

## **Renters, Homeowners & Investors: The Changing Profile of Communities**

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### **Renters, Homeowners & Investors: Karla Henderson**

KARLA HENDERSON: Obviously, the city of Detroit, we have a number of investors. The ones that we don't welcome are the speculators. Those are the individuals that like to purchase property, hold onto it, not make any kind of investment. But there are some responsible investors in the city of Detroit, and so we like to work with them. The speculators definitely have to be held accountable. So what we do is we have a Department of Administrative Hearings, and so we do do active code enforcement. However, we found that those tickets that are issued don't quite have the strength to hold property owners accountable, and so many times we have to utilize civil courts, and take these property owners to court to get them to be responsible for their property. Well we have a massive demolition program. Right now our dangerous building inventory is about 38,000 structures. The mayor is committed to getting 10,000 structures down by the end of 2013, and we're on task to do that. We just launched, about a month ago, a private partnership with the Detroit Blight Authority that we will be talking about in this presentation, looking at where we have a low dense neighborhoods, going in and clearing out the structures, and the vacant lots, because the debris and the illegal dumping also adds to the blighting influence that can affect a neighborhood. We have this huge surge of young educated folks that are returning to the city, that want to be part of the urban experience, that want -- with a huge entrepreneurial spirit. And so we have embraced that group that's coming back to Detroit, and that's where we see a lot of our future headed.