

**Black Homeowners, White Homesteaders,  
and Failed Gentrification in Detroit**  
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**THE LAST HOUSE  
ON THE BLOCK**

## **The Last House on the Block**

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NCST March Community  
Impact Briefing  
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Detroit: The Most  
Exciting City in America?

Last Stop on the L Train: Detroit

*While Asking for Help,  
Detroit Sells a Comeback*

*Billions in Debt, Detroit  
Tumbles Into Insolvency*

*In Detroit, a Survey of Stray Dogs Tries  
to Put a Number to a Safety Problem*

*Detroit Is Now a Charity  
Case for Carmakers*

Murder  
Capital or  
Place to  
Be?

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Moving into Detroit: Brightmoor



Grosse  
Pointe  
Woods

**BRIGHTMOOR**

Highland  
Park

DET

Grosse  
Pointe  
Farms

Hamtramck

Grosse  
Pointe  
Park

Detroit

Dearborn  
Heights

Dearborn

Tecumseh

Windsor

River

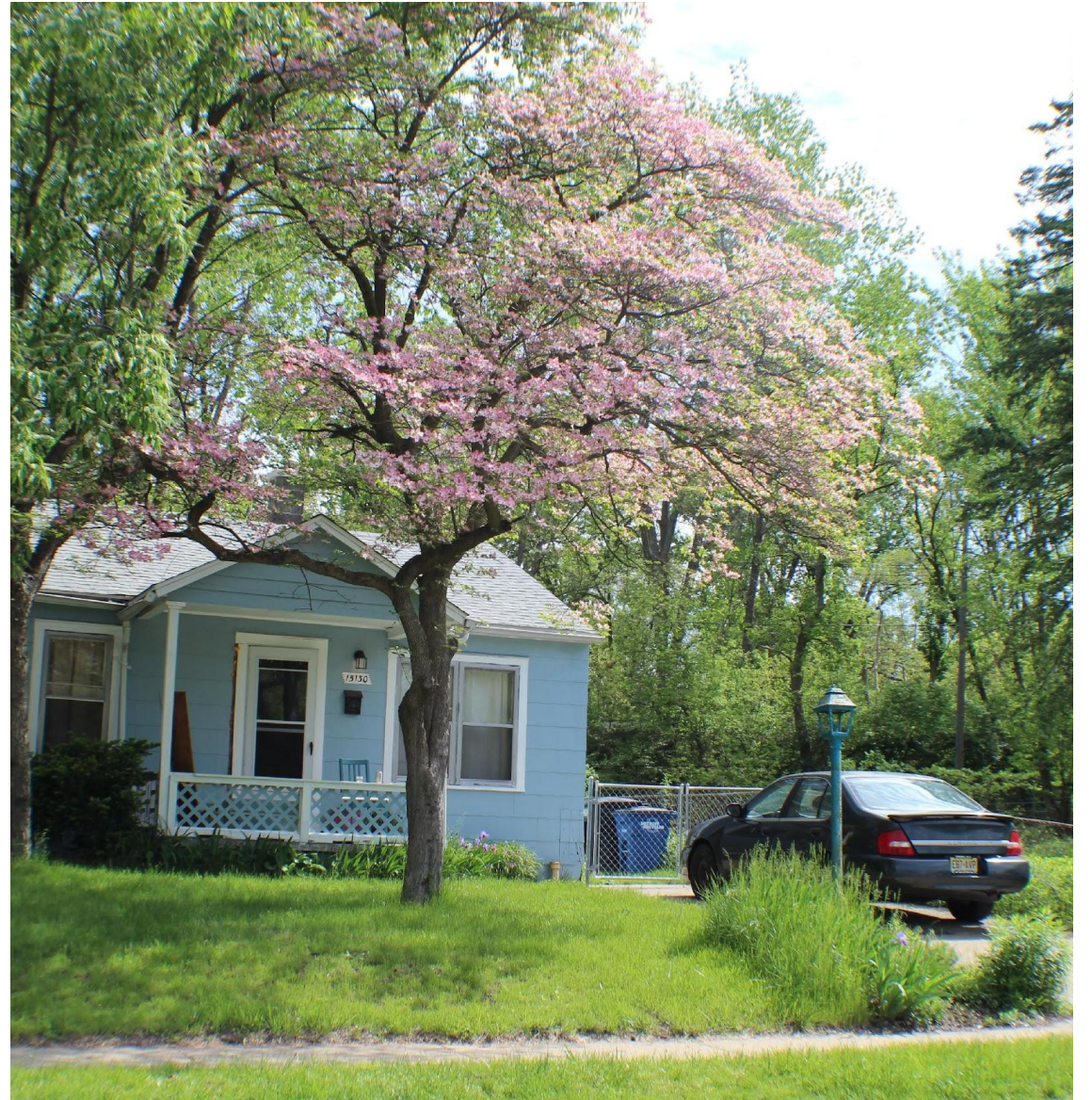
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# A Neighborhood After 50+ Years of Decline

	1970	2000	2017
<b>Total population</b>	26,000	18,000	9,400
<b>% White</b>	99%	22%	13%
<b>% Black</b>	1%	73%	83%
<b>% Poverty</b>	7%	32%	39%
<b>% Vacant housing</b>	3%	12%	33%

*Source.* Census 1970-2000, American Community Survey 2006-2010 & 2013-2017



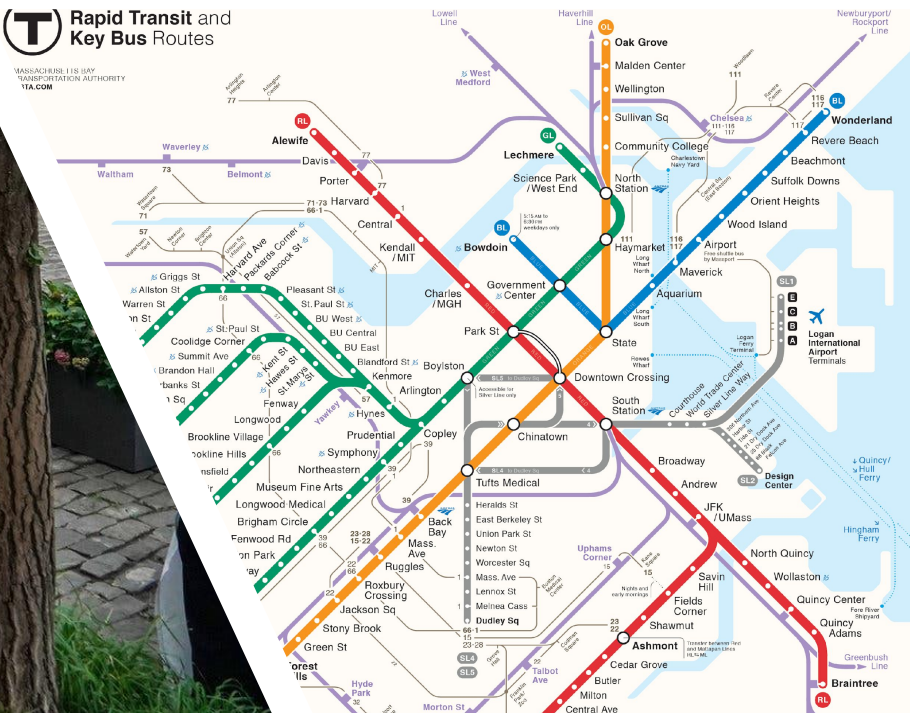




Argument of the book



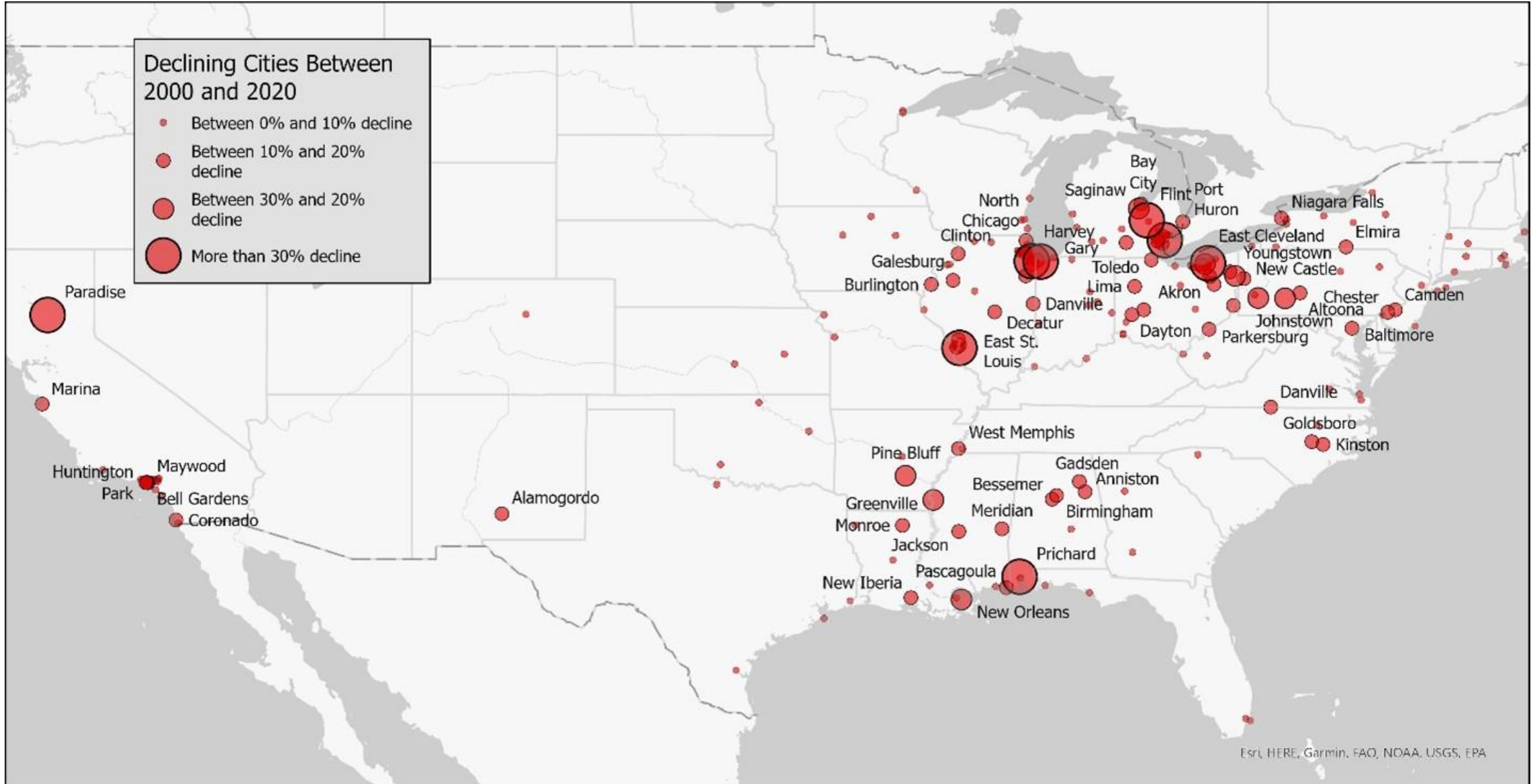
### T Rapid Transit and Key Bus Routes





### Declining Cities Between 2000 and 2020

- Between 0% and 10% decline
- Between 10% and 20% decline
- Between 30% and 20% decline
- More than 30% decline





# Two Key Questions

What is everyday life like in an extremely depopulated urban neighborhood?

What does gentrification look like in such a place?

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# Two Key Take-Aways

1. **Gentrification is not inevitable:** it can start but fail to transform a neighborhood. Early gentrification started in Brightmoor, but it did not overcome extreme depopulation.
2. **We don't talk enough about neighborhood decline.** Neighborhood decline deeply shapes residents' experiences, opportunities, and the promises of homeownership. Depopulation remains common: and will be here to stay.





Thank you!

