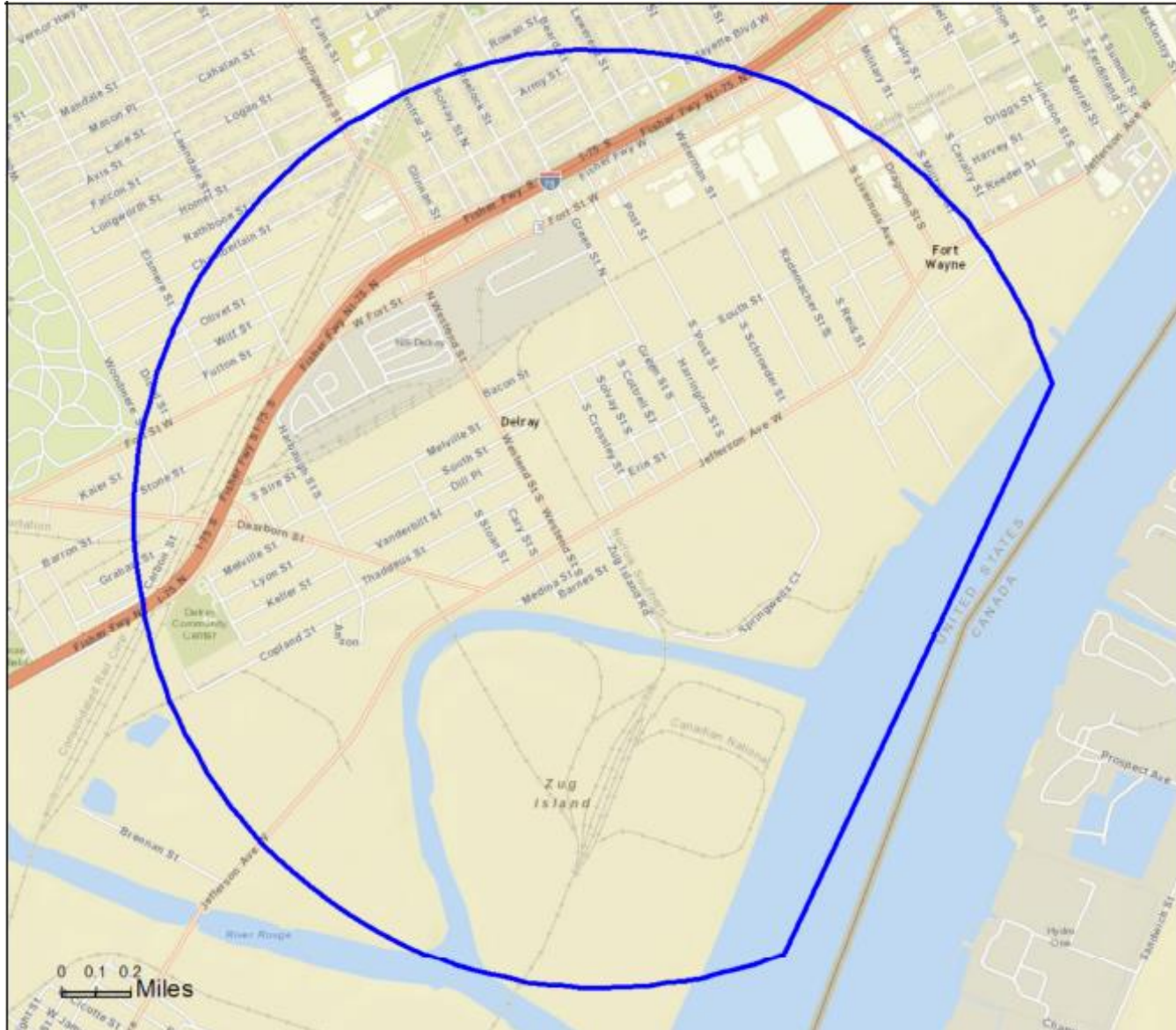
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# Comparing bridge areas

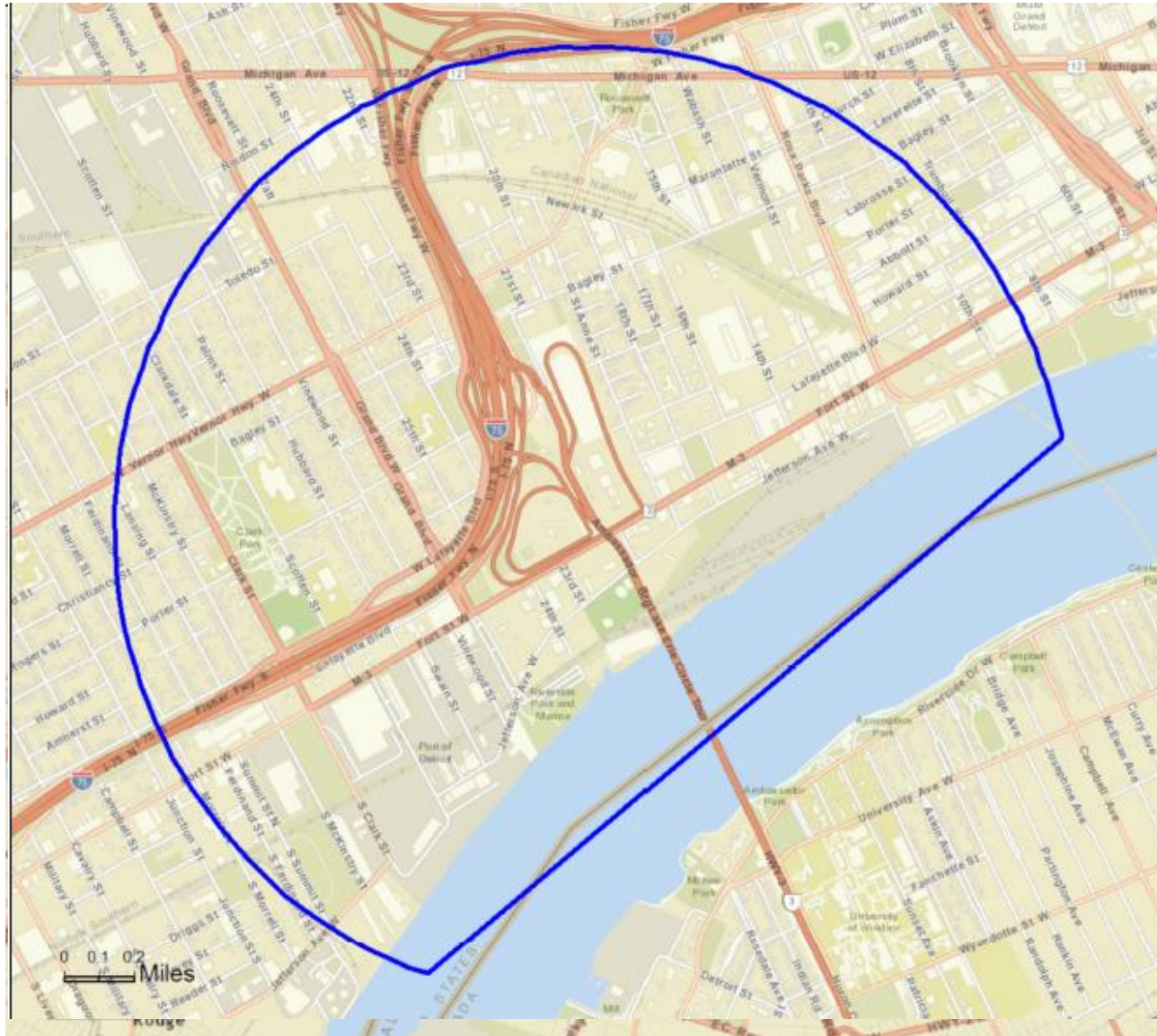


# NITC Area – 3 sq. mi.



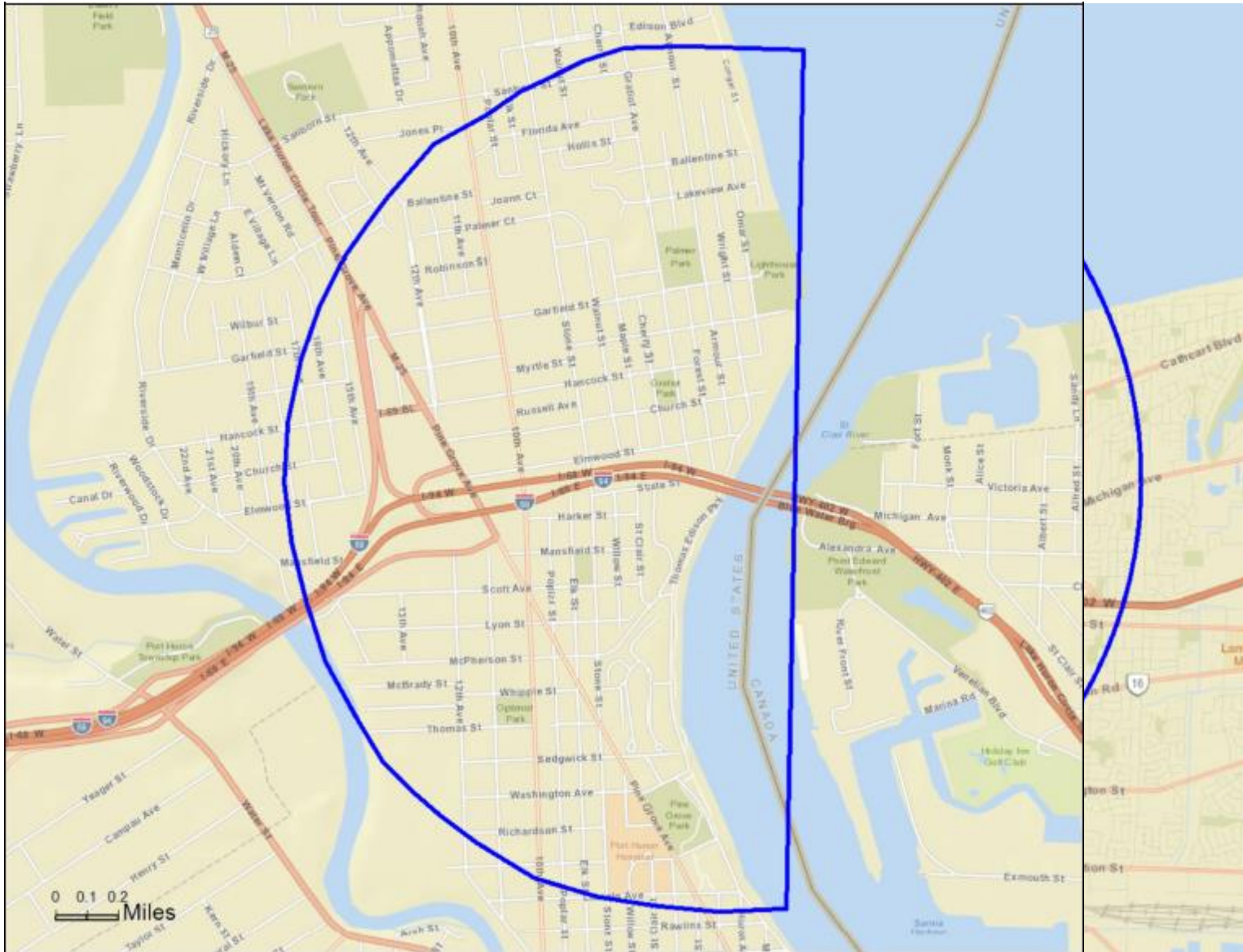


# Ambassador Bridge Area – 2.5 sq. mi.





# Blue Water Bridge Area – 1.8 sq. mi.



# Comparison – Community Profile

	NITC – 3 sq. mi	AB – 2.5 sq. mi.	BWB – 1.8 sq. mi
Avg. Household size	3.30	2.61	2.36
Median Household Income	\$25,436	\$20,388	\$34,934
Median Per Capita Income	\$10,123	\$11,919	\$19,873
Median Home Value	\$43,800	\$66,943	\$91,015
% White	48%	45%	87.4%
% Bachelors Degree	3%	5.5%	10.2%
Unemployment Rate	20%	20%	11.6%
% employed in Services Industry	53%	57%	50%
Businesses	173	366	289
# of Employees	2,900	5,800	4,100
Resident Population	4,300	7,200	5,900
Top Occupation Categories	Service Blue Collar	Blue Collar White Collar	White Collar Service

# More can be done for Delray...

- First source agreements
- Commitment to improving the area for residents and visitors
- Skills training for potential employment
- Access to better services and facilities
- Equitable buyout process
- Robust environmental risk management
- Better health management programs





**If the new international bridge is that important to the state, the country, and trade with Canada**

**The residents living there and affected by this development should be considered just as important....if not more!**