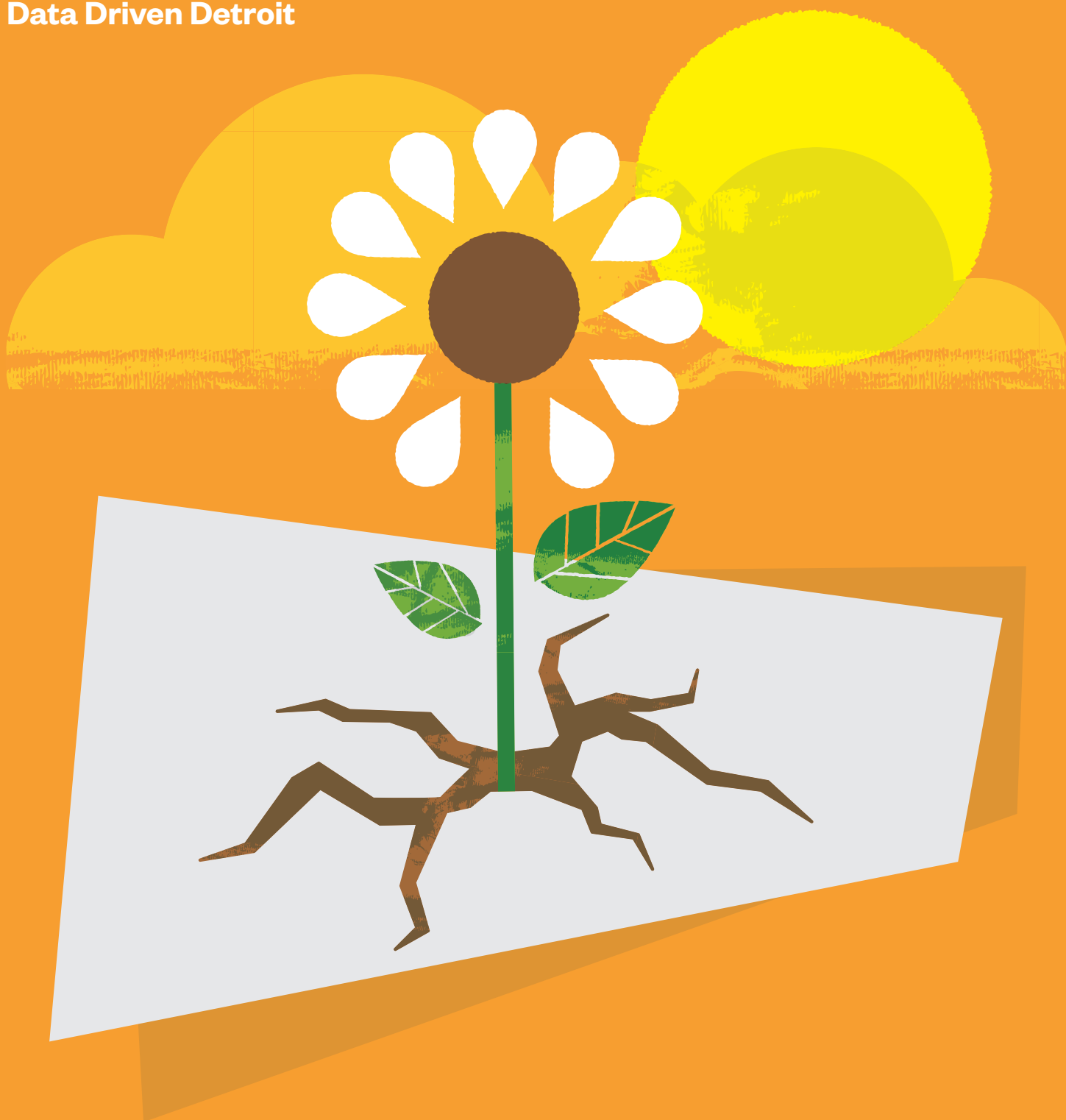# A Decade in Review

Conditions in Detroit and the Skillman Good Neighborhoods
Data Driven Detroit

This report is a part of Kids Matter Here: An Analytic Review of the 10-year Good Neighborhoods Initiative.

The Skillman Foundation's Good Neighborhoods Initiative was a $100-million commitment to six Detroit neighborhoods, spanning from 2006–2016. To best understand the outcomes of the long-term neighborhood-based work, the Foundation worked with a variety of evaluators, residents, stakeholders, grant partners, staff, Trustees and community allies to form a series of analyses and dialogues.

The goals of the Analytic Review are to synthesize what the decade of work has accomplished, inform decisions about the Foundation's work going forward, and build and share knowledge locally and nationally. This report is one of the many interconnected products that will be available on the Foundation's website at www.skillman.org/GNI as they are developed through spring of 2017.

THE SKILLMAN FOUNDATION

Kids matter here

A Decade in Review:

Conditions in Detroit and the Skillman Good Neighborhoods

Prepared by

DATA DRIVEN DETROIT

THE SKILLMAN FOUNDATION
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OVERVIEW

In 2006, The Skillman Foundation launched the Good Neighborhoods Initiative (GNI), a ten-year $100 million commitment to improve conditions for children in six Detroit neighborhoods where nearly one-third of the city's young people lived. Anchored in a community partnership process, the GNI involved a range of strategies, including neighborhood and youth development, schools, and system change, that were executed in concert with various public and private partners, residents, and other stakeholders. The initiative aimed to ensure that children living in the targeted neighborhoods were safe, healthy, well-educated, and prepared for adulthood, with a particular focus on high school graduation. In line with new philanthropic approaches around focusing strategic investing on smaller geographies, the initiative represented a fundamental shift in how The Skillman Foundation's philanthropic investments were made.

This report on the overall context for the initiative draws from a wide range of data sources to describe macro-scale trends in the city and each of the Skillman Good Neighborhoods. It does not imply causality; rather, it is designed to provide a description of the major demographic, political, economic, and social factors that affected Detroit both before and during the GNI, and to describe how those broader trends generally played out in each of the six target neighborhoods. The report first examines major city-wide and regional trends, recognizing that a number of national and regional economic and societal shifts have strongly affected both the city of Detroit and conditions within the individual Good Neighborhoods. This contextual overview is followed by a high-level comparison of trends among the six neighborhoods and the city as a whole on several key dimensions, including population change, child poverty, and household income. The final sections take a deeper look at individual trends and characteristics in each of the neighborhoods. This report also contains an appendix of data tables that provide additional contextual data for the Skillman Good Neighborhoods and Detroit.

DETROIT CONTEXT

Detroit's decline was the result of a number of factors, including those regional and national in scale. In order to understand current conditions in both the city and the Skillman Good Neighborhoods, it is imperative to first understand these larger forces. While the financial state of the City was affected by the recent mortgage crisis and subsequent economic recession, already-existing conditions created by events in preceding decades set the stage for the downward fall of Detroit into one of the most economically challenged cities in America and culminated in the 2013 bankruptcy filing. These challenges, influenced by decisions made at all levels of government, are evident in every neighborhood in the city's 139 square miles.

From the loss of manufacturing jobs starting in the 1950s to the decline of the public school system and the rapid turnover in racial composition, the combined economic and social forces contributed to significant population loss and high rates of unemployment. Those crises compromised city services and lead to turmoil in leadership, which created a number of obstacles for residents working to achieve an improved quality of life. Though the bankruptcy and subsequent right-sizing of budgetary spending catalyzed improvements in the political and economic structures of the city, the effects of the economic and social turmoil of the past six decades remain very present in Detroit's landscape.

Population Growth, Suburban Expansion and City Decline

While the decades leading up to the bankruptcy were wrought with economic challenges, Detroit previously experienced decades of growth, making it one of the strongest manufacturing cities in the world. The Ford Motor Company (Ford) instituted the five-dollar day in 1914, increasing wages for many of its employees. Ford recruited skilled artisans from the shipyards of Scotland and England, blue-collar workers from the rural Midwest, im-

migrants from Mexico and Lebanon, and Black/African-American[1] families from the city's rapidly growing population of southern migrants who came to Detroit during the Great Migration. In 1937, labor activists began organizing workers into labor unions in order to bargain for wage increases, greater benefits and other worker's rights. This collective bargaining strengthened the middle class in Detroit. During World War II, Detroit was one of the leading manufacturers of war materiel, including vehicles, weapons and airplanes.

Following the war, expanded mortgage loan options originally offered by the Federal Housing Administration (FHA) in 1934, and later the Department of Veterans Affairs (VA) in 1944, created incentives for White families to move into newly-built communities outside of the city. Black families, however, were largely excluded from these opportunities. As White residents moved out of Detroit, Black families transitioned into previously White-only neighborhoods. Though they were able to move into what had been higher-income Detroit neighborhoods, the advantages of living in these neighborhoods lessened as economic opportunities and resources followed the White families to the newly-built suburban communities. In an attempt to abolish racial discrimination in home mortgage origination, the creation of the Home Mortgage

Disclosure Act in 1975 allowed a greater number of Black families to buy homes not previously available to them. As jobs moved out to the suburbs, Black families who could afford to leave the city began to move, driving out on freeways created through the Federal-Aid Highway Act of 1956.

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By 2007 there were only 23,000 manufacturing jobs in Detroit compared to 333,000 sixty years earlier.

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The creation of the freeways was also the catalyst to the geographic shift in manufacturing. During the 1950s and 1960s, factory design moved toward large, one-story buildings built on inexpensive, undeveloped land outside of the city limits. This transition is exemplified in the construction of several auto assembly plants in suburban communities just outside Detroit, but the impacts rippled throughout the manufacturing supply chain. By 2007 there were only 23,000 manufacturing jobs in Detroit (compared to 333,000 sixty years earlier) while there were 189,000 in suburban communities.[2] In addition, increasing amounts of laborers lost their jobs as automation technology improved and overseas auto manufacturing competition increased during the 1970s.

These broader trends in the manufacturing sector had a devastating impact on Detroit's economy. By 2009, unemployment peaked at just over 25% in Detroit, compared to nearly 14% in Michigan as a whole, and the underemployment rate – those individuals who could not find enough work to fulfill their needs – approached 50% of the labor force.[3,4] As of 2014, annual median household income in Detroit remained depressed at less than $26,000, compared to nearly $50,000 in Michigan.[5] At the same time, over 39% of Detroiters were living beneath the official poverty line, compared to just over 16% of Michiganders overall.[6]

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In 2014, 39% of Detroiters were living beneath the official poverty line, compared to just over 16% of Michiganders overall.

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Decreases in household income coincided with decreases in retail and commercial corridor viability in the city. This was true city-wide as increasing numbers of Detroit-based retail stores built shopping centers in the suburbs. In 1954, the Hudson's Department Store opened an anchor location in the new Northland Center in suburban Southfield, which was then the largest shopping center in the United States.[7] Similar subur-

1. Note: The U.S. Census Bureau collects information on Black and African-American residents in a single category. Though the formal definitions of these groups differ slightly, trends discussed in this report are based off of the Census definition, and 'Black' and 'African-American' are used interchangeably to refer to this broader category.
2. Galster, George (2012). *Driving Detroit: The Quest for R.E.S.P.E.C.T. in the Motor City*. University of Pennsylvania Press.
3. Michigan Bureau of Labor Market Information and Strategic Initiatives, *Local Area Unemployment Statistics Data Explorer*. URL: http://milmi.org/cgi/data-analysis/AreaSelection.asp?tablename=Labforce. Accessed: February 27, 2016.
4. Stokan, Eric (2010). "Detroit Underemployment." URL: http://econdev.cus.wayne.edu/blog/author/Eric%20Stokan.aspx. Accessed April 25, 2016.
5. U.S. Census Bureau, American Community Survey 2014 1-Year Estimates.
6. U.S. Census Bureau, American Community Survey 2014 1-Year Estimates.
7. Iver, Peterson. Downtown Detroit Shops for a Future, but Not at Once-Grand Hudson's; The Story of Detroit. 1979. URL: http://query.nytimes.com/gst/abstract.html?res=9507EEDB1730E532A25750C2A9649D946890D6CF. Accessed: January 29, 2016.

ban malls followed, including the Eastland Center in 1957, and Westland Center in 1965. The Hudson's downtown Detroit location, which had been at the same site since 1891, closed in 1983 and sat vacant until it was demolished in 1998.

While Detroit experienced population losses since the 1950s, the rate of decline was not completely linear. Between 1950 and 1960, the population dropped 10% from the peak recorded population of over 1,800,000. By 2010, the population was under 714,000; the 25% decline in population from 2000 was the largest percentage decline in population in Detroit's history.[8]

Of the nearly 240,000 person decrease in population between 2000 and 2010, the decrease in the Black population accounted for nearly 80% of the decline, while the Black population in the suburban counties increased significantly.[9] The trend was particularly noticeable among middle- and upper-income Black households (those earning between $25,000 and $75,000 and those earning above $75,000, respectively), with decreases in both of these categories exceeding the city's rate of population loss by over eight percentage points between 2010 and 2010-14.[10] This movement of higher-income African-Americans to the suburbs represented a major

demographic trend that has shaped the city since 2000.

Over the past decade, many families with children left the city. Between 2000 and 2010, Detroit experienced a 47% loss in the population of children ages five to nine, and a 35% decline in the total population of children under 18.[11] Those leaving were predominantly middle- and upper-income families that had the means to leave the city, further decreasing City revenue and resulting in a spike in childhood poverty rates that was particularly noticeable among young children. By 2014, 62% of children five years of age and under were living below the poverty line.[12]

Detroit Population, 1920-2010
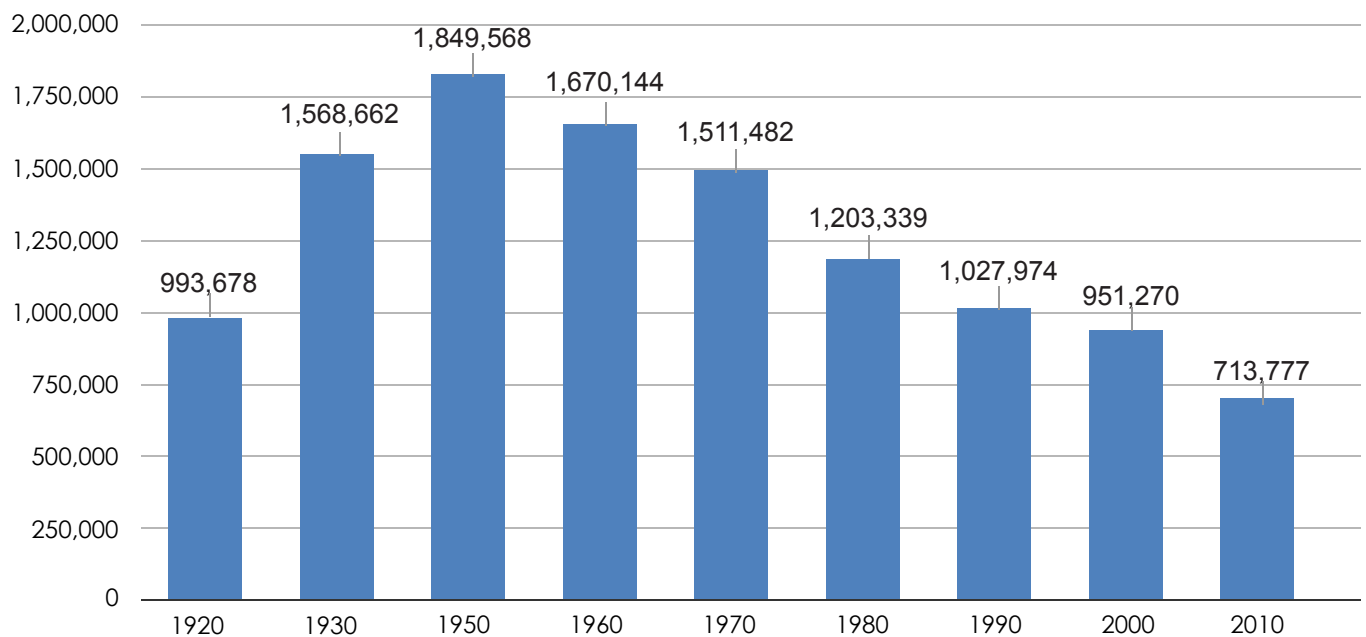
Source: US Census Bureau.

8. U.S. Census Bureau.
9. U.S. Census Bureau, 2000 Census SF1 and 2010 Census SF1.
10. U.S. Census Bureau, American Community Survey 2014 5-Year Estimates.
11. U.S. Census Bureau, 2000 Census SF1 and 2010 Census SF1.
12. U.S. Census Bureau, American Community Survey 2014 1-Year Estimates.

Percent Change in Non-Hispanic Black Population, 2000-2010 Southeast Michigan, by 2010 Census Tracts

Oakland

Macomb

Wayne

Loss of -50% or more	Detroit
-25% to -49.9%	Counties
-10% to -24.9%	Municipalities
-0.1% to -9.9%	Census Tracts
0% to 24.9%	No Population
25% to 49.9%	
50% to 99.9%	
Gain of 100% or more	

0   2   4   8
Miles

DATA DRIVEN DETROIT

Sources: U.S. Census SF1, 2000 and 2010; Data Driven Detroit. Created March, 2016.
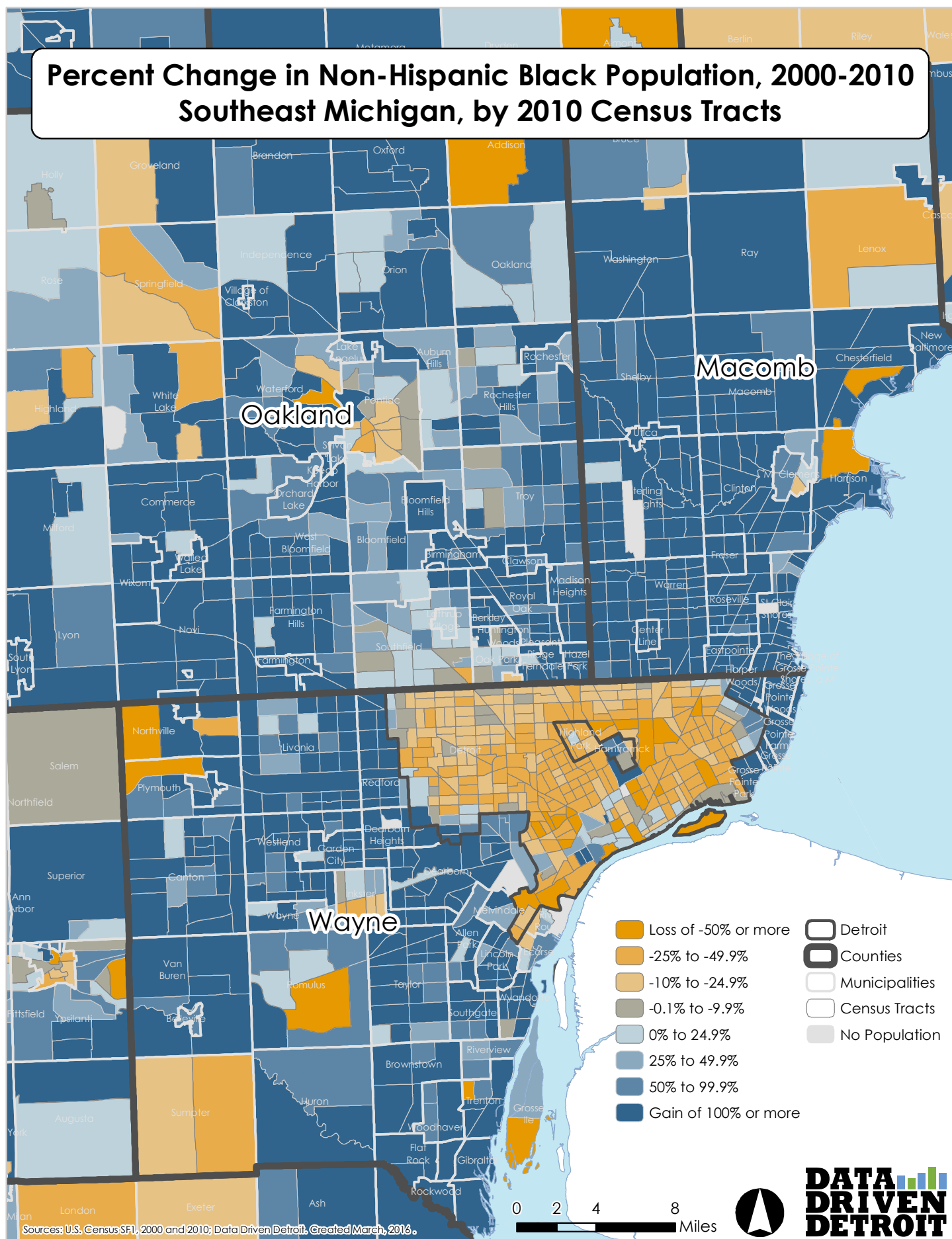
By 2014, 62% of children five years of age and under were living below the poverty line.

Declining population, decreased property tax revenue and declining school enrollment also put financial stress on local schools, straining the resources of the Detroit Public School district (DPS) and forcing the district to borrow money to cover operational expenses. From 2009 – when the state took control of the school district through the appointment of an emergency manager – until 2014, the total net position of the district's financial debt more than doubled to $1.7 billion.[13] A report from the Citizens Research Council of Michigan states that, as of the 2015 fiscal year, DPS had over $3.5 billion in combined operating and capital liabilities, including $872 million in unfunded pension liabilities, $443 million in unfunded retiree health care liabilities, and $463 million in cash flow borrowing from 2005, 2011, 2014, and 2015.[14] This trend of borrowing to cover day-to-day expenses negated the district's extremely high per-pupil spending ($19,400 per pupil), and diverted money intended to be used for general education and support services to paying down the district's debt. The effects on the district's achieve-

ment have been considerable. In 2014, out of over 200 schools in the city only five public schools serving Detroit students scored above the state average in reading, and only seven scored above the state average in math.[15] For the 2014-2015 school year, more than 80% of ranked Detroit public schools (non-alternative education) fell in the bottom quarter of the state's "Top-to-Bottom" school rankings.[16]

Crime continues to be a significant longterm issue in the city, even though the total number of crimes has fallen. Alongside the decrease in population and increase in joblessness, crime rates in Detroit have been among the highest in the country. According to information from the Department of Justice, Detroit had among the highest murder rates in 2014 of all U.S. cities with populations 200,000 or greater, almost 10 times the national rate.[17]

National Recession and Foreclosure Crisis

As the overall quality of life decreased and the population declined, demand for housing in Detroit's neighborhoods decreased. This gen-

eral decrease in demand occurred over many decades, leading to increases in neighborhood instability, abandonment, and blight.

Since the 1950s, home developers built, on average, over 10,000 homes in excess of demand each year in the region.

While the recent mortgage crisis and resulting economic recession hit Detroit very hard, the mortgage foreclosure trend developed over many decades. Since the 1950s, speculative home developers built, on average, over 10,000 homes in excess of demand each year in the region. During the same period, housing abandonment and demolition continuously eroded the stock of dwellings in Detroit by an annual average of almost 4,000. From 1970 to 2000, the median value of owner-occupied homes (adjusted for inflation) in Detroit fell 8%, from $67,000 to $62,000, while adjusted median home values in Detroit's suburbs rose 50%, from $94,000 to $142,000.[18]

This weakness in the local housing market continued to affect the already-contracting city through the mid-2000s. In 2007, just at the onset of the national economic reces-

13. Detroit Public Schools Financial Statements. 2015. URL: http://detroit.k12.mi.us/data/finance/. Accessed: January 29, 2016.

14. Citizens Research Council of Michigan. *Detroit Public Schools' Legacy Costs and Indebtedness*. Number 1138. January, 2016.

15. Coalition for the Future of Detroit School Children. "The Choice is Ours; Road to Excellence for Troubled Michigan Schools Begins in Detroit". March 2015. URL: http://choiceisoursdetroit.tumblr.com/report.

16. Data Driven Detroit. Analysis of Detroit School Data. 2015.

17. United States Department of Justice. Criminal Justice Information Services Division. *Uniform Crime Reports*. URL: https://www.fbi.gov/about-us/cjis/ucr/crime-in-the-u.s/2013/crime-in-the-u.s.-2013/violent-crime/violent-crime-topic-page/violentcrimemain_final. Accessed: January 29, 2016.

18. Galster, George (2013). "George Galster: The housing disassembly line needs regional solution." *The Detroit Free Press,* March 24, 2013.

19. Sugrue, T. J. (2014). *The origins of the urban crisis: Race and inequality in postwar Detroit*. Princeton University Press.

sion, 62% of all subprime loans in the Detroit area were held by Black residents.[19] When the home finance market collapsed in 2008, properties in the city sharply declined in value, leaving many homeowners with mortgages that exceeded their appraised property values. In 2008 alone, there were over 11,700 mortgage foreclosures,[20] and by 2009, Detroit observed over 21,500 sales of foreclosed properties from banks, compared to just over 1,400 market sales.[21] Many of these bank sales were below the already-low market rates, further lowering prices in a city that was struggling with an oversupply of housing. By 2014, total mortgage foreclosures had decreased, but the damage to the city's already weakened housing market was considerable.

There were 143,000 foreclosures in Detroit between 2008 and 2014.

As the mortgage crisis receded, a tax foreclosure crisis rose to take its place. Tax foreclosures increased nearly every year since 2002. Since 2012, no fewer than 18,000 Detroit properties have been listed at the Wayne County tax auction each year.[22] As tax foreclosures increased, the flood of properties overwhelmed any market demand, and thousands of parcels were either purchased by speculators or reverted to pub-

lic ownership due to lack of buyer interest. Overall, these dual crises resulted in over 143,000 foreclosures in Detroit between 2008 and 2014. The sheer magnitude of these crises left even relatively stable neighborhoods struggling with large numbers of vacant properties. As of 2014, nearly 80,000 structures in Detroit were blighted or at risk of becoming blighted, and the city now contains nearly 21 square miles of vacant developable land - almost 15% of its total land area. This blight accelerated the decline of many of Detroit's neighborhoods at a frightful pace. During the five-year period from 2009 to 2014, for example, 79 of Detroit's more stable block groups saw a considerable increase in blight. This accounted for almost 10% of the block groups in the entire city, and did not include many of those that were already blighted in 2009.[23]

Challenges in Leadership

Over the past decade, Detroit has struggled with government corruption. The most prominent example occurred under Mayor Kwame Kilpatrick in the early 2000s, and involved the mayor and members of his administration. In addition to perjury for lying under oath about an affair he was having with his chief of staff, Kilpatrick was found guilty "in

a wide-ranging racketeering conspiracy that included extortion, bribery, and fraud." Kilpatrick was found in 2013 to have "extorted city vendors, rigged bids, and taken bribes." Thirty-two other convictions resulted from investigations related to his administration. This corruption investigation inflicted considerable damage upon the image and reputation of the city, at a time when it was already struggling with damaging economic, social, and housing trends.[24]

Since 2008, the City has had three mayors and an Emergency Financial Manager as its chief decision-maker.

Detroit's leadership has been challenged not only by corruption, but also by inconsistency and transition. Since the end of the Kilpatrick administration in 2008, the City has had three mayors and an Emergency Financial Manager as its chief decision-maker. Other city institutions have also experienced considerable transition. The Detroit Public School District (DPS) is currently on its fifth Emergency Financial Manager since the state took control of the system in 2009. The Detroit Police Department has experienced greater transition at the top, having had five chiefs in the five years between 2008 and 2013.[25] Collectively, these

20. Wayne County Register of Deeds; Data Driven Detroit. Analysis conducted January 2016.

21. CoreLogic; Data Driven Detroit. Analysis conducted July 2012.

22. Wayne County Treasurer; Data Driven Detroit. Analysis conducted January 2016.

23. Data Driven Detroit. "City of Change – Evolution in the Condition of Detroit's Housing Stock". December, 2014.

24. Federal Bureau of Investigation. "Public Corruption: Inside the Kwame Kilpatrick Case". November 8, 2011. https://www.fbi.gov/news/stories/2013/november/public-corruption-inside-the-kwame-kilpatrick-case/public-corruption-inside-the-kwame-kilpatrick-case.

25. Reuters. "Detroit hires fifth police chief in five years". May, 2015. http://www.reuters.com/article/us-usa-detroit-police-idUSBRE94E0YB20130515.

changes in leadership across so many departments and agencies in the city made policy consistency difficult and bureaucratic management chaotic. However, the election of Mike Duggan as mayor and the hiring of James Craig as Chief of Police, both in 2013, brought some measure of stability back to City government.

A Fractured Decision-Making Environment

Detroit's struggles with leadership consistency and corruption also fed into a series of fractured relationships with the surrounding suburban municipalities (and occasionally the State of Michigan). This created an adversarial decision-making environment that resulted in a number of policies – both internal and external to Detroit – that were detrimental to the city's health and stability. A particularly stark example was the Michigan Legislature's elimination of residency requirements for City employees near the end of the 1990s, which led some of the City's 17,000 workers to relocate to the suburbs and further eroded an already flagging tax base. Competing interests between the City and suburban municipalities over development policy created an adversarial regional policy environment over water and sewer services, racial tensions, and

transportation infrastructure, further damaging city services.

While Detroit was shaped to a considerable extent by interactions and policies involving outside governments and agencies, City officials also embraced decisions that further hampered its ability to recover. Economic development agencies pursued large, 'silver-bullet' projects at the expense of building up smaller businesses and residential neighborhoods. Many of these projects included tax credits and abatements that reduced financial benefits, and the City's overuse of eminent domain for land acquisition (particularly with the General Motors Poletown Plant development in the early 1980s) to support these projects created a deep distrust among many Detroit residents. Furthermore, the focus on large-scale and centrally-located projects contributed to a 'Downtown vs. the Neighborhoods' dynamic that has characterized – and challenged – local discourse around revitalizing Detroit in recent years.

Worsening Finances Lead to Bankruptcy

Much of Detroit's infrastructure was designed and built during the city's apex, when it was home to nearly two million residents. As the tax-

paying population decreased over the decades, this aging and over-sized infrastructure became increasingly difficult to maintain. To compensate, the City was forced to take out loans in order to keep providing services to residents. The national financial collapse and dual tax and mortgage foreclosure crises added to the financial hardship of the city as record numbers of foreclosed properties sat vacant, contributing minimal tax revenue (or none at all, for the roughly 80,000 publicly-owned properties in the city). As debt grew, larger percentages of the City's budget were diverted to loan payments instead of maintaining infrastructure and services, and much of the city's physical and technological infrastructure fell into disrepair.

As the City's revenues fell precipitously over the 2000s, costs – particularly those associated with retirees – increased substantially. Staff reductions that were designed to counteract declining revenues had the additional impact of increasing the number of retirees who had been promised pensions and health care, to the point that there were over twice as many retirees from city government as there were active employees. Meanwhile, due to the market factors discussed above, as well as chronic underfunding of both pension and healthcare obligations, the unfunded liability for retiree benefits ballooned to nearly $7 billion, and the City was paying twice as much for retiree health care as it paid

for active employees. Furthermore, Michigan's constitution guaranteed pension benefits, meaning that only federal bankruptcy could be used as a tool to modify those benefits and reduce payments. In July of 2013, Detroit's debt burden became overbearing and the state-appointed Emergency Financial Manager Kevin Orr filed for Chapter 9 bankruptcy protection.

Additional funds freed up after bankruptcy allowed the City to invest sizable resources in upgrading its internal technology infrastructure.

The bankruptcy proceedings were fraught with challenges, but the City emerged from them in a stronger financial position, with signs of potential growth slowly becoming evident in the years since. Development accelerated in Detroit's Downtown and Midtown neighborhoods, leading to new apartment buildings rising and the purchase and renovation of many other residential and commercial structures. Supported in large part by the Federal Hardest Hit Fund, the Detroit Land Bank Authority increased the pace of structural blight removal across the city by a considerable margin, with over 8,000

blighted structures removed since 2014.[26] After bankruptcy, the city government also observed reinvigoration; the additional funds freed up after bankruptcy allowed the City to invest sizable resources in upgrading its internal technology infrastructure, resulting in the hire of Detroit's first-ever Chief Information Officer. This push toward modernized technology also streamlined Detroit's online presence and customer interactions, with residents able to more easily access information that in preceding years had been virtually impossible to acquire. A revised charter provided for the election of City Council by district for the first time in Detroit's history, and ensured that every neighborhood would be represented in the city's legislative body.

Schools

Educational reforms implemented in Michigan in 1994 allowed for the creation of alternatives to local public school districts (such as charter schools). These reforms resulted in an environment where families have many choices, near and far, regarding where to send their children to school. In Detroit, however, this open system has resulted in a number of schools that open and close each year. The city's students are currently served by a plethora of different public school systems including dozens of charter schools with multiple

authorizers and managers, the Detroit Public School District, and the state-run Educational Achievement Authority (EAA).

In total, Detroit has 14 different entities that authorize schools within the city (as of 2015), each with its own set of standards and expectations, each with the authority to open and close schools whenever and wherever, and all competing with one another for scarce resources. Underneath the 14 entities, there are more than 50 individual charter operators and local education agencies. The competition between these agencies and the lack of overall coordination has created a fragmented educational landscape in Detroit's neighborhoods, resulting in the closing of many neighborhood schools and the over-concentration of schools in some areas of the city. In addition, the population exodus has caused a surplus of supply among all school systems in Detroit, further heightening the competition for already scarce resources. It is estimated that there are 60,000 more seats available in existing schools than are demanded.[27] This excess capacity puts financial strain on all existing schools.

26. Detroit Free Press. "Feds give Michigan $188M more to fight blight". April 20, 2016. URL: http://www.freep.com/story/news/local/michigan/detroit/2016/04/20/feds-expected-give-detroit-demolitions-another-boost/83270176/. Accessed May 12, 2016.

27. "Roadmap for Detroit: Making Detroit Great Again For Students". A report prepared by the Parthenon Group for The Skillman Foundation. November 11, 2015.

The Good Neighborhoods Initiative

The breadth and magnitude of these issues present tremendous challenges, particularly on a scale as large as the city of Detroit. In the past decade, local philanthropic organizations and City officials began to focus investments in specific neighborhoods to counteract these broad trends. The Skillman Foundation's Good Neighborhoods Initiative was a pioneer in this trend, concentrating on neighborhoods with large numbers of children and need. The forces described above have affected each of these neighborhoods differently, and these characteristics will be explored in the following sections. However, each of the Skillman Good Neighborhoods has been impacted by the broader socio-economic trends over the past fifty years. While there have been some positive developments, these broader trends have raised a number of barriers in the fight to create livable, safe, and competitive communities for children and their families.

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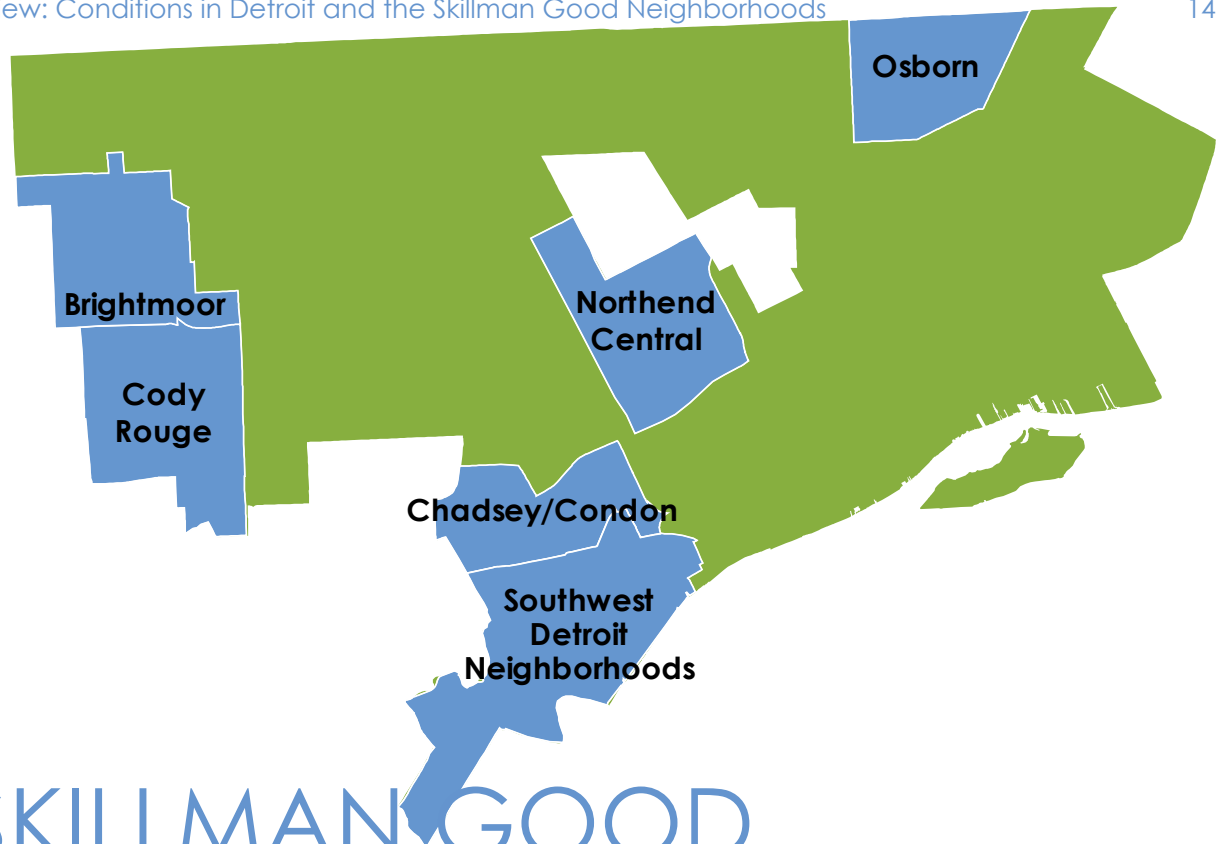
THE SKILLMAN GOOD NEIGHBORHOODS: AN OVERVIEW

In 2006, The Skillman Foundation initiated a 10-year strategy to increase the odds of success for children in six neighborhoods in Detroit. Overall, this initiative was designed to change the community context in which kids live and learn. This decade-long commitment became known as the "Good Neighborhoods" initiative. Within a few years, the Foundation's city-wide "Good Schools" strategy became intentionally focused on schools within the neighborhoods and the work continued to be known as the Good Neighborhoods Initiative. This program represented a major philanthropic investment into an emerging field of

investment strategies called Community Change Initiatives, which focus on "place-based" programming. In addition to the specific geographic focus, the new initiative adhered to a principal strategy of using both community building and local programming to address neighborhood issues comprehensively.

The Good Neighborhoods Initiative set out to ensure that young people living in the six chosen neighborhoods "are safe, healthy, well-educated and prepared for adulthood."[28] The six neighborhoods were chosen from among 14 through a selection process based on three criteria:

1. Neighborhoods that had large numbers of children;

2. Neighborhoods that were considered a high-risk environment for children;

3. Neighborhoods that presented opportunity, readiness and momentum for changing conditions.

Eventually, six neighborhoods were chosen: Brightmoor, Cody Rouge, Chadsey/Condon, Northend Central, Osborn and Southwest Detroit. In 2000, these neighborhoods housed nearly 28% of Detroit's children, and just over 26% of the city's total popu-

28. The Skillman Foundation. "Resilience, Resolve, Results; A Compilation of Readiness Phase Studies of The Skillman Foundation's Good Neighborhoods and Good Schools Initiative". November 2011.

lation. Of the children in the Good Neighborhood's, 35% of them were in poverty. By 2014, the Skillman Good Neighborhoods were home to over 30% of Detroit's children, nearly 56% of whom were living below the poverty level.

As the Skillman Good Neighborhoods Initiative approaches the culmination of a decade of investment, it is clear that while similar strategies have been implemented in each area, the neighborhoods have not all had similar trajectories over the past ten years. Though the six neighborhoods selected all scored high with regard to the selection criteria, each neighborhood had unique context and challenges. Additionally, the larger forces affecting the Detroit region

and the United States played out in each neighborhood differently.

This section provides a high-level comparison of trends among the six Skillman Good Neighborhoods during the ten-year period of the Initiative. These comparisons provide additional context for the individual neighborhood profiles that follow, which examine in more detail the shifts that have occurred over this period. The graphs below compare these neighborhoods with one another and with Detroit as a whole along several important dimensions. For each dimension, we draw observations using one or two key indicators that illustrate similarities or differences. The dimensions include: population change, racial/

ethnic composition, household income, child poverty, the housing market, physical housing condition, and crime.

It is important to note that each of the Skillman Good Neighborhoods covers a geographic footprint of several square miles. Even within these areas, conditions can vary considerably between adjacent blocks and sub-communities. Because of this, nuances and variations in stability within each neighborhood are not represented in the overall trends discussed in this section and the section that follows. These elements include areas of weakness in an otherwise healthy neighborhood as well as areas of strength in declining neighborhoods.

Population Change

Indicator:

Percent Change in Total Population and Population Under 18

Trends:

1 In Detroit, and in all Skillman Good Neighborhoods except for Chadsey/Condon, between 2000 and 2010-14, the population under 18 declined at a faster rate than the total population.[29]

2 Chadsey/Condon, Cody Rouge, and Southwest Detroit experienced smaller population declines, in total and in population under 18, than Detroit. Brightmoor, Northend Central, and Osborn saw more rapid declines than Detroit overall.

Percent Change In Total Population and Population Under 18, 2000-2014, Detroit and Skillman Good Neighborhoods
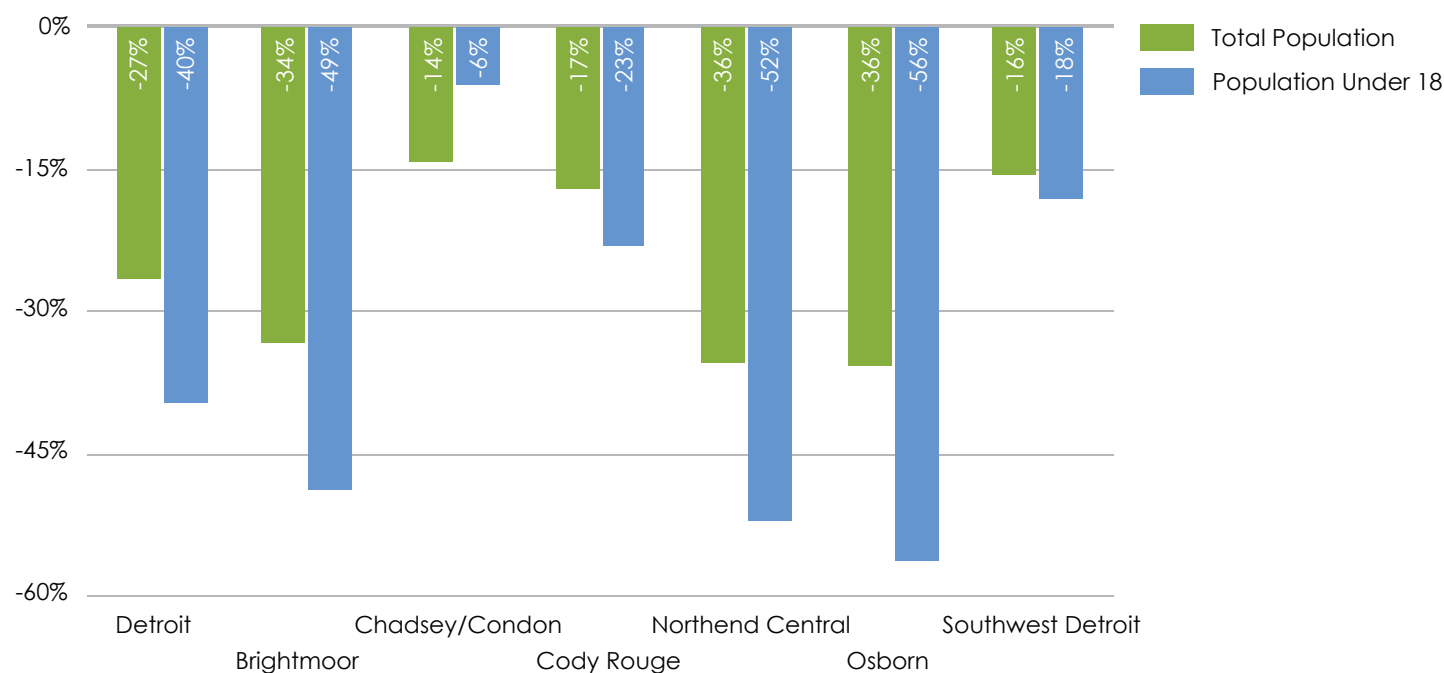
Source: 2000 Decennial Census; 2010-2014 American Community Survey 5-Year Estimates.

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29. Note: The American Community Survey provides neighborhood-level data for five-year periods, where numbers represent the average value for the entire time period. The most recent period for which American Community Survey 5-Year data are available is 2010-2014.

Indicator:

Percent of the Population Under 18 Years of Age

Trends:

1 The percent of the popula-
tion under 18 decreased across
Detroit and in every Skillman
Good Neighborhood except for
Chadsey/Condon. In Southwest
Detroit, the proportion of the
population consisting of children
increased in 2005-09 but de-
creased in 2010-2014.

2 Osborn saw the largest decrease
in the share of children among
the six Skillman Good Neighbor-
hoods.

3 In contrast to the other Good
Neighborhoods, much of the de-
crease of children in Cody Rouge
took place between 2000 and
2005-09. From 2005-09 to 2010-
14, the decrease slowed consider-
ably.

Percent of Population Under 18, 2000-2014, Detroit and Skillman Good Neighborhoods
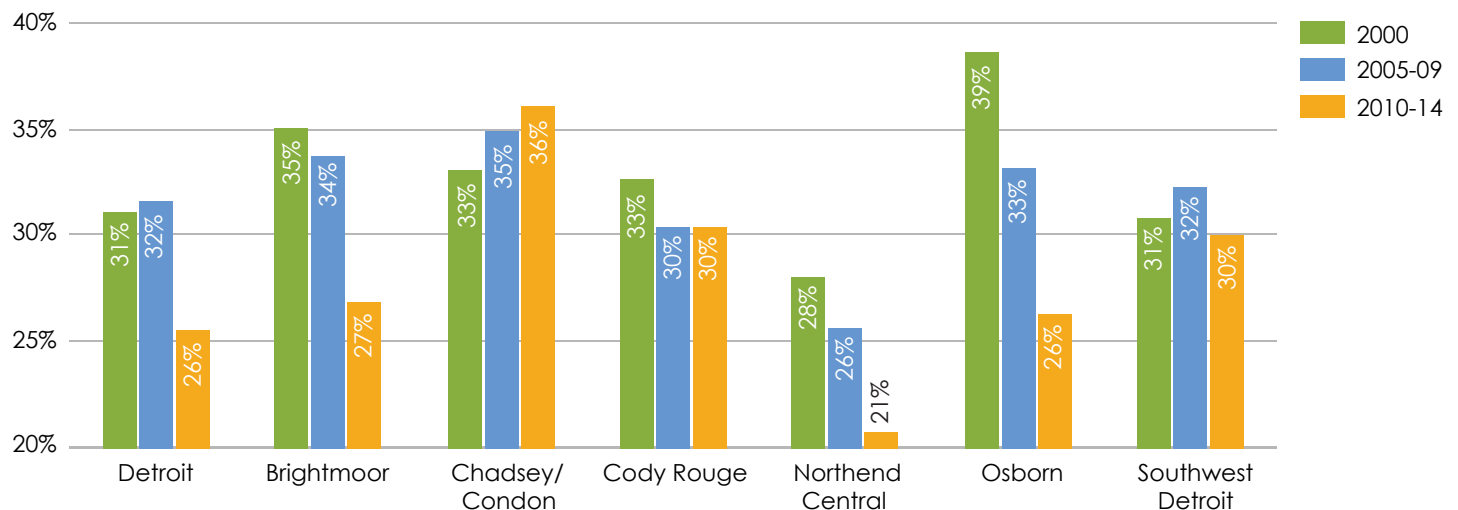
Source: 2000 Decennial Census; 2005-2009 American Community Survey 5-Year Estimates;
2010-2014 American Community Survey 5-Year Estimates.

Racial/Ethnic Composition[30]

Indicator:

Percent of Population by Race/Ethnicity

Trends:

1 Detroit, and almost all Skillman Good Neighborhoods, has been characterized by declining White populations between 2000 and 2010-14. The one exception to this is Northend Central.

2 Populations of "Other Race" residents have also declined in several neighborhoods. The most noticeable have been in Osborn, Chadsey/Condon, and Cody Rouge.

3 The Hispanic population has increased in both Southwest Detroit and Chadsey/Condon (and Detroit overall), but in other neighborhoods it remains a smaller proportion of the overall population compared to Detroit.

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30. Racial/Ethnic categories are defined as follows: White consists of "White Alone, not Hispanic or Latino". African-American consists of any resident identified as "Black/African-American Alone, not Hispanic or Latino". Hispanic consists of any resident identified as "Hispanic or Latino", regardless of racial classification. "Other Race" is defined as any person not in one of the preceding categories.

Percent of Population by Race and Ethnicity, 2000 - 2010-14, Detroit and Skillman Good Neighborhoods

Legend:
- White
- African-American
- Hispanic or Latino
- Other

Detroit
- 2000: White 11%, African-American 81%, Hispanic or Latino 5%, Other 3%
- 2010-14: White 9%, African-American 81%, Hispanic or Latino 7%, Other 3%

Brightmoor
- 2000: White 16%, African-American 79%, Hispanic or Latino 1%, Other 4%
- 2010-14: White 11%, African-American 85%, Hispanic or Latino 1%, Other 3%

Chadsey/Condon
- 2000: White 30%, African-American 29%, Hispanic or Latino 34%, Other 6%
- 2010-14: White 24%, African-American 18%, Hispanic or Latino 56%, Other 3%

Cody Rouge
- 2000: White 27%, African-American 65%, Hispanic or Latino 4%, Other 4%
- 2010-14: White 15%, African-American 78%, Hispanic or Latino 5%, Other 2%

Northend Central
- 2000: White 3%, African-American 94%, Hispanic or Latino 1%, Other 2%
- 2010-14: White 6%, African-American 90%, Hispanic or Latino 1%, Other 3%

Osborn
- 2000: White 9%, African-American 84%, Hispanic or Latino 1%, Other 6%
- 2010-14: White 6%, African-American 90%, Hispanic or Latino 1%, Other 3%

Southwest Detroit
- 2000: White 24%, African-American 24%, Hispanic or Latino 48%, Other 4%
- 2010-14: White 18%, African-American 22%, Hispanic or Latino 58%, Other 2%

Source: 2000 Decennial Census; 2010-2014 American Community Survey 5-Year Estimates.

Income

Indicator:

Percent of Black Households by Annual Income

Trends:

1 Across Detroit, and in most Skillman Good Neighborhoods, the proportion of African-American households earning $25,000 or less increased between 2000 and 2010-14.

2 This trend has likely been influenced by middle- and upper-income Black families leaving Detroit for suburban communities.

3 The greatest increase (15 percentage points) in the proportion of Black households earning $25,000 or less was in the Cody Rouge neighborhood.

Percent of Black Households* by Income Categories, 2000 - 2010-14, Detroit and Skillman Good Neighborhoods

*Householder is African-American

Legend:
- Under $25,000
- $25,000 to $74,999
- $75,000 or Higher

Detroit
Year	Under $25,000	$25,000 to $74,999	$75,000 or Higher
2000	43%	43%	14%
2010-14	49%	39%	12%

Brightmoor
Year	Under $25,000	$25,000 to $74,999	$75,000 or Higher
2000	41%	47%	12%
2010-14	49%	41%	10%

Chadsey/Condon
Year	Under $25,000	$25,000 to $74,999	$75,000 or Higher
2000	60%	33%	7%
2010-14	59%	34%	7%

Cody Rouge
Year	Under $25,000	$25,000 to $74,999	$75,000 or Higher
2000	32%	56%	12%
2010-14	47%	41%	12%

Northend Central
Year	Under $25,000	$25,000 to $74,999	$75,000 or Higher
2000	56%	34%	10%
2010-14	59%	33%	8%

Osborn
Year	Under $25,000	$25,000 to $74,999	$75,000 or Higher
2000	39%	48%	14%
2010-14	46%	42%	12%

Southwest Detroit
Year	Under $25,000	$25,000 to $74,999	$75,000 or Higher
2000	48%	42%	10%
2010-14	59%	33%	8%

Source: 2000 Decennial Census; 2010-2014 American Community Survey 5-Year Estimates.

Child Poverty

Indicator:

Percent of Children in Poverty

Trends:

1 Child poverty rates increased substantially between 2000 and 2010-14, both within Detroit and across all Skillman Good Neighborhoods.

2 Cody Rouge saw the largest increase, from the lowest child poverty rate in 2000 to the highest in 2010-14. The rate more than doubled from 2005-09 to 2010-14.

3 The increase in child poverty rates leveled off after 2005-09 in Osborn and Southwest Detroit, and only increased by small increments between that time frame and 2010-14.

Percent of Children in Poverty, 2000 - 2010-14, Detroit and Skillman Good Neighborhoods
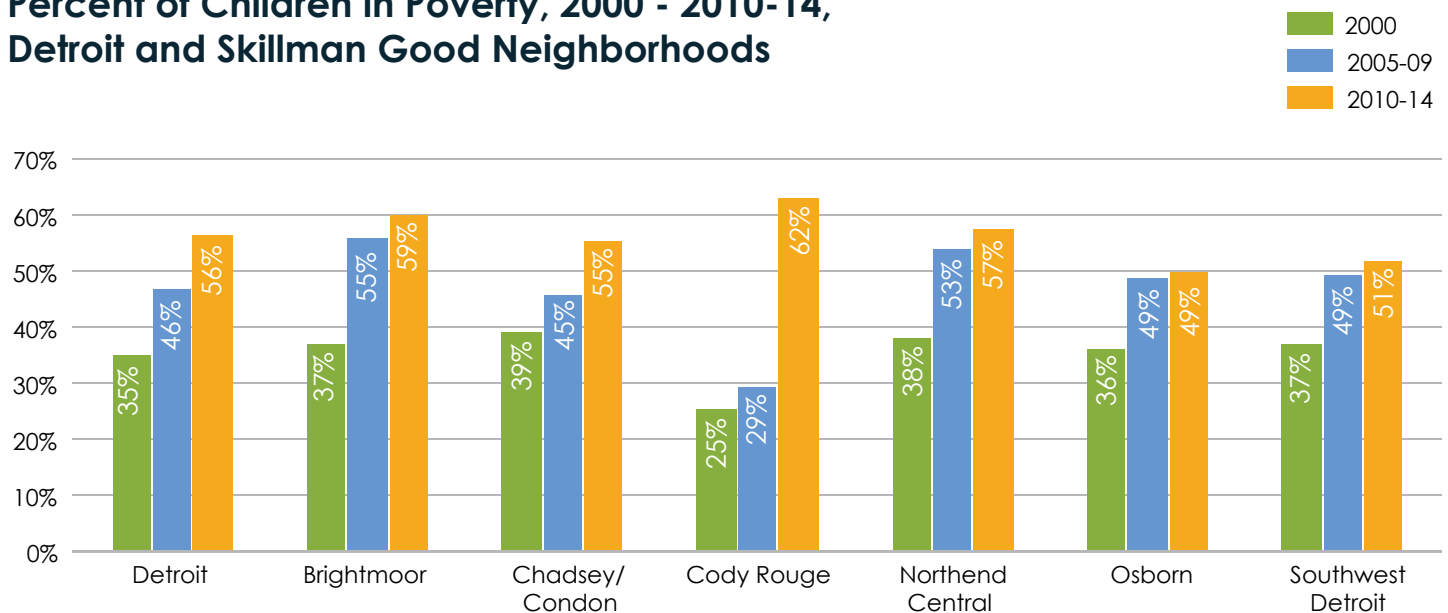
Legend:
- 2000
- 2005-09
- 2010-14

Neighborhood	2000	2005-09	2010-14
Detroit	35%	46%	56%
Brightmoor	37%	55%	59%
Chadsey/Condon	39%	45%	55%
Cody Rouge	25%	29%	62%
Northend Central	38%	53%	57%
Osborn	36%	49%	49%
Southwest Detroit	37%	49%	51%

Source: 2000 Decennial Census; 2005-2009 American Community Survey 5-Year Estimates;
2010-2014 American Community Survey 5-Year Estimates.

The Housing Market

Indicator:

Total Foreclosures per Square Mile[31]

Trends:

1 Overall, foreclosures have been increasing across all Skillman Good Neighborhoods since 2008, primarily driven by the citywide increase in tax foreclosures.

2 There is considerable variation in how the neighborhoods have been affected by foreclosure. Cody Rouge, Osborn, and Brightmoor have been hit much harder than Detroit, while Southwest Detroit and Northend have generally seen fewer foreclosures per square mile than the citywide average.

3 Cody Rouge is home to a large park, which somewhat reduces the density of foreclosure in the neighborhood.

Tax Foreclosure Per Square Mile, 2008 - 2014, Detroit and Skillman Good Neighborhoods
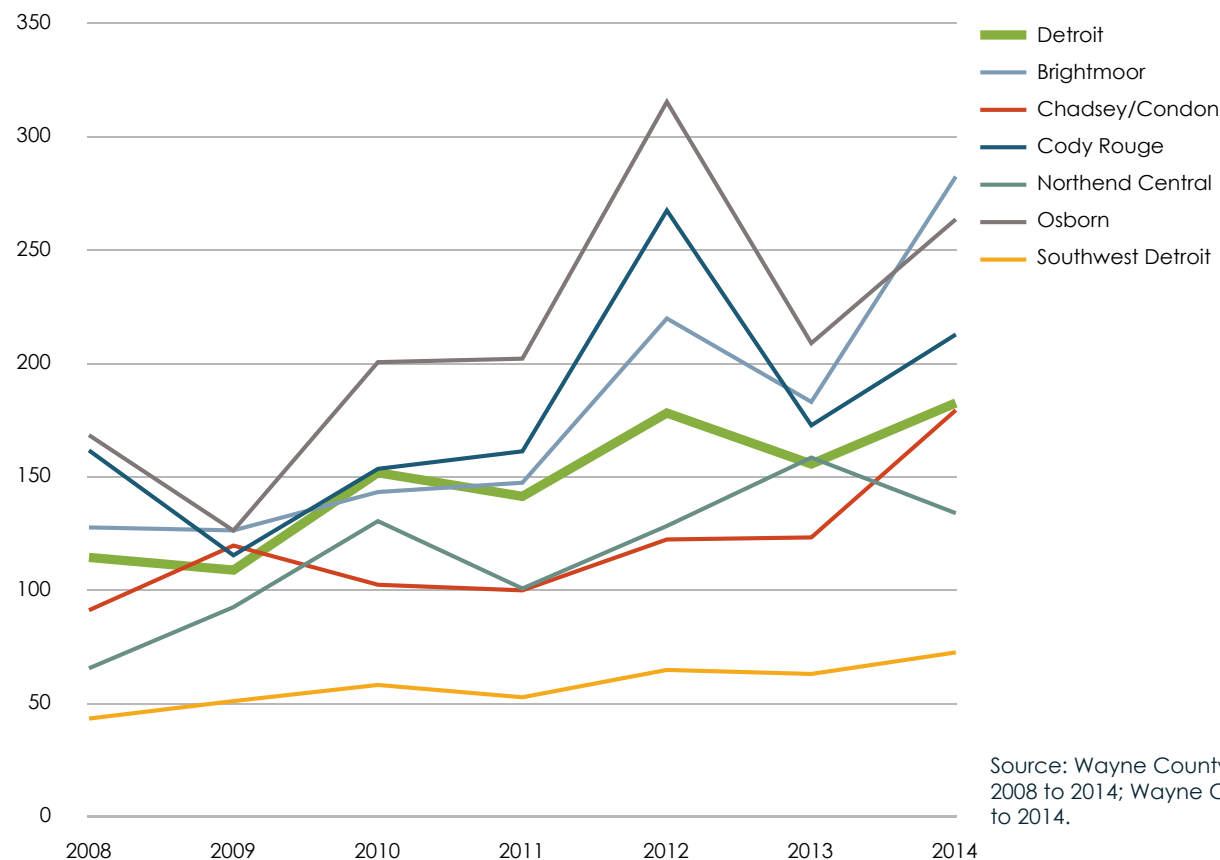
Source: Wayne County Register of Deeds, 2008 to 2014; Wayne County Treasurer, 2008 to 2014.

31. Total Foreclosures are created by combining total sheriff's sales, representing mortgage foreclosures, and properties listed at the Wayne County tax auction, representing tax foreclosures.

Indicator:

Percent of Housing Units that are Occupied

Trends:

1 Occupancy rates have fallen across the city of Detroit and in every Skillman Good Neighborhood. The largest decrease in the percent of housing units that are occupied was seen in Northend Central.

2 Four of the six neighborhoods saw occupancy rates fall by over twenty percentage points from 2000 to 2010-14 – higher than the trend for the city during the same period.

Occupied Housing Units, 2000 - 2010-2014, Detroit and Skillman Good Neighborhoods
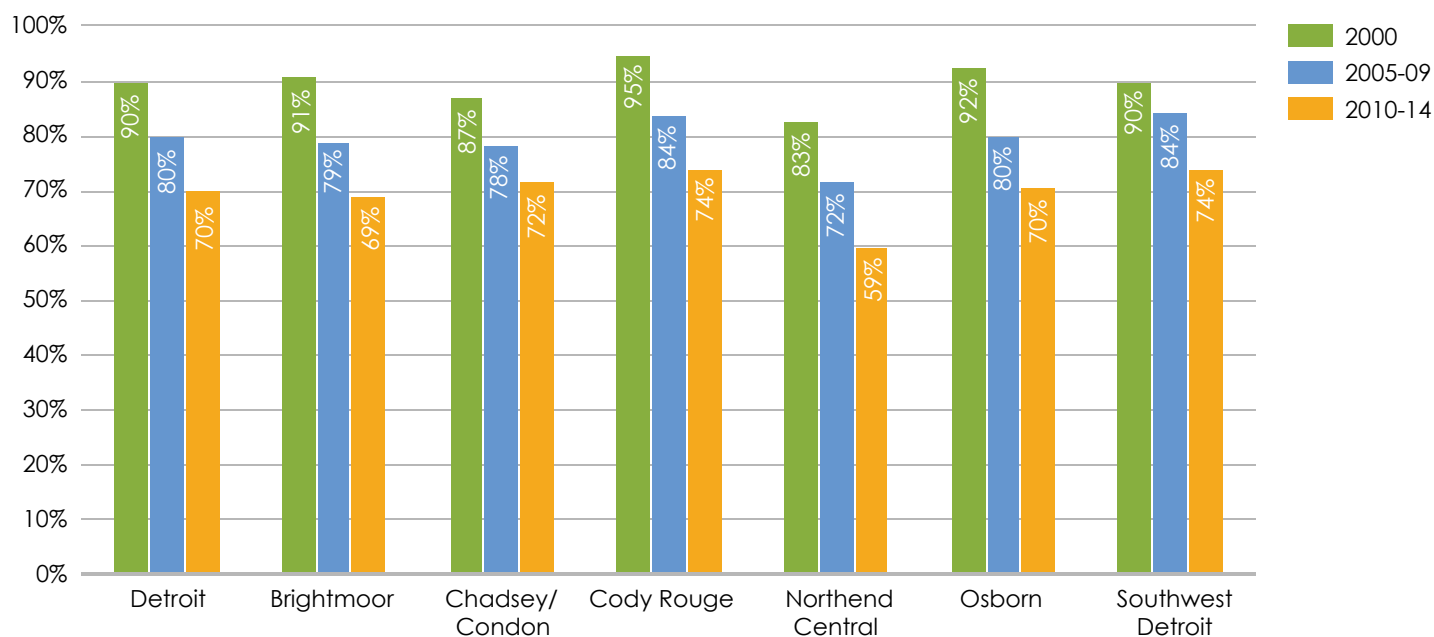
Source: 2000 Decennial Census; 2005-2009 American Community Survey 5-Year Estimates; 2010-2014 American Community Survey 5-Year Estimates.

Indicator:

Adjusted Median Housing Value

Trends:

1 Overall trends in median housing value were consistent with the broader regional housing market during the early 2000s. Detroit and all Skillman Good Neighborhoods saw an increase in median housing value from 2000 to 2005-09, followed by a sharp decrease after the market crash in 2008.

2 Northend Central is the only neighborhood where the median housing value was above the Detroit median in 2010-14; the other neighborhoods were all below the Detroit median, even though some of them were higher than Detroit in 2000.

Median Housing Value, 2000 - 2010-2014, Detroit and Skillman Good Neighborhoods
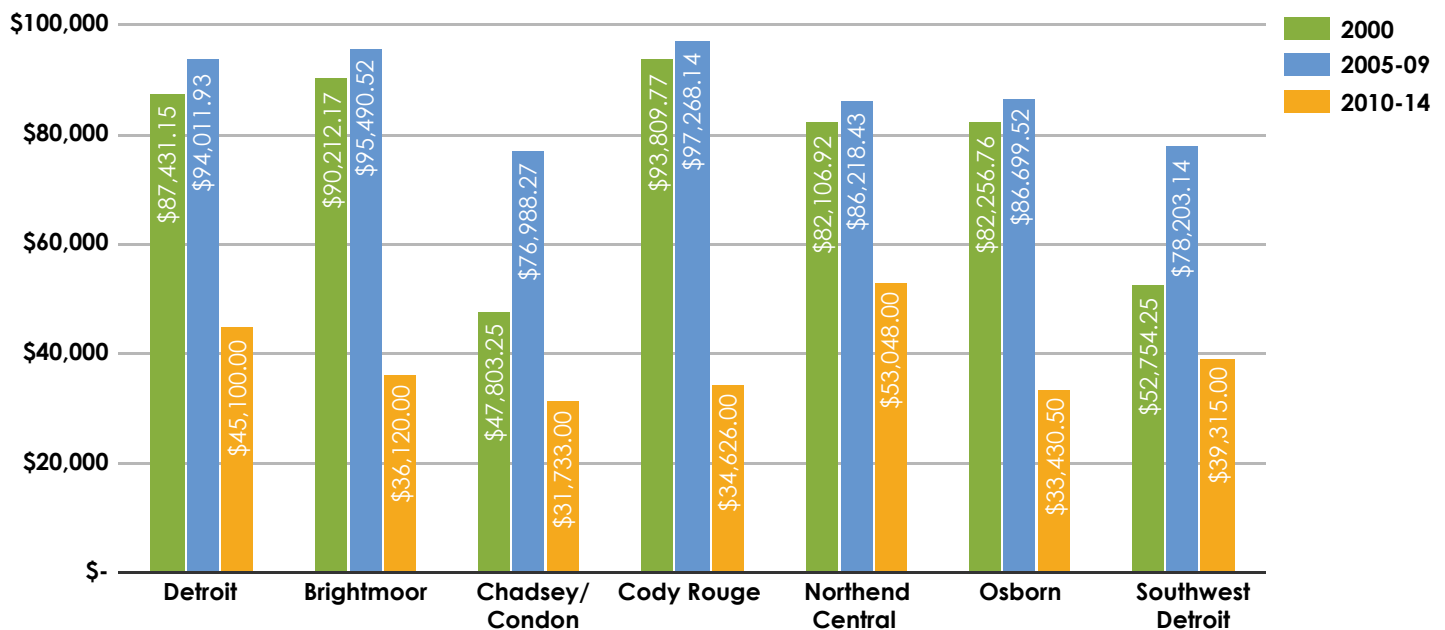
Source: 2000 Decennial Census; 2005-2009 American Community Survey 5-Year Estimates; 2010-2014 American Community Survey 5-Year Estimates.

Indicator:

Percent of Residential Structures that are Dangerous[32]

Trends:

1 The number of dangerous residential structures increased in Detroit and across all Good Neighborhoods between 2009 and 2014.

2 Four Skillman Good Neighborhoods have higher proportions of dangerous residential structures than Detroit. In each of these neighborhoods, the rate of increase between 2009 and 2014 has also matched or exceeded the city as a whole.

	Percent of Residential Structures that are Dangerous	
	2009	2014
Detroit	6%	9%
Brightmoor	8%	11%
Chadsey/Condon	9%	13%
Cody Rouge	1%	5%
Northend Central	10%	13%
Osborn	7%	11%
Southwest Detroit	4%	5%

Source: Detroit Residential Parcel Survey, 2009; Motor City Mapping, 2014.

32. Dangerous Structures meet one of the following criteria based on the Motor City Mapping windshield survey: "suggest demolition" condition; "poor" condition; "fair" condition, unoccupied, and fire-damaged; "fair" condition, unoccupied, and in need of boarding; or unoccupied with on-site dumping.

Crime

Indicator:

Percent Change in Crimes by Type

Trends:

1 Between 2008 and 2015, the number of criminal offenses has decreased substantially in Detroit across violent crimes, property crimes, and youth victimizations.

2 These trends have largely been mirrored among the Skillman Good Neighborhoods, with Brightmoor and Southwest Detroit generally experiencing the largest decreases.

3 In five out of six neighborhoods, crime rates decreased more rapidly than Detroit. The one exception to this trend is Cody Rouge, which saw 123 more violent crimes in 2015 than in 2008.

Percent Change in All Crimes by Type, 2008 - 2015, Detroit and Skillman Good Neighborhoods
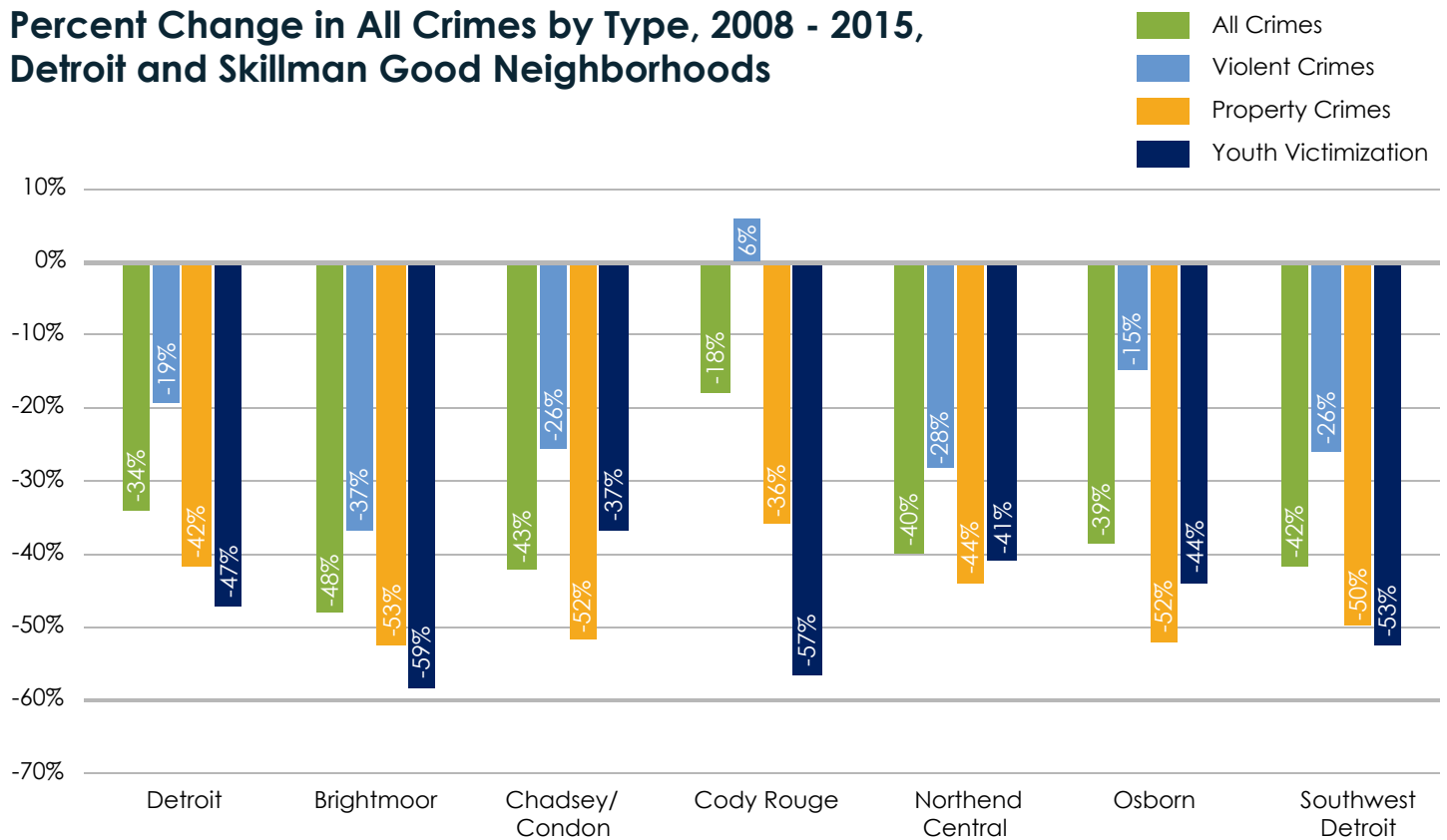
Source: Wayne State University for Urban Studies.

Trends in the Good Neighborhoods in Aggregate Compared to the Rest of Detroit

This high-level analysis totals the data from the previous indicators for all six of the Skillman Good Neighborhoods together, seeking to contrast findings in these areas in aggregate with statistics for the rest of Detroit. Though these neighborhoods are dispersed across the city, it is possible to discern some additional trends. In aggregate, the Skillman Good Neighborhoods differed from other areas of Detroit along some dimensions:

Slower overall rates of population decline. The Skillman Good Neighborhoods lost 25% of their population between 2000 and 2014, compared to a 27.5% decrease for the rest of Detroit.

Greater declines in most types of crime. Property crimes decreased more rapidly in the Skillman Good Neighborhoods than in the rest of Detroit (47% compared to 40%). Decreases in overall crimes and youth victimizations were also slightly more rapid in the Skillman Good Neighborhoods.

Slower losses in total numbers of children. The number of children decreased by roughly 34% between 2000 and 2014, compared to a 42% decrease in other parts of the city.

Fewer foreclosures. Foreclosures have generally occurred less frequently in the Skillman Good Neighborhoods, though patterns of increases and decreases have mirrored citywide trends.

Total Foreclosures per Square Mile, 2008-2014, Detroit and All Skillman Good Neighborhoods
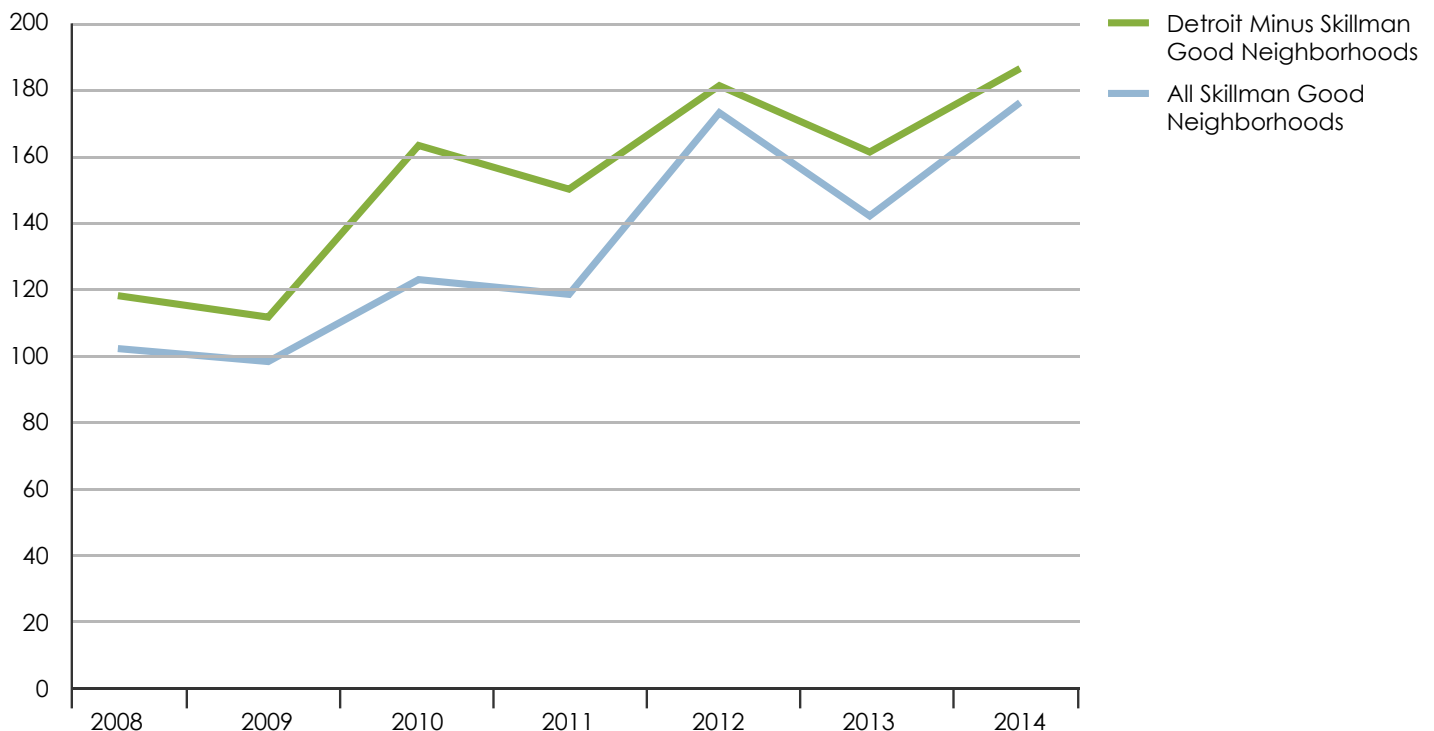
Source: Wayne County Register of Deeds, 2008-2014; Wayne County Treasurer, 2008-2014.

For other dimensions, however, these neighborhoods in the aggregate do not look different from the rest of Detroit:

Percentages of children in poverty continue to match citywide levels. The percentage of children living below the poverty level in all Skillman Good Neighborhoods in 2014 was roughly 56%, almost identical to the rest of Detroit.

Dangerous structures still match citywide levels. Similar to the rest of Detroit, roughly 9% of the residential structures in the Skillman Good Neighborhoods were considered to be dangerous in 2014.

Residential occupancy rates are slightly below citywide levels. 69% of housing units were occupied in the Skillman Good Neighborhoods in 2014, compared to 70% in the rest of Detroit.

Geographic scale may explain why additional differences are not more evident in comparing the Skillman Good Neighborhoods with the rest of Detroit. Taken in aggregate, the six neighborhoods (including parks and industrial areas) represent just over 28% of Detroit's total land area. Such a large geographic footprint can mask trends in individual neighborhoods and sub-neighborhoods. To better understand the full context of the Skillman Good Neighborhoods and how they have fared in comparison to citywide trends over the past decade, it is therefore necessary to examine each neighborhood individually. This more in-depth analysis comprises the following sections of the report.

BRIGHTMOOR
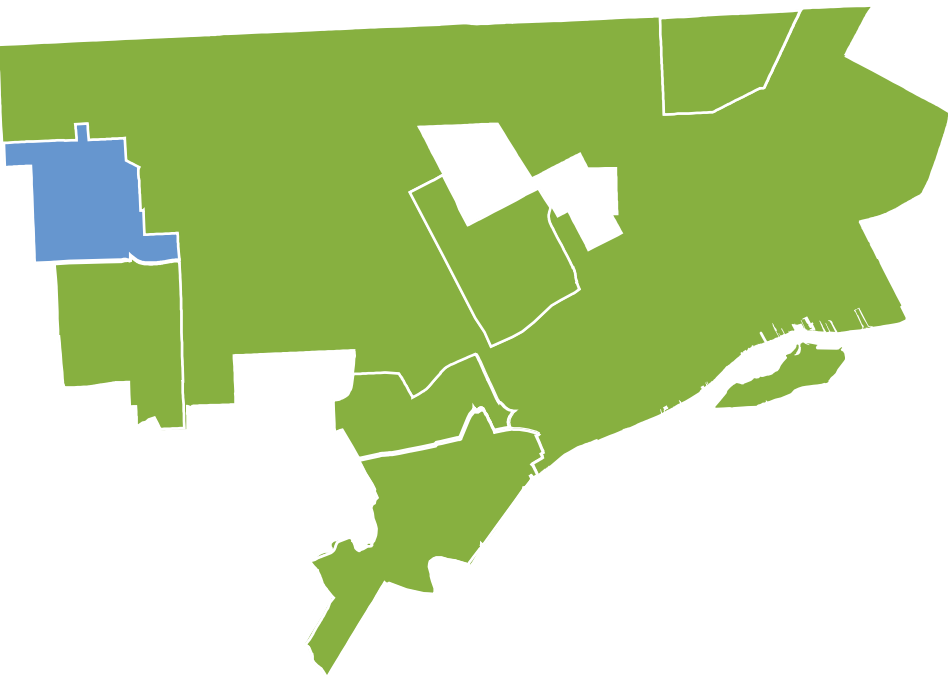
Overview

Brightmoor is a neighborhood in the northwest corner of Detroit, adjacent to the Wayne County community of Redford. Built quickly in the 1920s and 1930s to house new workers migrating to Detroit, it features mainly small, inexpensive, wood-frame bungalows on relatively small lots. It lies along the banks of the Rouge River and has a hilly topography. Despite high levels of blight and disinvestment, Brightmoor has active community groups and has been a focus of recent blight elimination campaigns. Eliza Howell Park is a major feature on the neighborhood's western edge.

Population by Race/Ethnicity
(1 box = 1% of population)

Race/Ethnicity Key
- ■ White
- ■ Black/African American
- ■ Hispanic or Latino
- ■ Other

Detroit

Brightmoor

	Detroit	**Brightmoor**
Total Population	695,437	22,990
Population Under 18 Years of Age	26%	27%
Percent of Families in Poverty	35%	38%
Median Housing Value	$41,100	$36,162

Source: 2010-2014 American Community Survey 5-Year Estimates.

Observations

By 2000, Brightmoor already faced a number of challenges. The population had declined by 11% in the previous decade (1990-2000), and housing vacancy rates were rising. Nonetheless, housing values and occupancy rates were higher than the Detroit average. Coupled with already-existing challenges, however, the magnitude of the changes that unfolded over the following decade would help to establish Brightmoor as a neighborhood struggling with vacancy and abandonment.

The Brightmoor neighborhood lost roughly 34% of its population between 2000 and 2014, compared to a 27% decline observed by Detroit during that same time period. The population loss was particularly high among the neighborhood's white population, which dropped by nearly two-thirds between 1990 and 2000 and an additional 57% between 2000

and 2014. Population losses were also quite noticeable among children under 18, who accounted for roughly 35% of Brightmoor's total population in 2000. Between then and 2014, the number of children in Brightmoor fell by almost 50%, and the proportion of the population consisting of children decreased to 27%. During this time, child poverty rates also rose sharply, increasing to nearly 60% by 2014.

As the population decreased, the neighborhood began to experience declines in home occupancy and increased foreclosure. In 2000, Brightmoor's occupancy rate of 91% was slightly higher than the citywide occupancy rate; by 2014, however, the overall occupancy rate in Brightmoor had plunged by twenty-two percentage points, falling below the rate for Detroit overall. Since 2011, Brightmoor has also struggled with high levels of foreclosure, including a particularly large spike between 2013 and 2014 that pushed the density of foreclosures in the neighborhood to nearly 300 per square mile (higher than any other Skillman Good Neighborhood). Between the foreclosures and the decreases in occupancy, the median housing value in the neighborhood plummeted, falling 60% from the inflation-adjusted peak in 2009 to just over $36,000 in 2014.

Declining occupancy combined with increases in tax foreclosures also fueled a general decline in the neighborhood's structural condition. Dangerous residential structures, already more common in Brightmoor than in Detroit overall, increased by three percentage points between 2009 and 2014. By 2014, they accounted for 11% of all residential structures in the neighborhood; the raw numbers of dangerous residential structures increased by over 40% during this time period. The number of structures in 'fair' condition increased by 35% between 2009 and 2014 while the number of structures in 'good' condition decreased by 9%,[33] indicating a decline in structural maintenance in some of the 'good' condition properties.

While many of the trends in Brightmoor have been negative, there have been some positive developments in the neighborhood. The large population declines have been accompanied by decreases in both violent crime and property crime, decreases that have exceeded the Detroit average in both instances. Though the number of structures in 'good' condition fell by 9% between 2009 and 2014, the number of structures in 'suggest demolition' condition decreased by 12% as well. This indicates that demolition programs in the neighborhood are having considerable effectiveness in removing blighted structures. This fact in particular has resulted in an excess of vacant land in the neighborhood, creating an opportunity for Brightmoor's community organizations to develop a strong framework for grassroots activity and engagement throughout the neighborhood. This characteristic, unique to the Brightmoor neighborhood, will be explored in greater detail in other evaluation reports.

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33. Please see page 52 in the appendix for detailed definitions of structure condition.

CHADSEY/CONDON

Overview

Chadsey/Condon is an area made up of two neighborhoods built around Chadsey High School and Condon Junior High School, both of which are now closed. Chadsey/Condon sits to the north of the Southwest Detroit Neighborhoods and straddles the Michigan Avenue (M-12) thoroughfare. It is adjacent to the largely Arab-American city of Dearborn on its western edge. Like its neighbor, Southwest Detroit Neighborhoods, Chadsey/Condon contains a large proportion of Detroit's Hispanic and Latino population.

Observations

Among the Skillman Good Neighborhoods, Chadsey/Condon represents the neighborhood with perhaps the greatest contrasts. The neighborhood's population was more stable over the past decade than the city's population, and housing price declines have been comparatively small. However, poverty is very high in the neighborhood, and the condition of many 'fair' and 'poor'[35] properties appears to be degrading. These dueling narratives – one of a place of stability and even growth, and the other of a neighborhood suffering from decline and disinvestment – help to frame Chadsey/Condon's evolution from 2000 to 2014.

Population by Race/Ethnicity
(1 box = 1% of population)

Race/Ethnicity Key
- White
- Black/African American
- Hispanic or Latino
- Other

	Detroit	Chadsey/ Condon
Total Population	695,437	29,771
Population Under 18 Years of Age	26%	36%
Percent of Families in Poverty	35%	41%
Median Housing Value	$41,100	$31,733

Source: 2010-2014 American Community Survey 5-Year Estimates.[34]

34. Note that the U.S. Census Bureau defines Arab-American residents as "White" for the purpose of racial/ethnic classification. Therefore, Chadsey/Condon's Arab-American population is included in the "White" population for this graph.

35. Please see page 47 in the appendix for detailed definitions of structure condition.

Along with Cody Rouge and the Southwest Detroit Neighborhoods, Chadsey/Condon is one of three Good Neighborhoods that saw its population decline at a lower rate (14%) than the city of Detroit (27%) between 2000 and 2014. Chadsey/Condon also experienced an increase in the proportion of its population that consists of children (a three percentage point increase from 2000 to 2014). The neighborhood's Hispanic population grew substantially, increasing by 40% between 2000 and 2014 and now accounting for 56% of the neighborhood's total population. In addition to the general shifts in population, the number of children living in two-parent families increased by 22%, while the number of children living in single-parent families (male- or female-headed) decreased. When combined, these trends suggest a neighborhood with a relatively stable population compared to Detroit, particularly when considering the tumult that the city faced over the same time period.

However, while there have been positive trends in Chadsey/Condon, the neighborhood also faced considerable challenges. The neighborhood has an extremely high poverty rate for both families and households; at 41% for both categories in 2014, the rate is more than five percentage points higher than the overall poverty rate for Detroit. Though foreclosures generally occurred less frequently in Chadsey/Condon than

	Structures Identified as Residential		Percent of Residential Structures in 'Good' Condition	
	2009	2014	2009	2014
Detroit	250,564	243,621	86%	84%
Chadsey/ Condon	8,097	7,719	73%	77%

Source: Detroit Residential Parcel Survey 2009; Motor City Mapping 2014.

in Detroit as a whole, the rate spiked in 2014 to a level almost comparable with the city. Even as the neighborhood's population remained relatively stable – and even increased in some segments – from 2000 to 2014, these challenges severely tested Chadsey/Condon. At 77%, the neighborhood has the lowest percentage of 'good' condition residential structures among the six Skillman Good Neighborhoods, and roughly 13% of residential structures are considered to be dangerous.

Even in situations where the data illustrate downward trends, positive indicators among these trends reinforce the dual narrative of the neighborhood. While Chadsey/Condon may have the poorest overall structure condition of any Good Neighborhood, the proportion of residential structures in 'good' condition increased by four percentage points from 2009 to 2014, and the number of structures in 'good' condition remained almost constant (only decreasing by three structures). Much of the change in structural condition was seen as decreases in 'fair' and

'poor' condition structures and increases in the number of structures suggested for demolition, which reinforces that the better-condition portions of the neighborhood remained relatively stable.

The dual narrative surrounding the neighborhood is further reflected in trends in the median housing value. Adjusted for inflation, the median value increased by 61% between 2000 and 2009 before falling by over $45,000 between 2009 and 2014. Furthermore, median housing value in Chadsey/Condon is the lowest among the Skillman Good Neighborhoods, and at $31,733, is nearly $15,000 lower than the median housing value for the City of Detroit. However, the neighborhood's overall decline in adjusted housing values between 2000 and 2014 was relatively small compared to the citywide average. This complex interplay of positive and negative trends, where surprising indicators of stability are woven into a narrative of neighborhood decline, distinguishes Chadsey/Condon from the other Skillman Good Neighborhoods.

CODY ROUGE
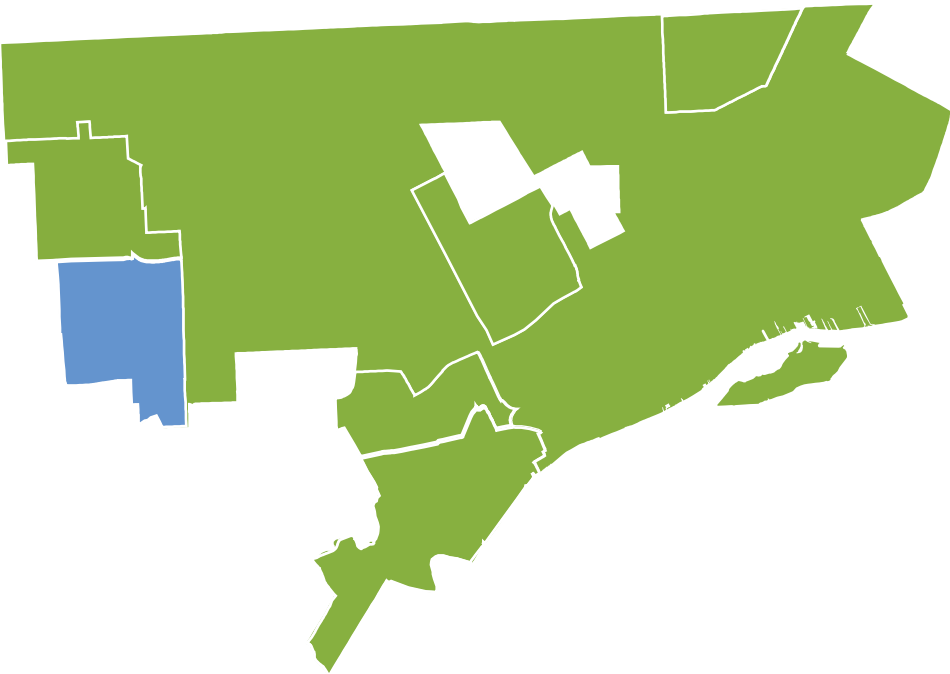
Overview

Cody Rouge is a relatively dense, stable part of Detroit on the western edge of the city. The Rouge River flows through the center of the area, and is the centerpiece of River Rouge Park, which is nearly two square miles in size. Cody High School forms an anchor in the eastern part of the neighborhood. The area has active community groups and high citizen engagement. It borders Redford and Dearborn Heights to the west, Dearborn to the south and the Brightmoor neighborhood to the north.

Observations

In 2000, Cody Rouge was arguably the most stable of the Good Neighborhoods. Its population increased 1% over the previous decade, housing values were the highest of any of the six communities (and above the Detroit median, as well), and the owner occupancy rate (69%) was nearly fifteen percentage points higher than Detroit as a whole. In 2014, it remained one of the more stable and densely-populated Good Neighborhoods despite having faced considerable challenges since the turn of the century.

Many of Cody Rouge's most noticeable changes over the past decade are due to foreclosure. The higher owner-occupancy rate that helped contribute to neighborhood stability may have left the neighborhood more vulnerable to the foreclosure crises that wracked Detroit in the latter half of the decade. The median housing value plummeted by 63% between 2000 and 2010-14. This

Population by Race/Ethnicity
(1 box = 1% of population)

Race/Ethnicity Key
- ■ White
- ■ Black/African American
- ■ Hispanic or Latino
- ■ Other
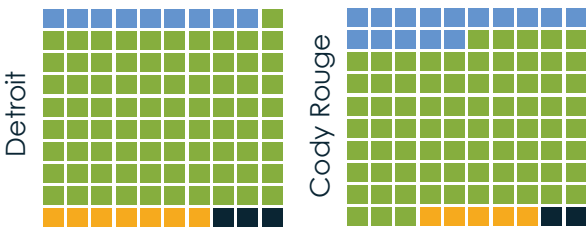
	Detroit	Cody Rouge
Total Population	695,437	37,124
Population Under 18 Years of Age	26%	30%
Percent of Families in Poverty	35%	39%
Median Housing Value	$41,100	$34,626

Source: American Community Survey 2010-2014 5-Year Estimates.

precipitous decrease placed many mortgages underwater, resulting in an epidemic of foreclosures that exceeded trends across Detroit.

Between 2008 and 2014, Cody Rouge's foreclosure rate exceeded that of Detroit every year by a sizable margin, aside from 2009 and 2010. The receding tide of mortgage foreclosures during those years was counteracted by a sharp decline in property values, which left Cody Rouge vulnerable to Detroit's expanding tax foreclosure epidemic. While tax foreclosures increased at a slower rate than that of Detroit from 2002 through 2008, they increased at a far more rapid pace in the following years. From 2005 to 2010, and 2010 to 2013, Cody Rouge recorded the most rapid increases each year in the number of tax foreclosures of any Skillman Good Neighborhood, with an annual rate of increase often more than double that of Detroit as a whole.

The influence of the tax and mortgage foreclosure crises on Cody Rouge is reflected in many other indicators in the neighborhood. Cody Rouge had a 260% increase in the percentage of residential structures that were considered 'dangerous' between 2009 and 2014. Concurrently, the percentage of residential structures that were classified in 'good' condition by field surveyors declined from 96% to 90%, and the number of 'good' condition structures decreased by 8%. Poverty rates also increased substantially. At 15% in 2000, Cody Rouge's family poverty rate was seven percentage points below Detroit's. By 2014, the percent of families living under the poverty level in the neighborhood had increased to 39%, four percentage points higher than the citywide rate. A 25% child

poverty rate in 2000 grew to a 62% child poverty rate by 2014.

While the foreclosure epidemic (and the accompanying impacts on housing values and neighborhood conditions) undoubtedly challenged Cody Rouge over the past decade, it is important to note that the neighborhood remained relatively well-situated compared with many communities across Detroit. Population declines in the neighborhood were smaller than citywide trends, and the percent of the population under 18 (just over 30%) remained relatively consistent. While the White population in the neighborhood decreased substantially since 2000, the Black population only declined 1%, which is far smaller than trends elsewhere in Detroit.

housing units available decreased by only 2%, a far less substantial decline than in Detroit as a whole. The number of middle-income African-American households (with income between $25,000 and $75,000 per year) fell at a slightly lower rate than in Detroit (25% compared to 29%). Nonetheless, African-American households earning below $25,000 per year increased by 52% between 2000 and 2014, providing an example within Detroit of lower-income residents moving into a more stable community hard hit by foreclosures.

Overall, even though Cody Rouge has been shaped to a considerable degree by the foreclosure crises of the past decade, in 2014 it was still defined by its relative stability compared to many other areas in Detroit. Though housing values, occupancy,

Percent Owner-Occupied Housing Units, 1990-2014 Detroit and Cody Rouge
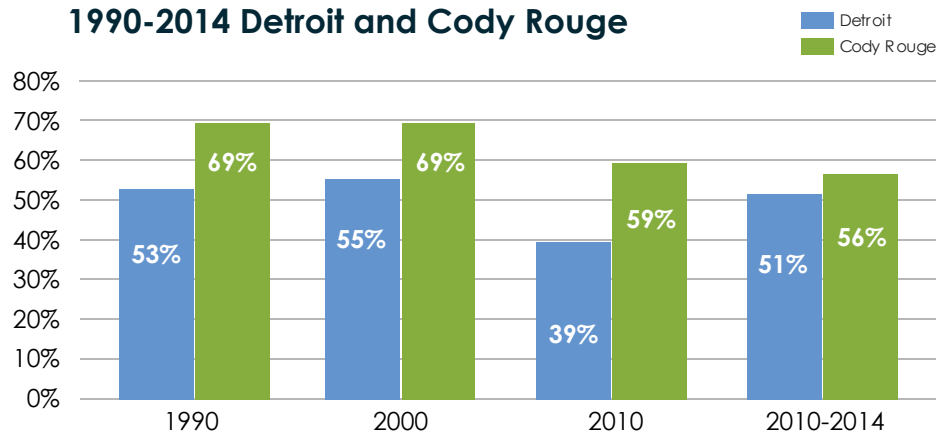
Source: Neighborhood Change Database, 1990; 2000 Decennial Census;
2010 Decennial Census; 2010-2014 American Community Survey 5-Year Estimates.

In spite of the foreclosure crisis, Cody Rouge's housing indicators have also generally remained above the Detroit average. At 56%, the owner-occupancy rate remains higher than Detroit (51%). Though changes in occupancy in Cody Rouge have mirrored Detroit (with a roughly 20% decrease in the number of occupied housing units), the number of total

and structure condition declined by 2014, the neighborhood's population remained relatively stable and its ability to weather the multitude of crises distinguishes it from many of its partners in the Good Neighborhoods Initiative.

NORTHEND CENTRAL
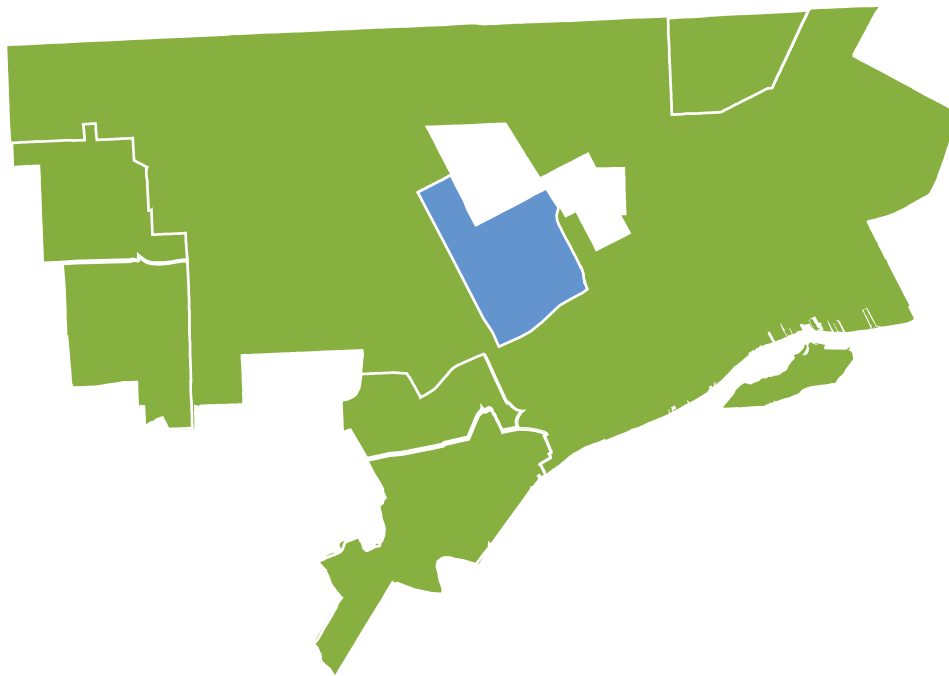
Overview

The Northend Central neighborhood contains some of Detroit's most prosperous areas as well as some of its most disinvested. Straddling Woodward Avenue (Detroit's main thoroughfare), it contains much of the research and educational facilities related to Wayne State University, the Detroit Medical Center and the Henry Ford Hospital. It also contains the historic Boston-Edison neighborhood. Outside of the Woodward Corridor, however, are large areas of blight, concentrated poverty, and vacancy. Northend Central has great potential for new development, especially south of Grand Boulevard, due to its proximity to large anchor institutions as well as the new Qline light rail line, which will run along Woodward from Downtown to Grand Boulevard through the southern portion of the neighborhood.

Population by Race/Ethnicity
(1 box = 1% of population)

Race/Ethnicity Key
- White
- Black/African American
- Hispanic or Latino
- Other

	Detroit	**Northend Central**
Total Population	695,437	29,654
Population Under 18 Years of Age	26%	21%
Percent of Families in Poverty	35%	36%
Median Housing Value	$41,100	$53,048

Source: 2010-2014 American Community Survey 5-Year Estimates.
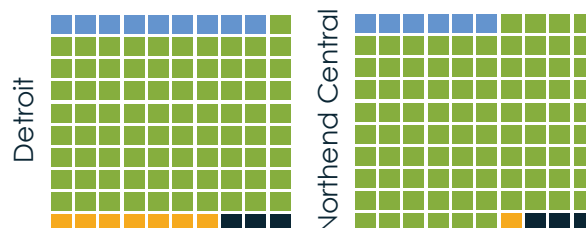
Observations

In 2000, the Northend Central neighborhood already showed signs of decline. At over 13%, its population loss between 1990 and 2000 was nearly double the rate of population loss for Detroit during the same time period, and its occupancy rate was seven percentage points lower than the citywide average. These trends continued throughout much of the early 2000s, resulting in a neighborhood with considerable disinvestment. However, recent data suggest that the neighborhood is starting to stabilize and that a foundation for recovery may be emerging.

Between 2000 and 2014, Northend Central observed considerable de-

cline in both overall population and the population of children. In particular, the population under 18 decreased by over 50% during that time period. As of 2014, only 21% of the population consisted of children, five percentage points below the rate for Detroit as a whole. Northend Central also experienced high rates of dangerous residential structures in both 2009 and 2014, and struggled mightily with falling occupancy rates. As of 2014, only 59% of housing units were occupied, which was by far the lowest rate among the Skillman Good Neighborhoods.

However, recent trends in the data demonstrate that decline in the neighborhood may be slowing in a more noticeable manner than in other areas of the city. Northend Central saw decreases in the numbers of 'fair,' 'poor,' and 'suggest demolition' structures between 2009 and 2014, and also observed an increase in the proportion of structures rated as being in 'good' condition at a time when residential structure condition in Detroit was generally in decline. Furthermore, foreclosures have occurred less frequently in Northend Central than in Detroit as a whole,

and Northend Central experienced a decrease in foreclosures between 2013 and 2014, while foreclosure rates were increasing across Detroit. While the median housing values in the neighborhood have gone through a pattern similar to the rest of the city – with growth through 2009, followed by decline – the decreases in the Northend Central neighborhood have been less severe. The neighborhood's median housing value in 2014 was nearly $8,000 higher than the Detroit median.

In addition to showing evidence of a slowing decline, the Northend Central neighborhood also has several other distinguishing characteristics. Though most of the Skillman Good Neighborhoods are predominantly residential (with some industrial and commercial uses mixed in), the Northend Central neighborhood houses the New Center commercial district. As such, it has a much higher job density than most other portions of Detroit, one that increased substantially from 2002 to 2013. In addition, this area saw an increase in the White population between 2000 and 2014, one of the few areas of the city where this was the case. Finally,

the neighborhood is notable for its extremely low owner-occupancy rate (37% in 2014). This rate is nearly fifteen percentage points below the level for the city of Detroit. This low number is likely due at least in part to the proximity of the neighborhood to several universities and the nature of the built environment, which has a high concentration of multifamily structures.

Overall, the Northend Central neighborhood is characterized by its demographic and socioeconomic trends, as well as the physical composition of its urban landscape. The heavy commercial development in portions of the neighborhood and the high incidence of rental housing offer stark contrasts to primarily single-family residential communities spread out across much of the rest of Detroit. Furthermore, several trends in the neighborhood, ranging from improving structure condition to growth in segments of the population that the rest of Detroit has struggled to retain, set the Northend Central neighborhood apart from many other neighborhoods in the city.

OSBORN
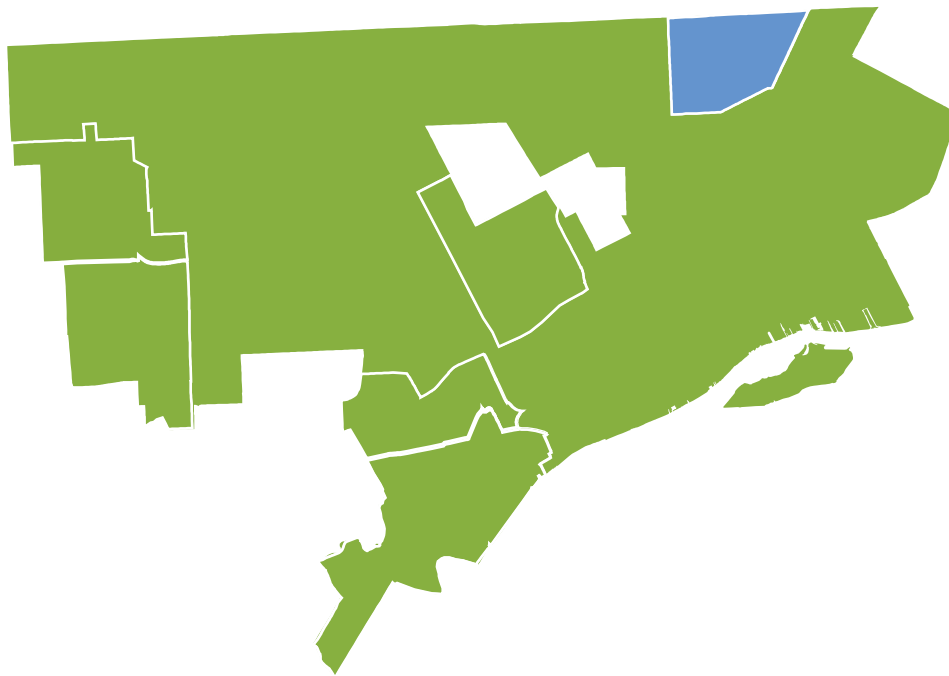
Overview

Osborn is a northeast Detroit neighborhood which shares a border with the middle class city of Warren. It is also very close to a large number of manufacturing facilities located along a spine of Van Dyke Road (M-53) which features several General Motors facilities. Osborn exhibits notable disinvestment, vacancy and blight, particularly in the southern part of the neighborhood. As a neighborhood with a largely non-Hispanic African-American population, Osborn has been particularly affected by the trend of African-Americans moving to the suburbs.

Observations

More so than perhaps any other community in the Good Neighborhoods Initiative, Osborn's journey over the past decade has been characterized by tumult and decline. Population decreased substantially, and the housing market in the neighborhood suffered severely. What was a once predominantly stable (and even growing) neighborhood during the 1990s observed sizable increases in the prevalence of blight and vacancy since 2000.

Osborn endured a 36% population decline between 2000 and 2014. The neighborhood was a predominantly African-American community, with Black residents accounting for 84% of the population in 2000. Following the larger trend of African-Americans leaving Detroit over the past decade, this segment of the population has decreased in size by nearly one-third between 2000 and 2014. Even with

Population by Race/Ethnicity
(1 box = 1% of population)

Race/Ethnicity Key
- White
- Black/African American
- Hispanic or Latino
- Other
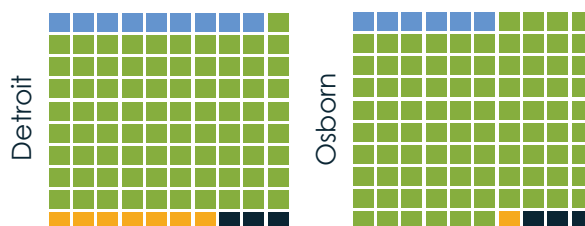
Detroit

Osborn

	Detroit	Osborn
Total Population	695,437	23,905
Population Under 18 Years of Age	26%	26%
Percent of Families in Poverty	35%	34%
Median Housing Value	$41,100	$33,430

Source: 2010-2014 American Community Survey 5-Year Estimates.

this decline, however, the proportion of residents who are Black increased to 90% by 2014, indicating even more rapid decline in other segments of the population. The 2000 Census showed a sizable population of Asian residents in the neighborhood, in particular 1,167 residents of the Hmong ethnic group. However this population largely moved out over the following decade, and by 2010, only 440 Hmong remained.

Osborn's population decline was even more substantial among children under 18, with a decrease of over 56% between 2000 and 2014. The proportion of the population under age 18 dropped by over 12 percentage points from 2000 to 2014 (39% to 26%). The decrease was particularly noticeable among children living in married-couple families; this segment of the population plummeted by over 80%. Overall, the number of children in families living in the Osborn neighborhood decreased by nearly 58% between 2000 and 2014, and the majority of children in the neighborhood lived in single-parent families in 2014.

Population decreases in the neighborhood have been accompanied by declines in the area's housing fabric. From 2000 to 2014, Osborn observed an almost 60% decline in adjusted median housing value, and family and child poverty rates increased by over ten and thirteen percentage points, respectively. The neighborhood saw a 54% increase in the number of dan-

gerous residential structures from 2009 to 2014, about the same as Detroit during that period. However, the proportion of residential structures in 'good' condition remained relatively constant even though the number of 'good' condition structures decreased by 4%, indicating that rapid demolition activity may have somewhat countered declines in structure condition in the neighborhood.

relatively residential neighborhood has increased by 30% from 2002 to 2013. The number of 'poor' condition residential structures decreased by 25% from 2009 to 2014, compared to a 4% decrease in the overall number of structures, providing further evidence of the presence of concentrated demolition activity in the neighborhood.

Residential Structure Condition, 2009-20014, Osborn
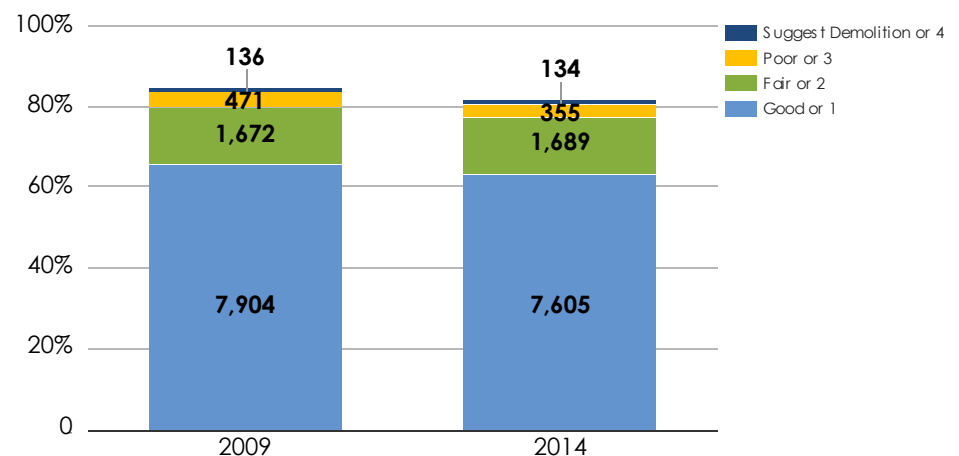
Source: Detroit Residential Parcel Survey 2009; Motor City Mapping 2014.

It is important to note that, despite having faced arguably the steepest decline of the six Skillman Good Neighborhoods from 2000 to 2014, Osborn does have some encouraging indicators. Though the homeownership rate in the neighborhood decreased, owner-occupancy in 2014 remained higher than in many other communities across Detroit, and was six percentage points above the level for the city overall. In addition, the number of jobs located in this

In spite of these trends, Osborn in 2014 remained predominantly characterized by the challenges that it faced since 2000. Population decline was considerable, even when compared with other areas of Detroit. Sharp decreases in the African-American and Hmong populations since 2000 and a precipitous decline in the number of children living in the neighborhood combine to illustrate an area shaped by increasingly severe trials over the past decade.

SOUTHWEST DETROIT NEIGHBORHOODS
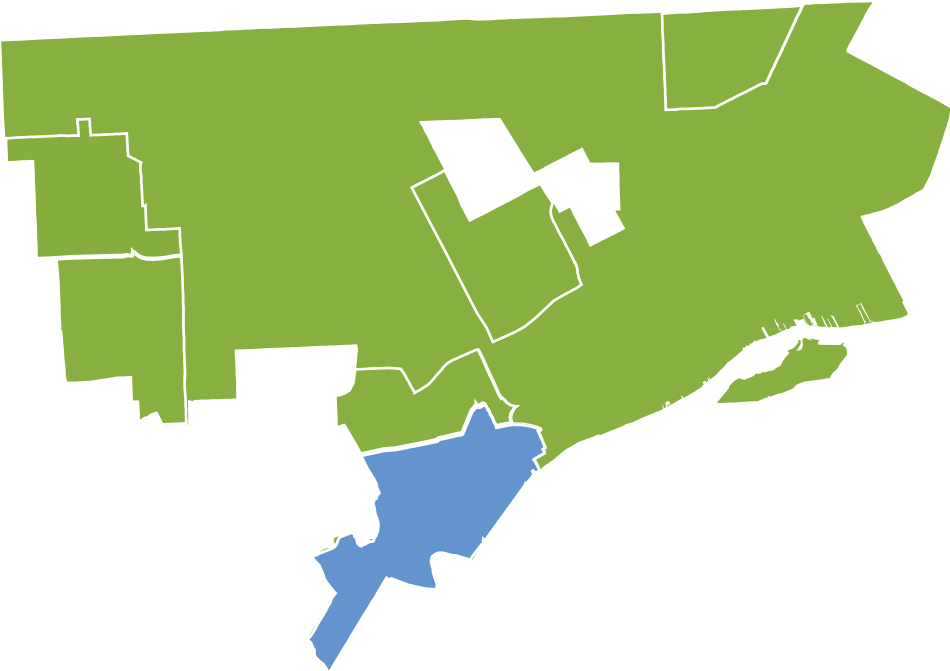
Overview

Southwest Detroit Neighborhoods, commonly referred to as Southwest, has long been the heart of Detroit's Hispanic population and culture. It has active commercial districts along Vernor Avenue ("Mexicantown") and Springwells Street. These commercial districts feature many ethnic restaurants and businesses and have remained relatively active in comparison to other areas of Detroit. Southwest Detroit borders the cities of Dearborn, Melvindale, Lincoln Park and River Rouge. The neighborhood also contains a high concentration of industrial and logistics-related sites, including the Ambassador Bridge, Detroit Water and Sewerage Department's treatment facility, a Marathon Oil refinery, the Livernois Junction rail yard, the Port of Detroit, and the mothballed Mistersky power plant.

Population by Race/Ethnicity
(1 box = 1% of population)

Race/Ethnicity Key
- White
- Black/African American
- Hispanic or Latino
- Other

	Detroit	**Southwest Detroit**
Total Population	695,437	44,492
Population Under 18 Years of Age	26%	30%
Percent of Families in Poverty	35%	35%
Median Housing Value	$41,100	$39,315

Source: 2010-2014 American Community Survey 5-Year Estimates.

Observations

Southwest Detroit's most defining characteristic – a neighborhood that is home to a large Hispanic population of diverse ethnicities – is also what sets it apart from other neighborhoods in Detroit. Perhaps due to the growth of this community, the neighborhood has weathered many of the challenges of the past decade better than other areas of the city. While Southwest has experienced declines in population and housing indicators, these decreases have not been as severe as in the city overall.

At 58%, the majority of the population in Southwest Detroit in 2014 was Hispanic, an increase of ten percentage points from 2000, and

the neighborhood has the highest proportion of Hispanic residents in Detroit. Perhaps due to the relative stability of this community, Southwest Detroit saw among the smallest population declines between 2000 and 2014 of all Good Neighborhoods (16%), and almost no change in the proportion of population under 18. With an under-18 population of over 13,000, Southwest Detroit accounts for 7.5% of all children in Detroit (compared to just over 6% of Detroit's total population).

Southwest Detroit's relative stability is evident in its housing market, as well. Adjusted for inflation, median housing values declined by 25% between 2000 and 2014, a decrease half that of Detroit. *Unadjusted* housing values actually increased by 2%, a surprising number considering broader trends in the city's housing market at the time. The physical housing in Southwest Detroit Neighborhoods has deteriorated at a much slower rate than other parts of Detroit. As of 2014, the proportion of dangerous residential structures was just over half that of Detroit, and it had only increased by one percentage point since 2009, compared to three percentage points for the city as a whole. In addition, while Southwest Detroit has undoubtedly been af-

fected by the tax and mortgage foreclosure crises that struck much of Detroit, foreclosure rates have consistently increased at a slower rate than in Detroit, and occurred much less frequently every year from 2008 to 2014.

In spite of its relative stability, there are several indicators where Southwest Detroit compares less favorably to Detroit. The neighborhood experienced a 1% increase in the number of children living in single-mother families, compared to a decrease citywide. In addition, household poverty rates in the neighborhood have consistently been comparable to or even higher than poverty rates in Detroit. Child poverty rates are also elevated, though as of 2014, they had increased more slowly than the poverty rates for Detroit since 2000, and were several percentage points below the rate for the city as a whole.

Finally, the data identify concerning trends for Southwest's housing stabil-

ity in the future. From 2000 to 2014, the owner-occupancy rate decreased slightly, and remained lower than the owner-occupancy rate in Detroit as a whole. When read in conjunction with a decline in the number of structures rated as 'good' condition (and increases in the number of residential structures rated as 'poor' or 'suggest demolition'), the low owner-occupancy rate suggests the potential for deteriorating structure condition in the future, particularly if rental property owners fail to address condition decreases as effectively as an owner-occupant might.

Even with these trends, however, Southwest Detroit remains a relatively stable neighborhood compared to other areas of the city. Slight growth among the area's majority-Hispanic population has enabled it to endure decreases in other segments of its population, and its housing market has suffered less from Detroit's struggles over the past decade than many other neighborhoods.

Percent Owner-Occupied Housing Units				
	1990	2000	2010	2010-14
Detroit	53%	55%	51%	51%
Southwest Detroit	50%	52%	50%	48%

Source: Neighborhood Change Database, 1990; 2000 Decennial Census; 2010 Decennial Census; 2010-2014 American Community Survey 5-Year Estimates.

APPENDIX

Total Population

	Total Population				Percent Change in Total Population		
	1990	2000	2010	2010-14	1990 to 2000	2000 to 2010	2000 to 2010-14
Detroit	1,027,974	951,270	713,777	695,437	-7%	-25%	-27%
Brightmoor	38,896	34,598	23,845	22,990	-11%	-31%	-34%
Chadsey/Condon	34,181	34,754	28,261	29,771	2%	-19%	-14%
Cody Rouge	44,543	44,894	36,849	37,124	1%	-18%	-17%
Northend Central	53,112	46,010	31,603	29,654	-13%	-31%	-36%
Osborn	33,628	37,358	27,166	23,905	11%	-27%	-36%
Southwest Detroit	54,769	52,991	43,902	44,492	-3%	-17%	-16%

Source: Neighborhood Change Database, 1990; 2000 Decennial Census; 2010 Decennial Census; 2010-2014 American Community Survey 5-Year Estimates.

Population Under 18

	Population Under Age 18				Percent of Total Population Under Age 18				Percent Change in Population Under Age 18		
	1990	2000	2010	2010-14	1990	2000	2010	2010-14	1990 to 2000	2000 to 2010	2000 to 2010-14
Detroit	339,902	295,709	190,347	177,780	29%	31%	27%	26%	-13%	-36%	-40%
Brightmoor	13,026	12,155	6,747	6,177	33%	35%	28%	27%	-7%	-44%	-49%
Chadsey/Condon	10,261	11,516	10,017	10,768	30%	33%	35%	36%	12%	-13%	-6%
Cody Rouge	12,989	14,696	11,398	11,290	29%	33%	31%	30%	13%	-22%	-23%
Northend Central	13,118	12,920	7,277	6,149	25%	28%	23%	21%	-2%	-44%	-52%
Osborn	10,567	14,428	8,493	6,302	31%	39%	31%	26%	37%	-41%	-56%
Southwest Detroit	16,566	16,336	13,853	13,355	30%	31%	32%	30%	-1%	-15%	-18%

Source: Neighborhood Change Database, 1990; 2000 Decennial Census; 2010 Decennial Census; 2010-2014 American Community Survey 5-Year Estimates.

Population by Race and Ethnicity

	Population by Race/Ethnicity			Percent of Total Population			Percent Change in Population by Race/Ethnicity	
	2000	2010	2010-14	2000	2010	2010-14	2000 to 2010	2000 to 2010-14
Detroit								
White	100,371	55,604	60,407	11%	8%	9%	-45%	-40%
Black / African American	770,728	586,573	561,034	81%	82%	81%	-24%	-27%
Hispanic or Latino	47,257	48,679	50,917	5%	7%	7%	3%	8%
Other	32,914	22,921	23,079	3%	3%	3%	-30%	-30%
Brightmoor								
White	5,578	2,375	2,426	16%	10%	11%	-57%	-57%
Black / African American	27,301	20,420	19,578	79%	86%	85%	-25%	-28%
Hispanic or Latino	404	356	332	1%	1%	1%	-12%	-18%
Other	1,315	694	654	4%	3%	3%	-47%	-50%
Chadsey/Condon								
White	10,538	6,538	7,007	30%	23%	24%	-38%	-34%
Black / African American	10,032	5,887	5,220	29%	21%	18%	-41%	-48%
Hispanic or Latino	11,944	14,933	16,692	34%	53%	56%	25%	40%
Other	2,240	903	852	6%	3%	3%	-60%	-62%
Cody Rouge								
White	12,231	5,436	5,713	27%	15%	15%	-56%	-53%
Black / African American	29,006	28,869	28,803	65%	78%	78%	0%	-1%
Hispanic or Latino	1,820	1,573	1,701	4%	4%	5%	-14%	-7%
Other	1,837	971	907	4%	3%	2%	-47%	-51%
Northend Central								
White	1,366	1,095	1,872	3%	3%	6%	-20%	37%
Black / African American	43,203	29,228	26,721	94%	92%	90%	-32%	-38%
Hispanic or Latino	368	381	226	1%	1%	1%	4%	-39%
Other	1,073	899	835	2%	3%	3%	-16%	-22%
Osborn								
White	3,358	1,155	1,475	9%	4%	6%	-66%	-56%
Black / African American	31,448	24,795	21,631	84%	91%	90%	-21%	-31%
Hispanic or Latino	236	191	185	1%	1%	1%	-19%	-22%
Other	2,316	1,025	614	6%	4%	3%	-56%	-73%
Southwest Detroit								
White	12,783	7,435	8,196	24%	17%	18%	-42%	-36%
Black / African American	12,804	10,376	9,670	24%	24%	22%	-19%	-24%
Hispanic or Latino	25,424	25,124	25,877	48%	57%	58%	-1%	2%

Source: 2000 Decennial Census; 2010 Decennial Census; 2010-2014 American Community Survey 5-Year Estimates.

Geographical Mobility for Current Residence

	Total Population Over Age 1	Total Population Over Age 1 that Moved in the Last Year	Percent of Population Over Age 1 that Moved in the Last Year
	2010-14		
Detroit	685,879	111,535	16%
Brightmoor	22,816	4,217	18%
Chadsey/Condon	28,964	4,494	16%
Cody Rouge	36,527	6,608	18%
Northend Central	29,400	4,064	14%
Osborn	23,609	2,861	12%
Southwest Detroit	43,678	6,967	16%

Source: 2010-2014 American Community Survey 5-Year Estimates.

Own Children Under 18 by Family Type

	Total Own Children in Families				
	2000	2010	2010-14	2000 to 2010	2000 to 2010-14
Detroit	229,798	148,502	141,849	-35%	-38%
Brightmoor	10,152	5,459	5,251	-46%	-48%
Chadsey/Condon	9,682	8,392	9,061	-13%	-6%
Cody Rouge	12,282	9,312	9,339	-24%	-24%
Northend Central	9,544	5,535	4,847	-42%	-49%
Osborn	11,803	6,601	5,029	-44%	-57%
Southwest Detroit	12,774	11,452	11,469	-10%	-10%

	Number of Own Children Under 18 Living in Married-Couple Families			Percent of Own Children Under 18 Living in Married Couple Families		
	2000	2010	2010-14	2000	2010	2010-14
Detroit	89,208	48,597	45,768	39%	33%	32%
Brightmoor	3,655	1,414	1,327	36%	26%	25%
Chadsey/Condon	5,254	4,973	6,431	54%	59%	71%
Cody Rouge	5,425	3,014	2,867	44%	32%	31%
Northend Central	3,018	1,278	1,353	32%	23%	28%
Osborn	4,777	1,766	971	40%	27%	19%
Southwest Detroit	7,139	6,458	6,496	56%	56%	57%

Own Children Under 18 by Family Type Continued

	Number of Own Children Under 18 Living in Male-Headed, No Wife Present Families			Percent of Own Children Under 18 Living in Male-Headed, No Wife Present Families		
	2000	2010	2010-14	2000	2010	2010-14
Detroit	16,263	12,913	12,585	7%	9%	9%
Brightmoor	637	503	536	6%	9%	10%
Chadsey/Condon	951	844	763	10%	10%	8%
Cody Rouge	1,030	824	555	8%	9%	6%
Northend Central	874	550	523	9%	10%	11%
Osborn	620	519	972	5%	8%	19%
Southwest Detroit	1,201	1,203	480	9%	11%	4%

	Number of Own Children Under 18 Living in Female-Headed, No Husband Present Families			Percent of Own Children Under 18 Living in Female-Headed, No Husband Present Families		
	2000	2010	2010-14	2000	2010	2010-14
Detroit	124,327	86,992	83,496	54%	59%	59%
Brightmoor	5,860	3,542	3,388	58%	65%	65%
Chadsey/Condon	3,477	2,575	1,867	36%	31%	21%
Cody Rouge	5,827	5,474	5,917	47%	59%	63%
Northend Central	5,652	3,707	2,971	59%	67%	61%
Osborn	6,406	4,316	3,086	54%	65%	61%
Southwest Detroit	4,434	3,791	4,493	35%	33%	39%

Source: Neighborhood Change Database, 1990; 2000 Decennial Census; 2010 Decennial Census; 2010-2014 American Community Survey 5-Year Estimates.

Household Poverty

	Total Households*			Households Below Poverty			Percent of Households Below Poverty			Percent Change in Households Below Poverty		
	2000	2005-09	2010-14	2000	2005-09	2010-14	2000	2005-09	2010-14	2000 to 2005-09	2005-09 to 2010-14	2000 to 2010-14
Detroit	336,482	317,734	254,197	81,789	94,110	91,939	24%	30%	36%	15%	-2%	12%
Brightmoor	12,216	11,574	8,594	3,078	3,971	3,356	25%	34%	39%	29%	-15%	9%
Chadsey/Condon	11,011	12,050	8,261	3,370	3,913	3,423	31%	32%	41%	16%	-13%	2%
Cody Rouge	16,195	16,849	12,966	2,627	3,642	4,893	16%	22%	38%	39%	34%	86%
Northend Central	17,605	15,539	12,373	5,400	5,695	5,365	31%	37%	43%	5%	-6%	-1%
Osborn	11,382	10,516	8,210	2,768	3,034	3,021	24%	29%	37%	10%	0%	9%
Southwest Detroit	17,042	19,833	13,778	4,959	6,767	5,349	29%	34%	39%	36%	-21%	8%

* Households for which poverty status is determined.
Source: 2000 Decennial Census; 2005-2009 American Community Survey 5-Year Estimates; 2010-2014 American Community Survey 5-Year Estimates.

Family Poverty

	Total Families*			Families Below Poverty			Percent of Families Below Poverty			Percent Change in Families Below Poverty		
	2000	2005-09	2010-14	2000	2005-09	2010-14	2000	2005-09	2010-14	2000 to 2005-09	2005-09 to 2010-14	2000 to 2010-14
Detroit	220,418	193,809	145,365	47,920	54,859	50,581	22%	28%	35%	14%	-8%	6%
Brightmoor	8,107	7,373	5,289	1,990	2,649	1,985	25%	36%	38%	33%	-25%	0%
Chadsey/Condon	7,514	8,254	5,558	2,106	2,681	2,288	28%	32%	41%	27%	-15%	9%
Cody Rouge	11,095	11,160	8,077	1,692	2,158	3,180	15%	19%	39%	28%	47%	88%
Northend Central	9,818	7,955	5,493	2,580	2,727	1,985	26%	34%	36%	6%	-27%	-23%
Osborn	8,683	7,463	5,004	2,054	2,230	1,709	24%	30%	34%	9%	-23%	-17%
Southwest Detroit	11,674	13,254	8,530	2,859	4,151	2,992	24%	31%	35%	45%	-28%	5%

* Families for which poverty status is determined.
Source: 2000 Decennial Census; 2005-2009 American Community Survey 5-Year Estimates; 2010-2014 American Community Survey 5-Year Estimates.

Child Poverty

	Total Own Children Under 18*			Total Own Children Below Poverty Level			Percent of Own Children Below Poverty Level			Percent Change in Children Below Poverty Level		
	2000	2005-09	2010-14	2000	2005-09	2010-14	2000	2005-09	2010-14	2000 to 2005-09	2005-09 to 2010-14	2000 to 2010-14
Detroit	286,382	254,658	173,968	98,805	117,576	97,479	35%	46%	56%	19%	-17%	-1%
Brightmoor	11,735	10,931	6,131	4,332	6,034	3,636	37%	55%	59%	39%	-40%	-16%
Chadsey/Condon	11,324	13,943	10,548	4,405	6,304	5,783	39%	45%	55%	43%	-8%	31%
Cody Rouge	14,197	14,249	10,980	3,583	4,176	6,856	25%	29%	62%	17%	64%	91%
Northend Central	12,338	10,046	6,050	4,628	5,352	3,444	38%	53%	57%	16%	-36%	-26%
Osborn	14,075	11,155	6,286	5,004	5,414	3,100	36%	49%	49%	8%	-43%	-38%
Southwest Detroit	15,711	20,152	13,099	5,809	9,803	6,697	37%	49%	51%	69%	-32%	15%

* Own children for whom poverty status is determined.
Source: 2000 Decennial Census; 2005-2009 American Community Survey 5-Year Estimates; 2010-2014 American Community Survey 5-Year Estimates.

Occupied Housing Units

	Total Housing Units				Occupied Housing Units				Percent Occupied Housing Units				Percent Change in Occupied Housing Units		
	1990	2000	2010	2010-14	1990	2000	2010	2010-14	1990	2000	2010	2010-14	1990 to 2000	2000 to 2010	2000 to 2010-14
Detroit	410,027	375,096	349,170	363,280	374,057	336,428	269,445	254,197	91%	90%	77%	70%	-10%	-20%	-24%
Brightmoor	15,293	13,475	12,298	12,493	14,200	12,199	9,204	8,594	93%	91%	75%	69%	-14%	-25%	-30%
Chadsey/Condon	13,957	12,682	10,834	11,521	12,447	10,999	8,310	8,261	89%	87%	77%	72%	-12%	-24%	-25%
Cody Rouge	17,360	17,056	16,669	17,604	16,640	16,121	13,042	12,966	96%	95%	78%	74%	-3%	-19%	-20%
Northend Central	25,074	21,265	19,739	20,827	22,073	17,550	13,515	12,373	88%	83%	68%	59%	-20%	-23%	-29%
Osborn	12,672	12,316	11,568	11,675	11,967	11,367	9,085	8,210	94%	92%	79%	70%	-5%	-20%	-28%
Southwest Detroit	21,268	19,003	17,975	18,616	19,386	17,030	14,334	13,778	91%	90%	80%	74%	-12%	-16%	-19%

Source: Neighborhood Change Database, 1990; 2000 Decennial Census; 2010 Decennial Census; 2010-2014 American Community Survey 5-Year Estimates.

Owner-Occupied Housing Units

	Total Occupied Housing Units				Owner-Occupied Housing Units				Percent Owner-Occupied Housing Units				Percent Change in Owner-Occupied Units		
	1990	2000	2010	2010-14	1990	2000	2010	2010-14	1990	2000	2010	2010-14	1990 to 2000	2000 to 2010	2000 to 2010-14
Detroit	374,057	336,428	269,445	254,197	197,977	184,647	137,730	128,864	53%	55%	51%	51%	-7%	-25%	-30%
Brightmoor	14,200	12,199	9,204	8,594	7,233	6,489	4,613	4,229	51%	53%	50%	49%	-10%	-29%	-35%
Chadsey/Condon	12,447	10,999	8,310	8,261	6,565	5,630	4,166	4,153	53%	51%	50%	50%	-14%	-26%	-26%
Cody Rouge	16,640	16,121	13,042	12,966	11,479	11,120	7,698	7,281	69%	69%	59%	56%	-3%	-31%	-35%
Northend Central	22,073	17,550	13,515	12,373	7,413	6,400	4,847	4,592	34%	36%	36%	37%	-14%	-24%	-28%
Osborn	11,967	11,367	9,085	8,210	8,074	7,525	5,034	4,659	67%	66%	55%	57%	-7%	-33%	-38%
Southwest Detroit	19,386	17,030	14,334	13,778	9,632	8,772	7,097	6,637	50%	52%	50%	48%	-9%	-19%	-24%

Source: Neighborhood Change Database, 1990; 2000 Decennial Census; 2010 Decennial Census; 2010-2014 American Community Survey 5-Year Estimates.

Median Housing Value

	Median Housing Value			Median Housing Value, Adjusted to 2014 Dollars			Percent Change in Adjusted Median Housing Value			Percent Change in Adjusted Median Housing Value		
	2000	2005-09	2010-14	2000	2005-09	2010-14	2000 to 2005-09	2005-09 to 2010-14	2000 to 2010-14	2000 to 2005-09	2005-09 to 2010-14	2000 to 2010-14
Detroit	$ 63,600.00	$ 85,200.00	$ 45,100.00	$ 87,431.15	$ 94,011.93	$ 45,100.00	8%	-52%	-48%	8%	-52%	-48%
Brightmoor	$ 65,623.00	$ 86,540.00	$ 36,162.00	$ 90,212.17	$ 95,490.52	$ 36,162.00	6%	-62%	-60%	6%	-62%	-60%
Chadsey/Condon	$ 34,773.50	$ 69,772.00	$ 31,733.00	$ 47,803.25	$ 76,988.27	$ 31,733.00	61%	-59%	-34%	61%	-59%	-34%
Cody Rouge	$ 68,240.00	$ 88,151.00	$ 34,626.00	$ 93,809.77	$ 97,268.14	$ 34,626.00	4%	-64%	-63%	4%	-64%	-63%
Northend Central	$ 59,727.00	$ 78,137.00	$ 53,048.00	$ 82,106.92	$ 86,218.43	$ 53,048.00	5%	-38%	-35%	5%	-38%	-35%
Osborn	$ 59,836.00	$ 78,573.00	$ 33,430.50	$ 82,256.76	$ 86,699.52	$ 33,430.50	5%	-61%	-59%	5%	-61%	-59%
Southwest Detroit	$ 38,375.00	$ 70,873.00	$ 39,315.00	$ 52,754.25	$ 78,203.14	$ 39,315.00	48%	-50%	-25%	48%	-50%	-25%

Source: 2000 Decennial Census; 2005-2009 American Community Survey 5-Year Estimates; 2010-2014 American Community Survey 5-Year Estimates.

Tax Foreclosures

Tax Foreclosures													
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Detroit	247	2,489	2,039	2,090	5,097	2,251	4,098	8,000	11,587	12,999	20,030	18,752	23,574
Brightmoor	15	290	110	219	252	198	253	480	576	664	1,114	973	1,646
Chadsey/Condon	6	103	174	97	350	116	158	357	286	341	447	504	777
Cody Rouge	12	25	4	30	31	32	71	193	441	747	1,478	1,027	1,431
Northend Central	4	104	129	106	276	119	125	430	657	510	711	953	827
Osborn	9	54	25	77	68	53	117	210	524	658	1,194	827	1,105
Southwest Detroit	13	109	80	75	189	83	155	294	345	342	491	553	684
Rest of Detroit	188	1,804	1,517	1,486	3,931	1,650	3,219	6,036	8,758	9,737	14,595	13,915	17,104

Percent of Tax Foreclosures													
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Detroit	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Brightmoor	6%	12%	5%	10%	5%	9%	6%	6%	5%	5%	6%	5%	7%
Chadsey/Condon	2%	4%	9%	5%	7%	5%	4%	4%	2%	3%	2%	3%	3%
Cody Rouge	5%	1%	0%	1%	1%	1%	2%	2%	4%	6%	7%	5%	6%
Northend Central	2%	4%	6%	5%	5%	5%	3%	5%	6%	4%	4%	5%	4%
Osborn	4%	2%	1%	4%	1%	2%	3%	3%	5%	5%	6%	4%	5%
Southwest Detroit	5%	4%	4%	4%	4%	4%	4%	4%	3%	3%	2%	3%	3%
Rest of Detroit	76%	72%	74%	71%	77%	73%	79%	75%	76%	75%	73%	74%	73%

Percent Change in Tax Foreclosures													
	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Detroit	N/A	908%	-18%	3%	144%	-56%	82%	95%	45%	12%	54%	-6%	26%
Brightmoor	N/A	1833%	-62%	99%	15%	-21%	28%	90%	20%	15%	68%	-13%	69%
Chadsey/Condon	N/A	1617%	69%	-44%	261%	-67%	36%	126%	-20%	19%	31%	13%	54%
Cody Rouge	N/A	108%	-84%	650%	3%	3%	122%	172%	128%	69%	98%	-31%	39%
Northend Central	N/A	2500%	24%	-18%	160%	-57%	5%	244%	53%	-22%	39%	34%	-13%
Osborn	N/A	500%	-54%	208%	-12%	-22%	121%	79%	150%	26%	81%	-31%	34%
Southwest Detroit	N/A	738%	-27%	-6%	152%	-56%	87%	90%	17%	-1%	44%	13%	24%
Rest of Detroit	N/A	-4%	2%	-3%	6%	-4%	5%	-3%	0%	-1%	-2%	1%	-2%

Source: Wayne County Treasurer, 2002 to 2014.

Mortgage Foreclosures (from Sherrif's Sales)

Mortgage Foreclosures							
	2008	2009	2010	2011	2012	2013	2014
Detroit	11,702	7,003	9,534	6,636	4,842	2,916	1,932
Brightmoor	524	289	296	233	224	141	73
Chadsey/Condon	248	176	170	104	98	45	22
Cody Rouge	1,099	642	670	420	458	223	109
Northend Central	305	177	199	151	131	87	52
Osborn	647	363	386	259	237	121	91
Southwest Detroit	283	222	243	191	164	84	49

Percent of Mortgage Foreclosures							
	2008	2009	2010	2011	2012	2013	2014
Detroit	100%	100%	100%	100%	100%	100%	100%
Brightmoor	4%	4%	3%	4%	5%	5%	4%
Chadsey/Condon	2%	3%	2%	2%	2%	2%	1%
Cody Rouge	9%	9%	7%	6%	9%	8%	6%
Northend Central	3%	3%	2%	2%	3%	3%	3%
Osborn	6%	5%	4%	4%	5%	4%	5%
Southwest Detroit	2%	3%	3%	3%	3%	3%	3%

Percent Change in Mortgage Foreclosures							
	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Detroit	N/A	-40%	36%	-30%	-27%	-40%	-34%
Brightmoor	N/A	-45%	2%	-21%	-4%	-37%	-48%
Chadsey/Condon	N/A	-29%	-3%	-39%	-6%	-54%	-51%
Cody Rouge	N/A	-42%	4%	-37%	9%	-51%	-51%
Northend Central	N/A	-42%	12%	-24%	-13%	-34%	-40%
Osborn	N/A	-44%	6%	-33%	-8%	-49%	-25%
Southwest Detroit	N/A	-22%	9%	-21%	-14%	-49%	-42%

Source: Wayne County Register of Deeds, 2008 to 2014.

Tax and Mortgage (from Sherrif's Sales) Foreclosures

Tax and Mortgage Foreclosures							
	2008	2009	2010	2011	2012	2013	2014
Detroit	15,800	15,003	21,121	19,635	24,872	21,668	25,506
Brightmoor	777	769	872	897	1,338	1,114	1,719
Chadsey/Condon	406	533	456	445	545	549	799
Cody Rouge	1,170	835	1,111	1,167	1,936	1,250	1,540
Northend Central	430	607	856	661	842	1,040	879
Osborn	764	573	910	917	1,431	948	1,196
Southwest Detroit	438	516	588	533	655	637	733

Percent of Tax and Mortgage Foreclosures							
	2008	2009	2010	2011	2012	2013	2014
Detroit	100%	100%	100%	100%	100%	100%	100%
Brightmoor	5%	5%	4%	5%	5%	5%	7%
Chadsey/Condon	3%	4%	2%	2%	2%	3%	3%
Cody Rouge	7%	6%	5%	6%	8%	6%	6%
Northend Central	3%	4%	4%	3%	3%	5%	3%
Osborn	5%	4%	4%	5%	6%	4%	5%
Southwest Detroit	3%	3%	3%	3%	3%	3%	3%

Percent Change in Tax and Mortgage Foreclosures							
	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Detroit	N/A	-5%	41%	-7%	27%	-13%	18%
Brightmoor	N/A	-1%	13%	3%	49%	-17%	54%
Chadsey/Condon	N/A	31%	-14%	-2%	22%	1%	46%
Cody Rouge	N/A	-29%	33%	5%	66%	-35%	23%
Northend Central	N/A	41%	41%	-23%	27%	24%	-15%
Osborn	N/A	-25%	59%	1%	56%	-34%	26%
Southwest Detroit	N/A	18%	14%	-9%	23%	-3%	15%

Source: Wayne County Register of Deeds, 2008 to 2014; Wayne County Treasurer, 2008 to 2014.

Residential Structure Condition

	Residential Structures		Percent of Residential Structures by Condition		Percent Change in Residential Structures by Condition
	2009	2014	2009	2014	2009-14
Detroit	250,564	243,621			-3%
Good or 1	214,307	203,992	86%	84%	-5%
Fair or 2	24,320	27,546	10%	11%	13%
Poor or 3	8,476	8,041	3%	3%	-5%
Suggest Demolition or 4	3,461	4,042	1%	2%	17%
Brightmoor	10,281	9,754			-5%
Good or 1	8,742	7,918	85%	81%	-9%
Fair or 2	882	1,187	9%	12%	35%
Poor or 3	334	365	3%	4%	9%
Suggest Demolition or 4	323	284	3%	3%	-12%
Chadsey/Condon	8,097	7,719			-5%
Good or 1	5,928	5,925	73%	77%	0%
Fair or 2	1,523	1,044	19%	14%	-31%
Poor or 3	510	394	6%	5%	-23%
Suggest Demolition or 4	136	356	2%	5%	162%
Cody Rouge	15,248	14,989			-2%
Good or 1	14,606	13,469	96%	90%	-8%
Fair or 2	523	1,177	3%	8%	125%
Poor or 3	84	259	1%	2%	208%
Suggest Demolition or 4	35	84	0%	1%	140%
Northend Central	8,927	8,753			-2%
Good or 1	6,751	6,820	76%	78%	1%
Fair or 2	1,437	1,413	16%	16%	-2%
Poor or 3	550	355	6%	4%	-35%
Suggest Demolition or 4	189	165	2%	2%	-13%
Osborn	10,183	9,783			-4%
Good or 1	7,904	7,605	78%	78%	-4%
Fair or 2	1,672	1,689	16%	17%	1%
Poor or 3	471	355	5%	4%	-25%
Suggest Demolition or 4	136	134	1%	1%	-1%
Southwest Detroit	11,919	11,105			-7%
Good or 1	10,177	9,119	85%	82%	-10%
Fair or 2	1,343	1,622	11%	15%	21%
Poor or 3	275	205	2%	2%	-25%
Suggest Demolition or 4	124	159	1%	1%	28%

Source: Detroit Residential Parcel Survey 2009; Motor City Mapping 2014.

Motor City Mapping Parcel Survey Condition Definitions

Good or 1: The structure appears structurally sound. It needs no more than two minor repairs. The building is not leaning or tilted and the foundation is in good shape. The building may need some general maintenance such as repainting, repointing (new mortar between bricks), or replacement/repair of windows.

Fair or 2: The structure is structurally sound, and may need three or more minor repairs, but no more than one major repair. The building could be rehabbed fairly inexpensively to bring it up to a good rating or mothballed (boarded up and secured) for future development.

Poor or 3: The structure appears to be somewhat compromised, and needs two or more major repairs. The building may exhibit signs of damage such as significant cracks or holes. Major repairs need to be made for this building to provide safe, adequate housing.

Suggest Demolition or 4: The structure does not appear to be structurally sound, may pose safety risks, and is generally uninhabitable. The building may be buckling, caved in, or otherwise severely compromised.

Dangerous Structures

	Dangerous Residential Structures		Percent Change in Dangerous Residential Structures
	2009	2014	2009 to 2014
Detroit	14,572	22,681	56%
Brightmoor	775	1,097	42%
Chadsey/Condon	728	978	34%
Cody Rouge	210	757	260%
Northend Central	889	1,134	28%
Osborn	724	1,114	54%
Southwest Detroit	453	571	26%

Dangerous Structures Definition:
Dangerous Structures meet one of the following criteria based on the Motor City Mapping windshield survey:"suggest demolition" condition; "poor" condition; "fair" condition, unoccupied, and fire-damaged; "fair" condition, unoccupied, and in need of boarding; or unoccupied with on-site dumping.

Source: Detroit Residential Parcel Survey 2009; Motor City Mapping 2014.

Job Density

	Total Jobs per Square Mile		Percent Change in Jobs per Square Mile
	2002	2013	2002 to 2013
Detroit	154	137	-11%
Brightmoor	78	75	-4%
Chadsey/Condon	70	70	1%
Cody Rouge	102	55	-46%
Northend Central	281	410	46%
Osborn	38	50	30%
Southwest Detroit	53	64	20%

Source: U.S. Census Bureau, LODES Data, Logitudinal-Employer Household Dynamics Program, 2002 to 2013.

Employment for the Population 16 and Over

	Population 16 and Over			Civilian Labor Force			Labor Force Participation Rate			Unemployment Rate		
	1990	2000	2010-14	1990	2000	2010-14	1990	2000	2010-14	1990	2000	2010-14
Detroit	760,623	683,613	539,755	417,795	384,700	287,703	55%	56%	53%	20%	14%	27%
Brightmoor	27,086	23,367	17,725	17,113	14,615	10,147	63%	63%	57%	16%	14%	27%
Chadsey/Condon	24,935	24,344	19,944	12,026	12,187	11,005	48%	50%	55%	20%	14%	25%
Cody Rouge	32,906	31,684	27,135	20,373	19,732	16,792	62%	62%	62%	12%	10%	26%
Northend Central	41,484	34,303	24,253	18,920	17,088	12,360	46%	50%	51%	25%	18%	31%
Osborn	24,173	24,335	18,543	14,428	14,785	10,386	60%	61%	56%	13%	15%	31%
Southwest Detroit	39,974	38,323	32,911	19,428	20,189	17,525	49%	53%	53%	24%	13%	22%

* There are different sources for calculating the unemployment rate. American Community Survey figures are reported here for consistency and comparability across Good Neighborhoods.
Source: Neighborhood Change Database, 1990; 2000 Decennial Census; 2010-2014 American Community Survey 5-Year Estimates.

Educational Attainment for the Population 25 and Over

	Population 25 and Over			Population without a High School Diploma			Percent of Population without a High School Diploma			Percent Change in Population without a High School Diploma	
	1990	2000	2010-2014	1990	2000	2010-2014	1990	2000	2010-2014	1990 to 2000	2000 to 2010-14
Detroit	864,714	563,979	434,788	322,462	171,253	96,615	37%	30%	22%	-47%	-44%
Brightmoor	21,314	19,195	14,132	6,241	5,098	3,169	29%	27%	22%	-18%	-38%
Chadsey/Condon	20,486	19,301	15,460	10,809	10,184	7,383	53%	53%	48%	-6%	-28%
Cody Rouge	27,091	26,317	21,361	8,571	6,641	4,115	32%	25%	19%	-23%	-38%
Northend Central	34,874	29,048	19,813	14,651	9,661	4,296	42%	33%	22%	-34%	-56%
Osborn	19,399	19,420	14,505	6,796	6,276	2,902	35%	32%	20%	-8%	-54%
Southwest Detroit	32,120	30,086	26,109	16,953	15,193	11,278	53%	50%	43%	-10%	-26%

	Population with a Bachelor's Degree or Higher			Percent of Population with a Bachelor's Degree or Higher			Percent Change in Population with a Bachelor's Degree or Higher	
	1990	2000	2010-2014	1990	2000	2010-2014	1990 to 2000	2000 to 2010-14
Detroit	89,719	61,836	57,002	10%	11%	13%	-31%	-8%
Brightmoor	2,435	2,012	1,434	11%	10%	10%	-17%	-29%
Chadsey/Condon	816	756	595	4%	4%	4%	-7%	-21%
Cody Rouge	2,103	2,519	2,052	8%	10%	10%	20%	-19%
Northend Central	3,273	3,349	3,291	9%	12%	17%	2%	-2%
Osborn	1,318	1,300	922	7%	7%	6%	-1%	-29%
Southwest Detroit	1,483	1,462	1,401	5%	5%	5%	-1%	-4%

Source: Neighborhood Change Database, 1990; 2000 Decennial Census; 2010-2014 American Community Survey 5-Year Estimates.

Crimes By Type

	Violent Crimes								Percent Change in Violent Crimes
	2008	2009	2010	2011	2012	2013	2014	2015	2008 - 2015
Detroit	39,864	39,619	37,954	34,730	35,265	33,418	32,663	32,179	-19%
Brightmoor	959	868	734	694	685	686	655	603	-37%
Chadsey/Condon	1,219	1,172	1,141	1,100	1,023	960	898	906	-26%
Cody Rouge	1,924	2,144	2,008	1,672	1,990	2,035	2,048	2,047	6%
Northend Central	2,178	2,139	1,953	1,827	1,719	1,626	1,660	1,558	-28%
Osborn	1,805	1,778	1,875	1,655	1,642	1,420	1,550	1,538	-15%
Southwest Detroit	1,934	1,964	1,887	1,747	1,742	1,499	1,495	1,425	-26%

	Property Crimes								Percent Change in Property Crimes
	2008	2009	2010	2011	2012	2013	2014	2015	2008 - 2015
Detroit	77,969	72,716	68,222	62,577	60,499	55,966	47,664	45,247	-42%
Brightmoor	1,484	1,338	1,257	1,182	1,099	960	883	701	-53%
Chadsey/Condon	2,503	2,202	2,207	1,761	1,582	1,428	1,330	1,204	-52%
Cody Rouge	3,514	3,596	3,403	3,331	3,294	2,944	2,605	2,249	-36%
Northend Central	3,646	3,194	3,024	2,679	2,623	2,456	2,189	2,043	-44%
Osborn	3,789	3,138	2,998	2,570	2,566	2,231	1,979	1,813	-52%
Southwest Detroit	3,691	3,746	3,467	3,054	2,579	2,335	2,167	1,839	-50%

	All Crimes								Percent Change in All Crimes
	2008	2009	2010	2011	2012	2013	2014	2015	2008 - 2015
Detroit	122,789	117,426	110,320	100,799	99,495	92,683	83,588	80,934	-34%
Brightmoor	2,604	2,331	2,115	1,972	1,870	1,714	1,611	1,344	-48%
Chadsey/Condon	3,860	3,522	3,478	2,974	2,754	2,507	2,317	2,219	-43%
Cody Rouge	5,633	5,946	5,637	5,149	5,462	5,103	4,815	4,615	-18%
Northend Central	6,237	5,669	5,234	4,627	4,498	4,275	4,009	3,733	-40%
Osborn	5,781	5,126	5,030	4,413	4,385	3,849	3,695	3,532	-39%
Southwest Detroit	5,820	5,977	5,550	4,936	4,434	3,918	3,772	3,382	-42%

Crimes By Type Continued

	Youth Victimization								Percent Change in Youth Victimization
	2008	2009	2010	2011	2012	2013	2014	2015	2008 - 2015
Detroit	4,282	3,960	3,449	2,920	2,740	2,510	2,547	2,255	-47%
Brightmoor	111	59	52	63	59	43	34	46	-59%
Chadsey/Condon	141	120	79	85	74	77	70	89	-37%
Cody Rouge	291	230	225	146	167	146	149	126	-57%
Northend Central	187	200	119	135	117	111	105	110	-41%
Osborn	214	223	204	175	157	109	137	119	-44%
Southwest Detroit	190	208	179	158	130	99	99	90	-53%

Source: Wayne State University Center for Urban Studies.
Note: These data include multiple offenses per incident. The FBI publishes lower numbers, since they only report the highest charge filed per incident.

Crimes By Area

	Detroit								
	2008	2009	2010	2011	2012	2013	2014	2015	2008 - 2015
Crimes	122,789	117,426	110,320	100,799	99,495	92,683	83,588	80,934	-34%
Violent Crimes	39,864	39,619	37,954	34,730	35,265	33,418	32,663	32,179	-19%
Property Crimes	77,969	72,716	68,222	62,577	60,499	55,966	47,664	45,247	-42%
Violent Crimes (Youth Victimized)	4,282	3,960	3,449	2,920	2,740	2,510	2,547	2,255	-47%

	Brightmoor								
	2008	2009	2010	2011	2012	2013	2014	2015	2008 - 2015
Crimes	2,604	2,331	2,115	1,972	1,870	1,714	1,611	1,344	-48%
Violent Crimes	959	868	734	694	685	686	655	603	-37%
Property Crimes	1,484	1,338	1,257	1,182	1,099	960	883	701	-53%
Violent Crimes (Youth Victimized)	111	59	52	63	59	43	34	46	-59%

	Chadsey Condon								
	2008	2009	2010	2011	2012	2013	2014	2015	2008 - 2015
Crimes	3,860	3,522	3,478	2,974	2,754	2,507	2,317	2,219	-43%
Violent Crimes	1,219	1,172	1,141	1,100	1,023	960	898	906	-26%
Property Crimes	2,503	2,202	2,207	1,761	1,582	1,428	1,330	1,204	-52%
Violent Crimes (Youth Victimized)	141	120	79	85	74	77	70	89	-37%

Crimes By Area Continued

Cody Rouge									
	2008	2009	2010	2011	2012	2013	2014	2015	2008 - 2015
Crimes	5,633	5,946	5,637	5,149	5,462	5,103	4,815	4,615	-18%
Violent Crimes	1,924	2,144	2,008	1,672	1,990	2,035	2,048	2,047	6%
Property Crimes	3,514	3,596	3,403	3,331	3,294	2,944	2,605	2,249	-36%
Violent Crimes (Youth Victimized)	291	230	225	146	167	146	149	126	-57%

Northend Central									
	2008	2009	2010	2011	2012	2013	2014	2015	2008 - 2015
Crimes	6,237	5,669	5,234	4,627	4,498	4,275	4,009	3,733	-40%
Violent Crimes	2,178	2,139	1,953	1,827	1,719	1,626	1,660	1,558	-28%
Property Crimes	3,646	3,194	3,024	2,679	2,623	2,456	2,189	2,043	-44%
Violent Crimes (Youth Victimized)	187	200	119	135	117	111	105	110	-41%

Osborn									
	2008	2009	2010	2011	2012	2013	2014	2015	2008 - 2015
Crimes	5,781	5,126	5,030	4,413	4,385	3,849	3,695	3,532	-39%
Violent Crimes	1,805	1,778	1,875	1,655	1,642	1,420	1,550	1,538	-15%
Property Crimes	3,789	3,138	2,998	2,570	2,566	2,231	1,979	1,813	-52%
Violent Crimes (Youth Victimized)	214	223	204	175	157	109	137	119	-44%

Southwest Detroit									
	2008	2009	2010	2011	2012	2013	2014	2015	2008 - 2015
Crimes	5,820	5,977	5,550	4,936	4,434	3,918	3,772	3,382	-42%
Violent Crimes	1,934	1,964	1,887	1,747	1,742	1,499	1,495	1,425	-26%
Property Crimes	3,691	3,746	3,467	3,054	2,579	2,335	2,167	1,839	-50%
Violent Crimes (Youth Victimized)	190	208	179	158	130	99	99	90	-53%

Source: Wayne State University Center for Urban Studies.
Note: These data include multiple offenses per incident. The FBI publishes lower numbers, since they only report the highest charge filed per incident.