



JOBS IN THE DISTRICTS REPORT

January 2018

Doing Development Differently in Metro Detroit

Furthering Equitable Development

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ACKNOWLEDGEMENT

D4 is grateful to Grace Cho for her diligent and thoughtful research on this report, which was conducted during the summer and fall of 2017, in partial fulfillment of her requirement as a Brademas Fellow while a Master of Urban Regional Planning student at the University of Michigan, Taubman School of Architecture and Urban Planning.

EXECUTIVE SUMMARY

Detroit's history of population decline since the 1950s is well documented and generally understood — at least in terms of raw numbers. But, getting a handle on the city's economy and job base at any point in time is less clear. People left Detroit over the last 60 years. But so too did commercial activity. And jobs. Population loss is a more straightforward analysis: it only goes one direction. Economic activity is more dynamic: workers commute in multiple directions, often back and forth across city boundaries every day. As businesses large and small, manufacturing centers, and institutions shifted outside the city, more resources and more jobs were pulled out. Where does Detroit stand from a jobs perspective today?

Of the 234,493 jobs in Detroit, about a quarter are held by Detroiters. The majority are held by commuters who travel into the city for work. Jobs are dispersed in clusters throughout the city. Not surprisingly, there is a noticeable concentration of jobs in the Downtown and Midtown districts, and in certain other job centers of high traffic, and commercial and industrial activity. The totals in the council districts that contain Downtown and Midtown are striking when compared to others, with these districts each having about ten times the jobs as the lowest council districts.

Council district “home areas” contain between 22,328 workers and 30,479 workers. The vast majority of Detroiters work outside their district, either elsewhere in the city, or outside of Detroit entirely. Overall, the total percentage of Detroiters with jobs, who leave the city for work, stands at nearly 67%. Some travel to nearby communities, such as Southfield, Dearborn, Livonia, Warren, or Troy, but some commute further, all over metro Detroit, and as far away as Lansing, and beyond.¹

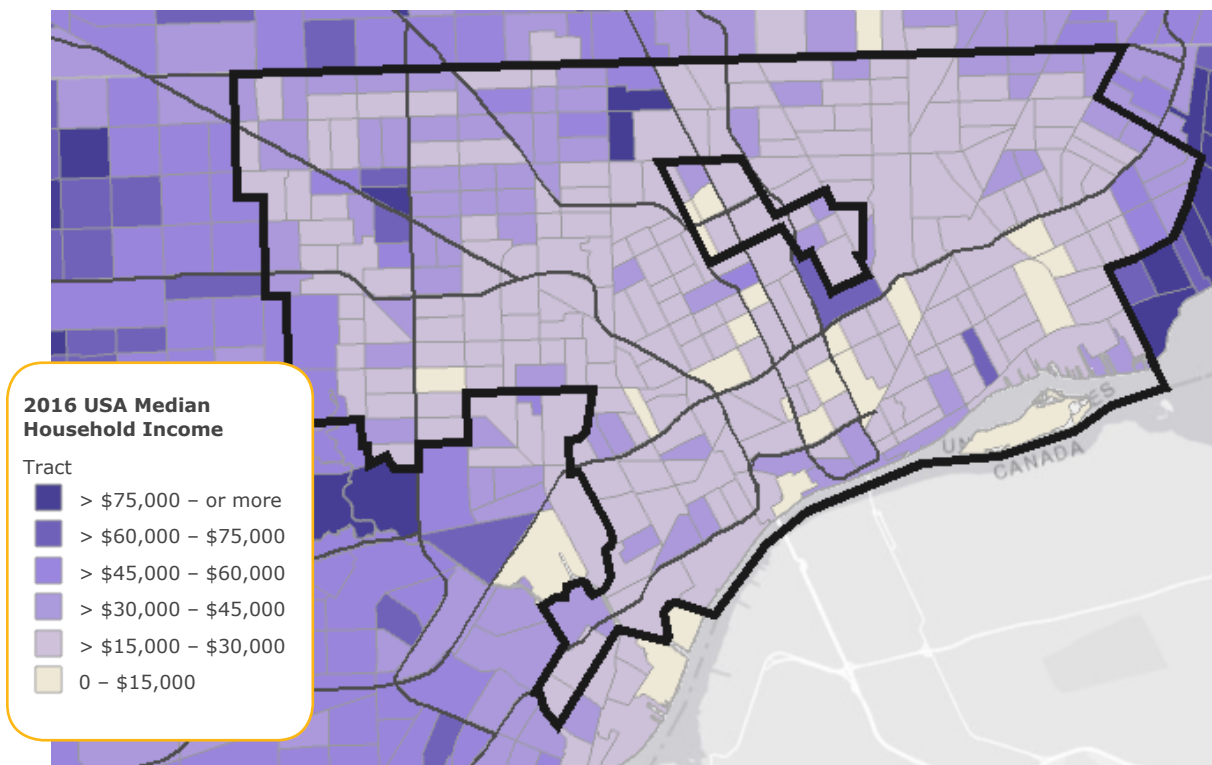
Many Detroiters who work in their district are employed in the fields of Healthcare and Social Assistance, Administrative and Support, and Waste Management and Remediation Services, Retail Trade, and Manufacturing. However, among all workers, including those who travel to Detroit for work, there is a much wider variation of job type, including a large number of jobs in management, finance, public administration, as well as jobs in the scientific and technical services industries, largely located in the Downtown and Midtown neighborhoods.

And while unemployment is not the focus of this report, it is vital to remember that 40% of Detroiters live below the poverty line. Unfortunately, in most measures of wealth and economic mobility, Detroit ranks at or near the bottom, highlighting the fact that Detroit needs many many more jobs if it hopes to compete in the coming decades. As of 2014, few Detroit census tracts could even be considered “middle class,” with only a handful of census tracts where the median of households earned over \$60,000 (see graph on next page).

The total percentage of Detroiters who leave the city for work is nearly 67%

1. For purposes of this report, LEHD “Home Area” boundaries correspond to Detroit Council Districts. Because of the way the LEHD data was accessed, there may be some job totals overlap/discrepancy between districts in certain cases. See Methodology Section for more information about LEHD Data.

Detroit Household Income 2016



Esri, HERE, Garmin, NGA, USGS, NPS, NRCAN | Esri, HERE, Garmin, NRCAN | Esri, HERE, NPS | Esri, US Census Bureau, Infogroup
Sources: Esri, Bureau of Transportation Statistics, GeoSystems Global Corporation in association with National Geographic Maps and Melcher Media, Inc.

METHODOLOGY

In order to garner a better understanding of economic activity, job dynamics, and worker movement within the city, D4 broke down jobs data by Detroit's seven City Council districts. We used the American Community Survey (ACS) from the U.S. Census, and Longitudinal Employer–Household Dynamics (LEHD) from 2015, the latest available data, for detail about workers in Detroit and some of their characteristics, including where they work, and what they do. LEHD Origin-Destination Employment Statistics (LODES) were used to generate maps. D4 also used the North American Industry Classification System (NAICS). NAICS code classifies business establishments based on activities in which they are primarily engaged.

LEHD data are the result of a partnership between the Census Bureau and U.S. states to provide high quality local labor market information and to improve the Census Bureau's economic and demographic data programs. LEHD data are based on different administrative sources, primarily Unemployment Insurance (UI) earnings data and the Quarterly Census of Employment and Wages (QCEW), and censuses and surveys. Firm and worker information are combined to create job level quarterly earnings history data, data on where workers live and work, and data on firm characteristics, such as industry.

www.census.gov/ces/dataproducts/lehddata.html

D4's Jobs in the Districts Report provides readers with some high level information and insight about the landscape of Detroit's jobs and economy in 2017, including several important ideas:

There are over 234,000 jobs located throughout Detroit, *but there are not enough jobs to fully employ Detroiters.*

About **TWO OUT OF EVERY THREE JOBS** in Detroit are held by workers who commute **INTO** Detroit.

Midtown and Downtown contain the vast majority of Detroit's jobs.

Detroiters with jobs, whether they commute or work close to home, tend to be employed in sectors that feature *lower wage jobs*.

Most Detroiters with a job commute to Detroit's **SUBURBS** for work.

↓
Coinciding with this report, D4 produced its Equitable Development Series in Fall 2017: Six public events designed to explore issues related to how Detroiters view equitable development and to identify resources and barriers, such as transit, that limit Detroiters' access to opportunities. These findings are further described in the ***Moving Forward*** section at the end.

DETROIT BY THE NUMBERS: JOBS, WORKERS, DESTINATIONS

As of 2015, Detroit contained a total of 234,493 jobs located in all corners of the city, which is about the same total as 2014. Jobs are dispersed in clusters small to large throughout the city (see **Figure 1**). However, there is a noticeable concentration of jobs in the Downtown, Midtown, and New Center districts, along the river, and to a lesser extent in certain nodes of high traffic, and commercial and industrial activity (see **Figure 2** - page 7).

As of 2015, Detroit contained a total of 234,493 jobs located in all corners of the city.

FIGURE 1: DETROIT JOBS DISTRIBUTION CLUSTERS

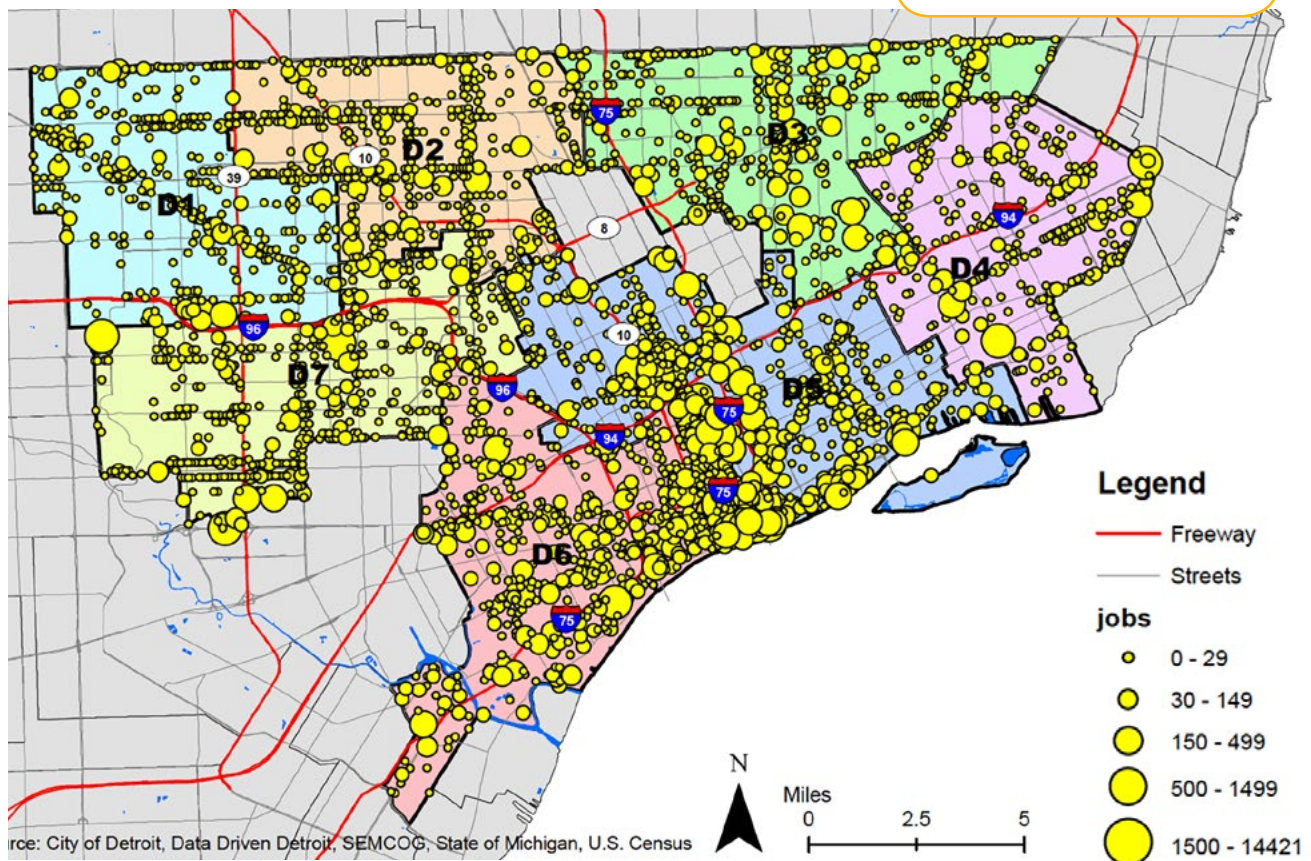
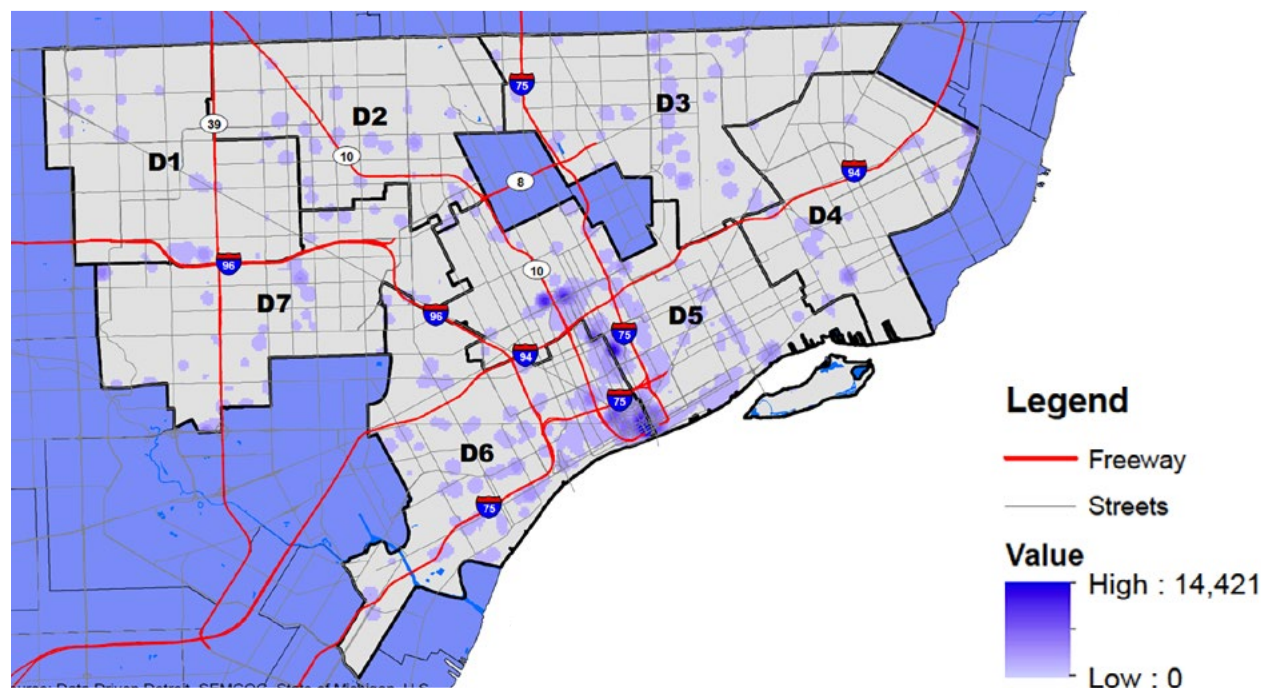


FIGURE 2: DETROIT JOBS DISTRIBUTION HEAT MAP



In order to garner a better understanding of economic activity, job dynamics, and worker movement within the city, D4 broke down jobs data by City Council district using ACS, LEHD, and LODS data, as well as NAICS jobs categories. The following maps, beginning with Figure 3, below, highlight some of these insights and comparisons on a citywide basis for the remainder of Section I. In Section II, each council district is described more in depth, offering a way for the reader to compare and contrast each district individually.

As seen in the Figures 1 and 2 above, jobs concentration is especially prevalent in Detroit's Downtown and Midtown neighborhoods. These neighborhoods correspond to districts 5 and 6 (see **Figure 3**-page 8), which contain 88,533 and 86,475 jobs, respectively.

These totals are striking when compared to other districts, with districts 5 and 6 each having approximately ten times the number of jobs as the lowest districts 1 or 2, which have 8,580 and 9,490 jobs, respectively.

In fact, districts 5 and 6 are in a very different league when compared to all other districts in terms of overall jobs numbers, with District 3, the next highest, with 14,669 jobs, more than 70,000 jobs fewer than district 5 or 6.

Figure 4 (page 8), shows the number of council district residents who are employed (i.e., residents who are employed anywhere). Here, we begin to see a much closer alignment in terms of district totals across the city, ranging from 22,328 workers in District 3 to 30,479 workers in District 1, a difference of about 8,000 workers from lowest to highest. One thing that it is interesting in terms of workforce numbers in each district is that the districts with the highest number of residents who are employed, i.e., districts 1 and 2, are also the districts with the lowest number of jobs, as seen in Figure 3.

FIGURE 3: NUMBER OF JOBS IN EACH COUNCIL DISTRICT

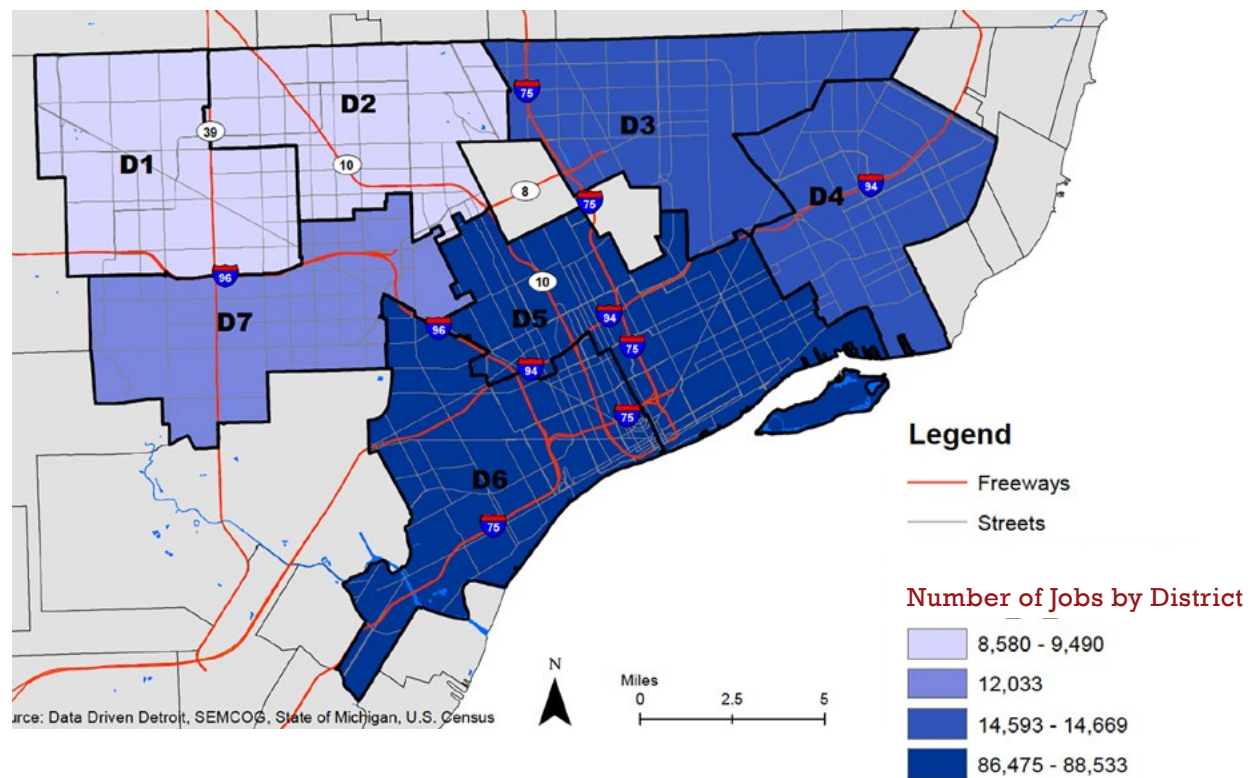


FIGURE 4: NUMBER OF EMPLOYED CITY COUNCIL RESIDENTS

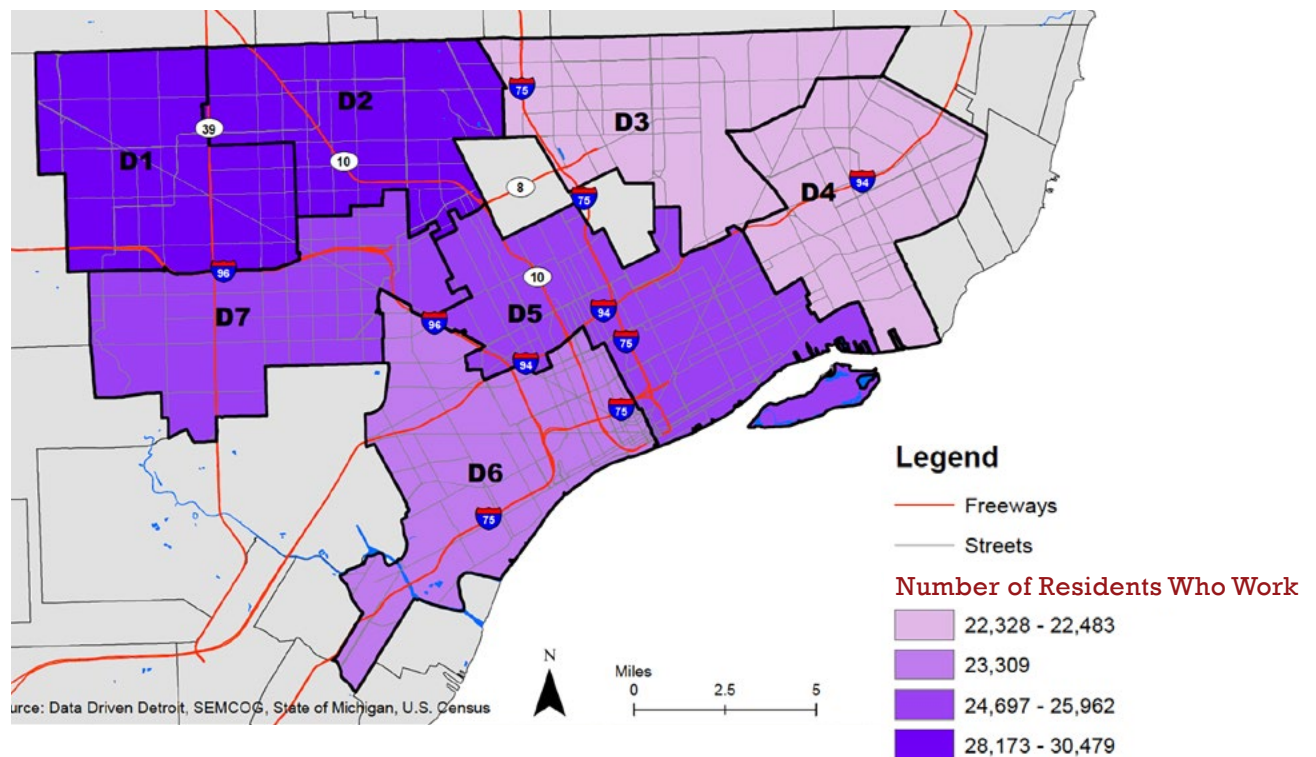


Figure 5 shows the percentage of residents who are employed in the same district that they live in. Here, the range is between just under 3% in District 7 to about 19% in District 6.

What this means is that the vast majority of workers throughout Detroit work outside of their own district: they must either commute some distance out of their home district, or they work outside of the City of Detroit altogether.

It should be noted that for the districts with the highest percentage of workers who work in their home district, districts 5 and 6, 19% represents just over 9,000 workers combined in both districts, who both live and work in their home district.

FIGURE 5: NUMBER OF RESIDENTS WHO WORK IN THEIR DISTRICT

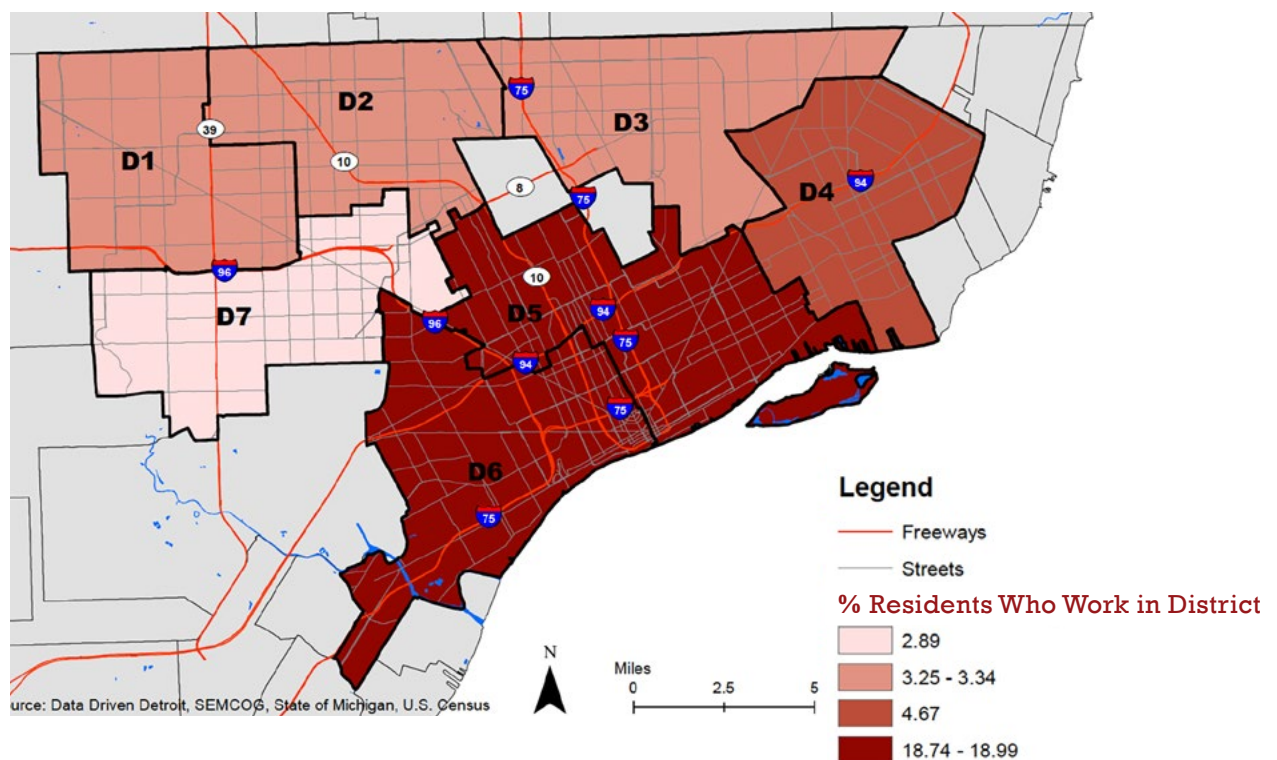


Figure 6 (page 10) shows the percentage of residents who work elsewhere in the City of Detroit. This ranges from under 30% in districts 1 and 7, to over 41% in District 5 — clearly a destination for jobs in the city. **However, the big takeaway here is that the majority of Detroiters must leave the city for their employment.**

Along these same lines, **Figure 7** (page 10) shows the percentage of residents who leave the City of Detroit for their job, ranging from about 59% of residents in District 5, to nearly 72% of residents in District 1, where nearly 22,000 workers leave the city.

FIGURE 6: DISTRICT RESIDENTS WHO WORK ELSEWHERE IN DETROIT

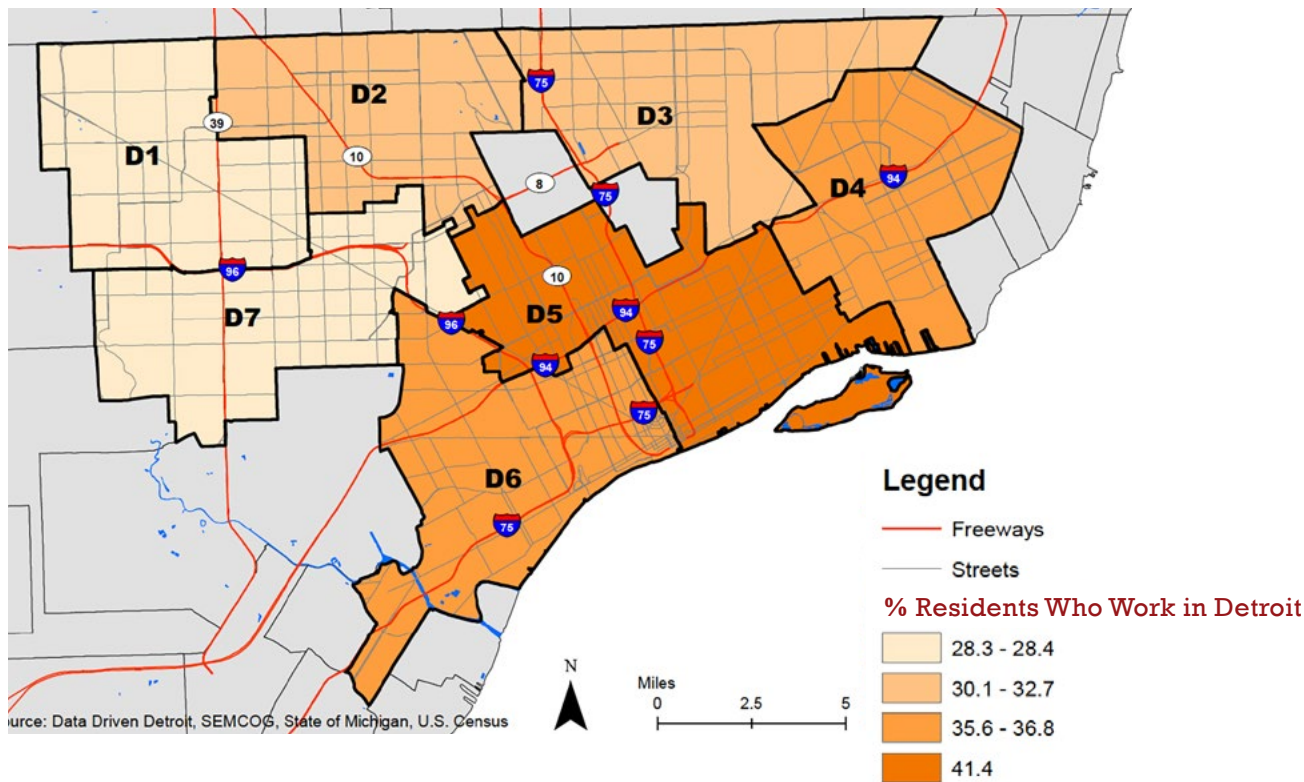
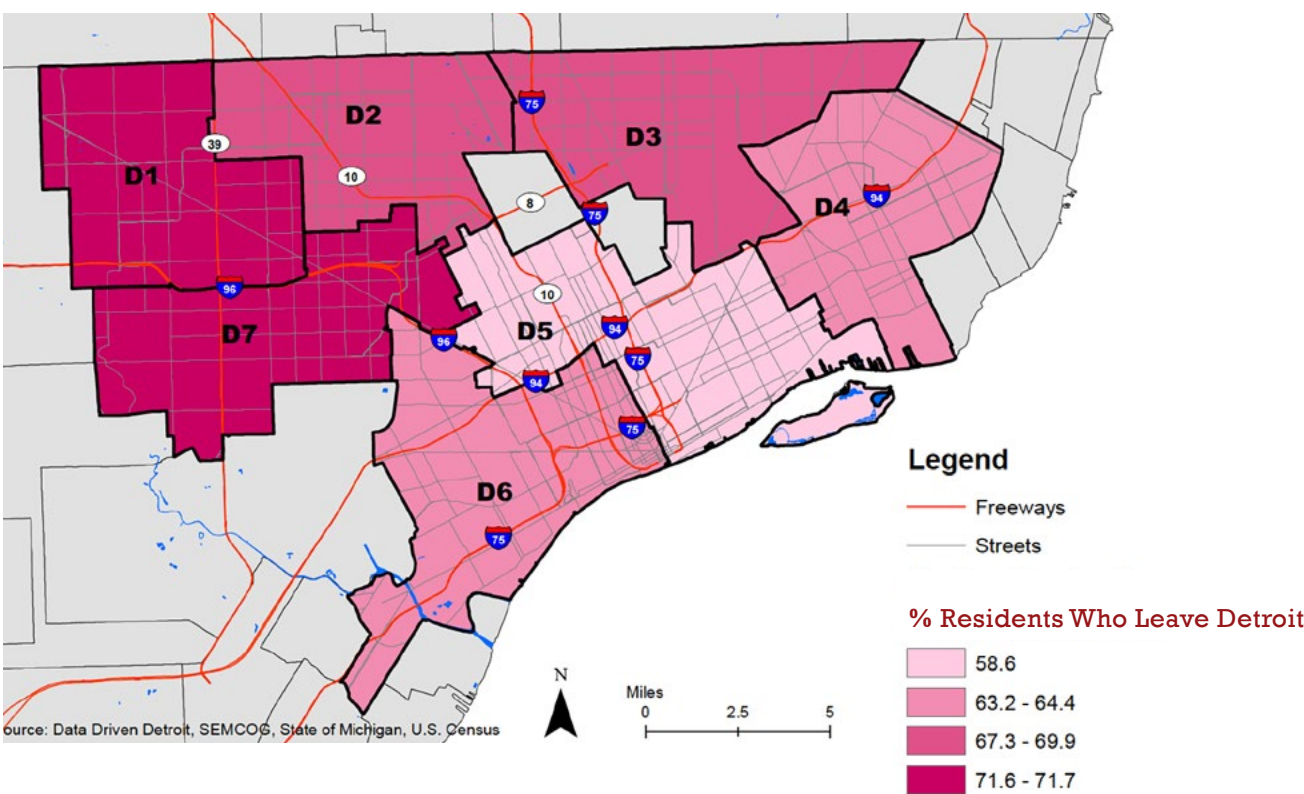


FIGURE 7: DISTRICT RESIDENTS WHO LEAVE THE CITY FOR WORK



Overall, the total percentage of Detroiters who leave the city for work stands at nearly 67%, or 118,701 out of 177,431 workers in all districts.

Of the residents who are employed outside of Detroit, a number of nearby and adjacent suburban work places figure prominently for Detroit workers, including these top destinations:

- | | |
|-----------------------------|----------------------------------|
| → Southfield: 10,845 | → Dearborn: 7,717 |
| → Warren: 7,304 | → Livonia: 6,347 |
| → Troy: 5,751 | → Farmington Hills: 4,082 |

Overall, the total percentage of Detroiters who leave the city for work stands at nearly 67%

Also listed in the top employer places for Detroiters is Lansing with 6,439 workers. However, it seems quite likely that a large number of these workers do not actually commute to Lansing, but are rather employees of the State of Michigan, working in or near Detroit. That leaves about 47%, or 55,789 Detroiters who work elsewhere in the metro Detroit region.

Many Detroiters who work in their own district work in the fields of Healthcare, Administrative/Waste/Remediation, Accommodation/Food Services, Retail, and Manufacturing. However, among all workers, including those who commute into Detroit for work, there is a much wider variation of jobs represented, including a large number of jobs in management, finance, public administration, as well as jobs in the scientific and technical services industries.

About 40% of Detroiters live below the poverty line, representing a significant level of under and unemployment. **Figure 8** (page 12) highlights this fact, comparing Detroit's level of employment for various groups, with that of median employment levels of the biggest 130 cities in the U.S.

Unfortunately, in most categories, Detroit ranks at or near the bottom, highlighting the fact that Detroit needs many, many more jobs if it hopes to compete in coming years.

Detroit needs more jobs if we want it to be a competitive region.

FIGURE 8: EMPLOYMENT RATES– DETROIT V. MEDIAN U.S. CITIES AND COUNTIES ▲ WITH POPULATION 500,000+

Brookings Institution chart modified to include Detroit employment levels.



Source: 2015 American Community Survey. Data limited to the civilian population aged 18–64, not living in group quarters.

The above chart is divided into “Employed” persons, “Unemployed” persons, and people “Not in the Labor Force,” and shows how Detroit compares to other U.S. cities with populations of 500,000 and above when broken down by race. The figures noted with a “▲” and corresponding percentage indicate where the median is for other U.S. cities and counties falls on a spectrum. Detroit’s corresponding position is indicated with a red arrow and percentage. Note that Brookings did not provide a percentage for Unemployed Asians.

In the following pages, under Section II, we have further breakdown by each district in a district-by-district profile, and have matched employment data to the corresponding NAICS Code for a fuller picture of jobs in the districts.

SECTION II.

DISTRICT PROFILES & OVERALL RANKINGS

Detroit City Council transitioned from an entirely at-large body of nine members to a hybrid form of representation, with seven district representatives and two at-large members in 2013. Each council district contains approximately 94,000 people, and is fairly well circumscribed around existing neighborhood borders, with the most glaring exception in District 5, which sprawls between neighborhood clusters on both the east and west sides of Woodward, and cuts off Midtown and Downtown at John R.

Detroit council districts are a convenient proxy for discussing the geography of Detroit's job market. Each district has neighborhood characteristics and job clusters. Not surprisingly, most economic activity occurs in Detroit's Downtown and Midtown neighborhoods, represented by districts 5 and 6. The table below offers a quick district by district comparison, and is organized by metrics that match up to the maps in figures 3-7, in Section 1.

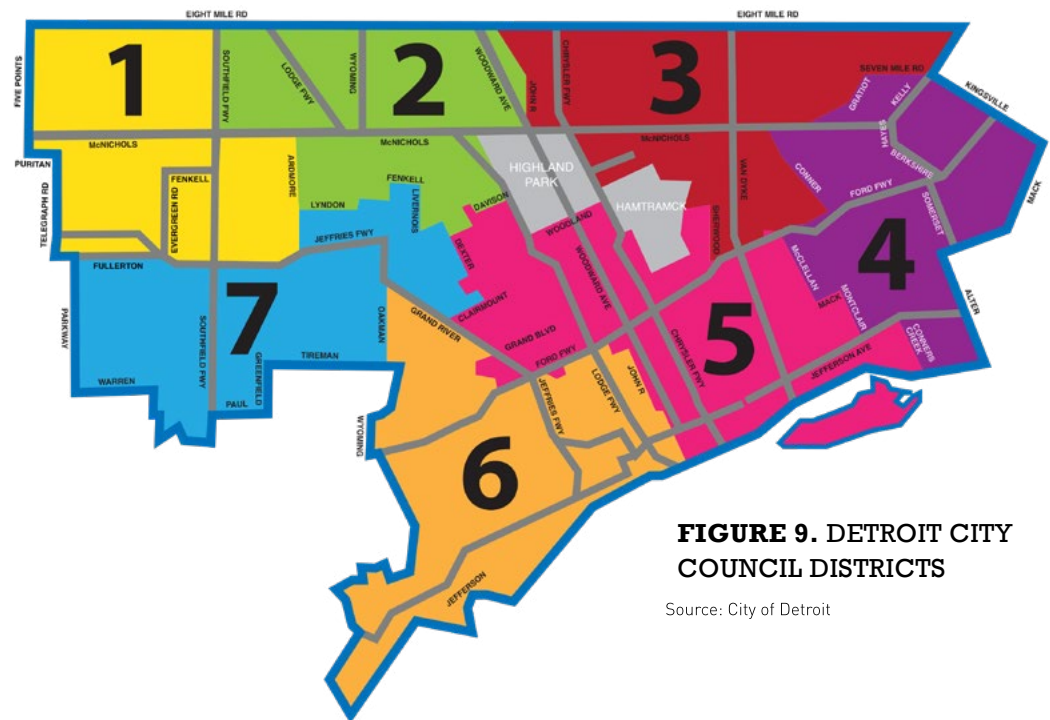


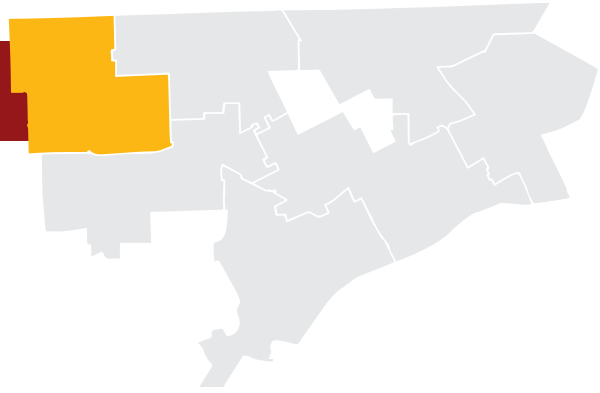
FIGURE 9. DETROIT CITY COUNCIL DISTRICTS

Source: City of Detroit

OVERALL DISTRICT RANKINGS

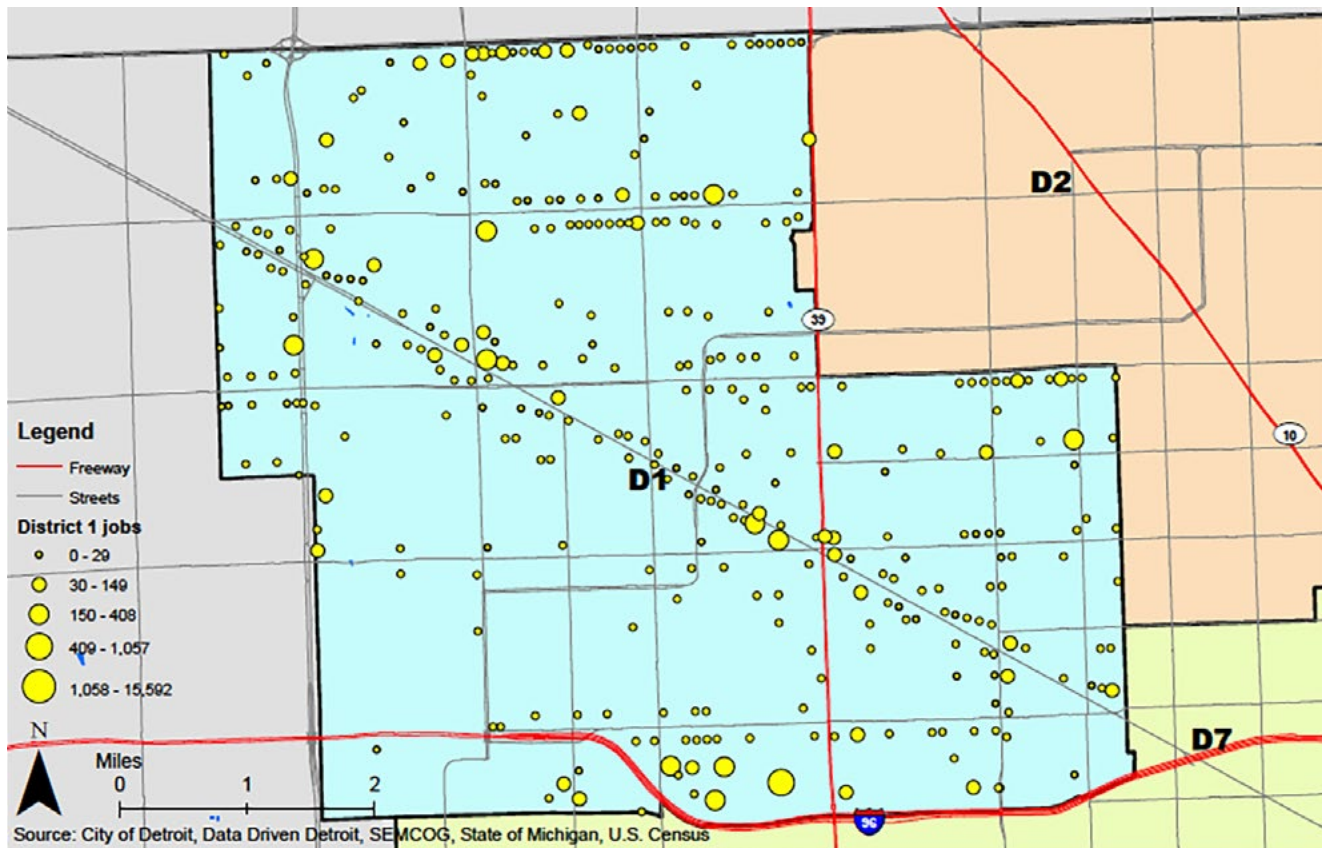
District	Number of jobs	District	Number of residents who work	District	Number of people who live and work in CD	% of residents who live and work in CD	District	Number of residents who work in Detroit	% of residents who work in Detroit	District	% of residents who work outside of Detroit
5	88533	1	30479	6	4427	19.0	5	10221	41.4	7	71.7
6	86475	2	28173	5	4627	18.7	2	9208	32.7	1	71.6
3	14669	7	25962	4	1050	4.7	1	8649	28.4	3	69.9
4	14593	5	24697	2	940	3.3	6	8570	36.8	2	67.3
7	12033	6	23309	3	739	3.3	4	8013	35.6	4	64.4
2	9490	4	22483	1	990	3.2	7	7357	28.3	6	63.2
1	8580	3	22328	7	750	2.9	3	6712	30.1	5	58.6

DISTRICT 1



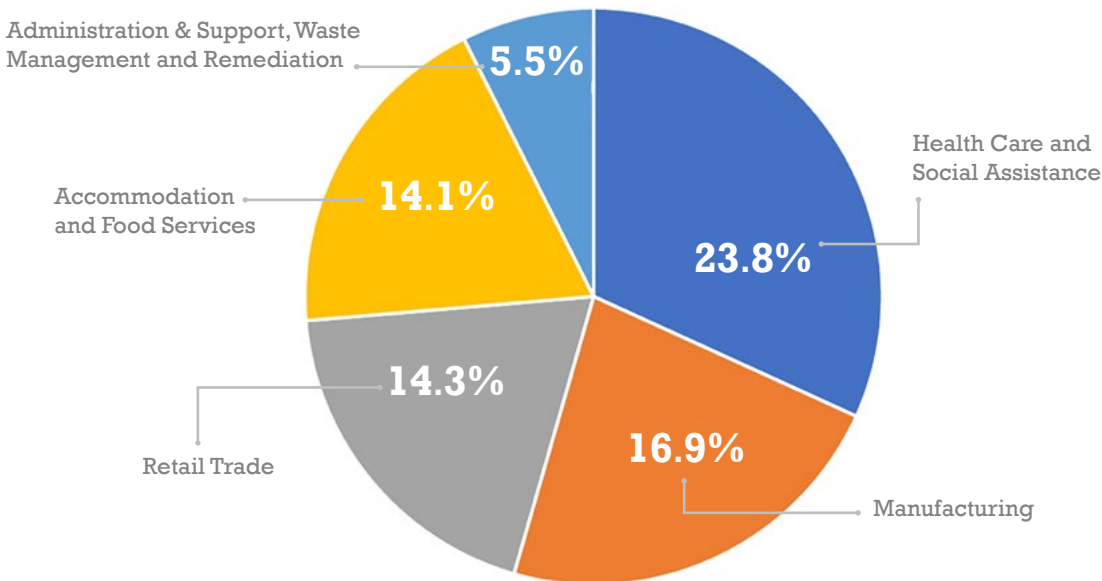
City Council District 1 forms the northwest corner of Detroit; the district is bisected roughly in half, north to south by McNichols (Six Mile), and diagonally by Grand River Avenue, which runs northwesterly. Neighborhoods here include Brightmoor, Grandmont Rosedale, and Old Redford, among others.

2015 JOB DISTRIBUTION BY CENSUS BLOCK: DISTRICT 1



District 1 contains the lowest number of jobs of all districts, with jobs in small businesses along key corridors, including Grand River, Seven and Eight mile roads, and in small strip malls and auto related uses along Telegraph. Jobs in manufacturing and industrial companies, including the Gateway intermodal facility at I-96 and Southfield can be found on the southern edge of District 1. Healthcare related jobs make up the majority of jobs in District 1, followed by manufacturing and retail jobs.

TOP 5 NAICS CODES FOR DISTRICT 1 WORKERS (2015)

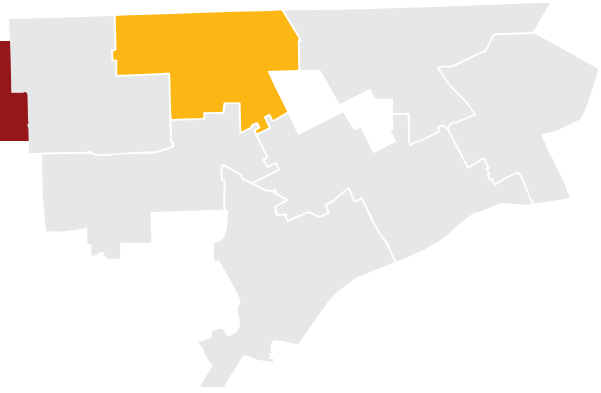


	2014	2015
Total Number of Jobs	8,544	8,580
% of Workers Residing in District	10.9%	11.5%
Total Residents Working	29,919	30,479
District Residents Working in District	931	990
% of Residents Working in District	3.11%	3.2%
District Residents Working Outside City	21,173	21,830
% of Residents Working Outside City	70.8%	71.6%

Work Destinations	Count	Share
Detroit city, MI	8,649	28.4%
Southfield city, MI	2,429	8.0%
Livonia city, MI	1,621	5.3%
Dearborn city, MI	1,397	4.6%
Farmington Hills city, MI	1,098	3.6%
All others	15,285	50.1%

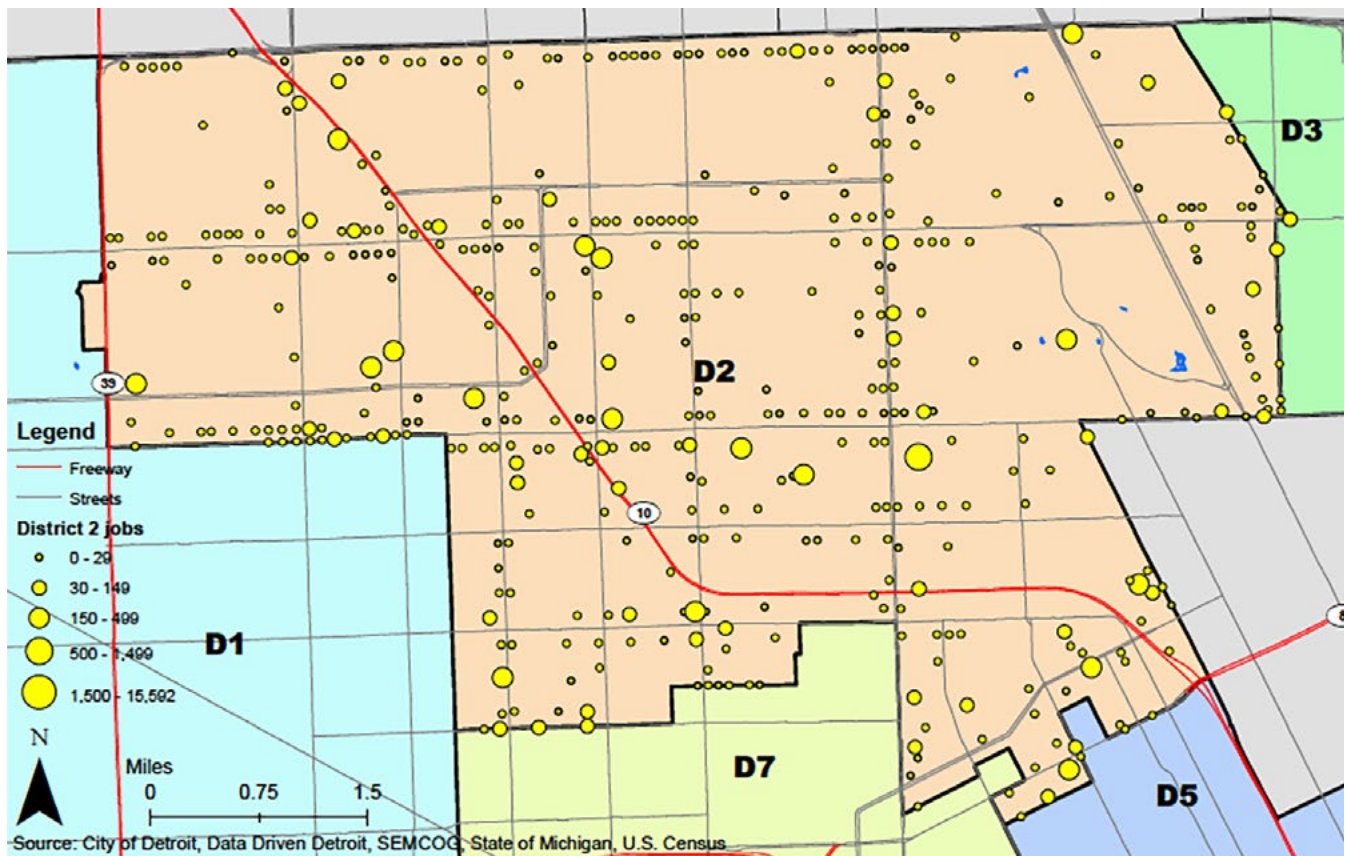
Note that pie charts for each district lists only the top five NAICS Codes. Therefore, the percentages visualized add up to less than 100% and have a disproportionate appearance.

DISTRICT 2



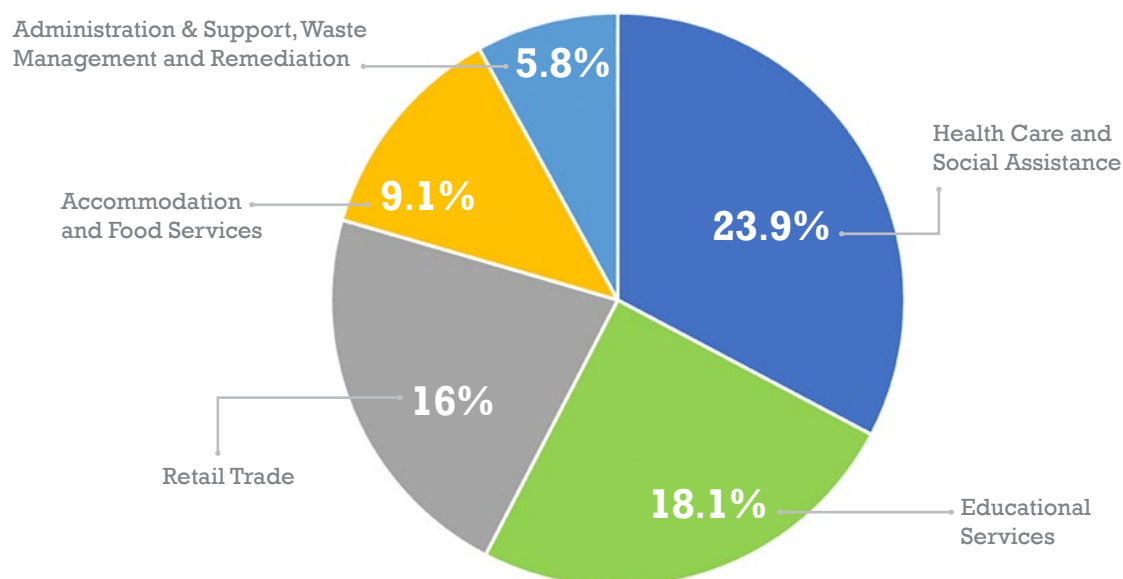
City Council District 2 is located on the north side of Detroit. The Lodge Freeway and Outer Drive cut large perpendicular swaths through much of the district, which contain long stretches of McNichols (Six Mile), Seven and Eight mile roads. Livernois and Woodward are prominent corridors, containing neighborhoods like Green Acres, Palmer Woods, and University District. Bagley and Fitzgerald neighborhoods, lie west of Livernois.

2015 JOB DISTRIBUTION BY CENSUS BLOCK: DISTRICT 2



District 2 contains the second lowest number of jobs. Here, institutional facilities, like University of Detroit-Mercy, Marygrove College, and Sinai Hospital, are major employers, including a number of nursing homes located throughout the district. Gateway Marketplace at Woodward and Eight Mile, located at the former home of the Michigan State Fairgrounds, contains a Meijer, among other retail shops, is a significant employment center. The Fairground has been targeted for significant redevelopment over the past several years.

TOP 5 NAICS CODES FOR DISTRICT 2 WORKERS (2015)

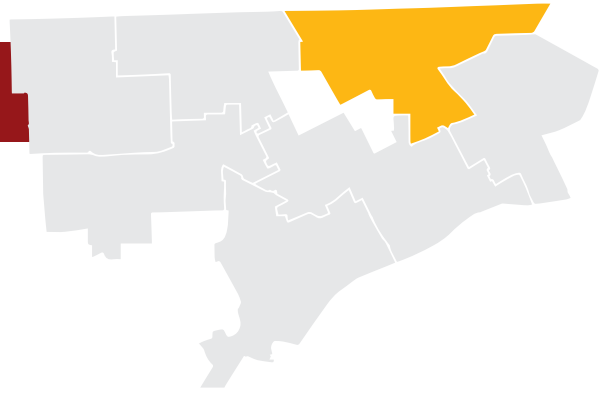


	2014	2015
Total Number of Jobs	9,533	9,490
% of Workers Residing in District	9.21%	9.9%
Total Residents Working	27,096	28,173
District Residents Working in District	878	940
% of Residents Working in District	3.24%	3.3%
District Residents Working Outside City	17,774	18,965
% of Residents Working Outside City	65.6%	67.3%

Work Destinations	Count	Share
Detroit city, MI	9,208	32.7%
Southfield city, MI	2,166	7.7%
Dearborn city, MI	1,143	4.1%
Troy city, MI	1,118	4.0%
Livonia city, MI	1,082	3.8%
All others	13,456	47.8%

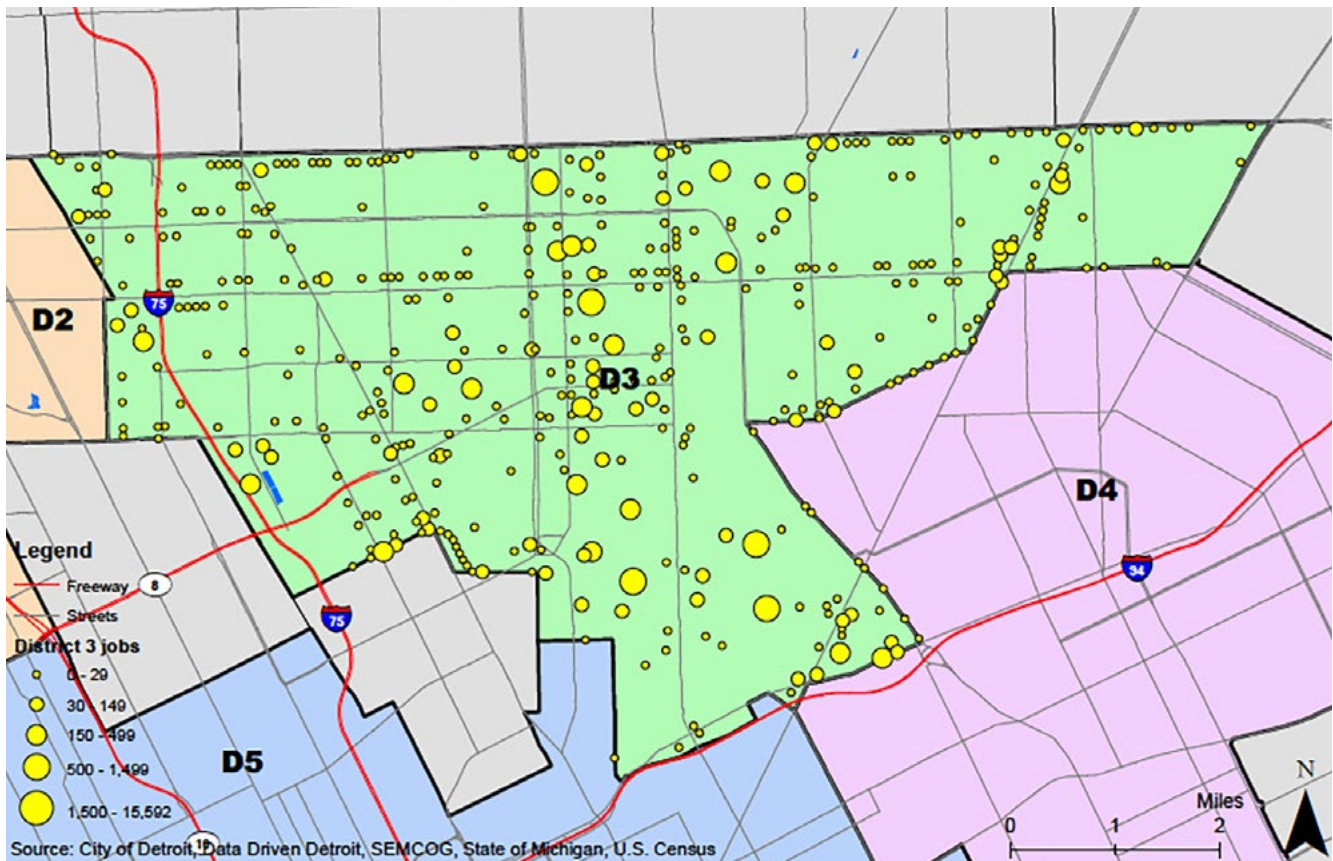
Note that pie charts for each district lists only the top five NAICS Codes. Therefore, the percentages visualized add up to less than 100% and have a disproportionate appearance.

DISTRICT 3



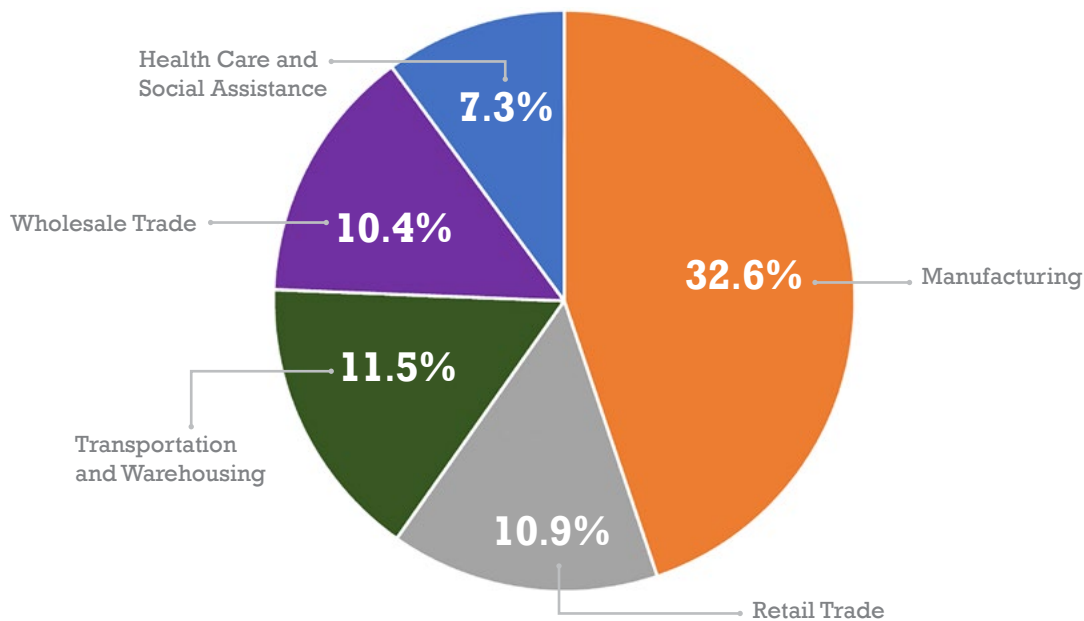
District 3 forms the northeastern corner of Detroit. It is defined by Eight Mile on the north, portions of Gratiot and Conner along the east, I-94 on the south, and Hamtramck and the I-75 corridor on the west. Seven Mile crosses Van Dyke and the Mt. Elliot Corridor in the heart of District 3. Neighborhoods include Grixdale, Conant Gardens, and Krainz Woods on the west, and Regent Park and Von Steuben on the east.

2015 JOB DISTRIBUTION BY CENSUS BLOCK: DISTRICT 3



District 3 contains a significant share of employment from manufacturing uses, including Chrysler and other automotive related businesses along the Mt. Elliot Industrial Corridor, which runs for several miles north to south along a heavy rail line in the heart of District 3. PVS Chemical is at the center of a smaller industrial cluster on the southeast side of District 3, near City Airport and Conner. A mix of commercial uses also provide jobs along the Seven and Eight Mile corridors, as well as along Gratiot heading north into Eastpointe.

TOP 5 NAICS CODES FOR DISTRICT 3 WORKERS (2015)

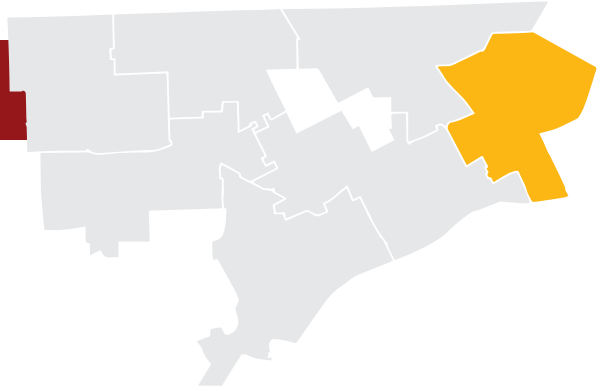


	2014	2015
Total Number of Jobs	14,254	14,669
% of Workers Residing in District	5.39%	5.0%
Total Residents Working	21,754	22,328
District Residents Working in District	768	739
% of Residents Working in District	3.53%	3.3%
District Residents Working Outside City	15,063	15,515
% of Residents Working Outside City	69.2%	69.9%

Work Destinations	Count	Share
Detroit city, MI	6,712	30.1%
Warren city, MI	1,629	7.3%
Southfield city, MI	1,123	5.0%
Troy city, MI	922	4.1%
Lansing city, MI	896	4.0%
All others	11,046	49.5%

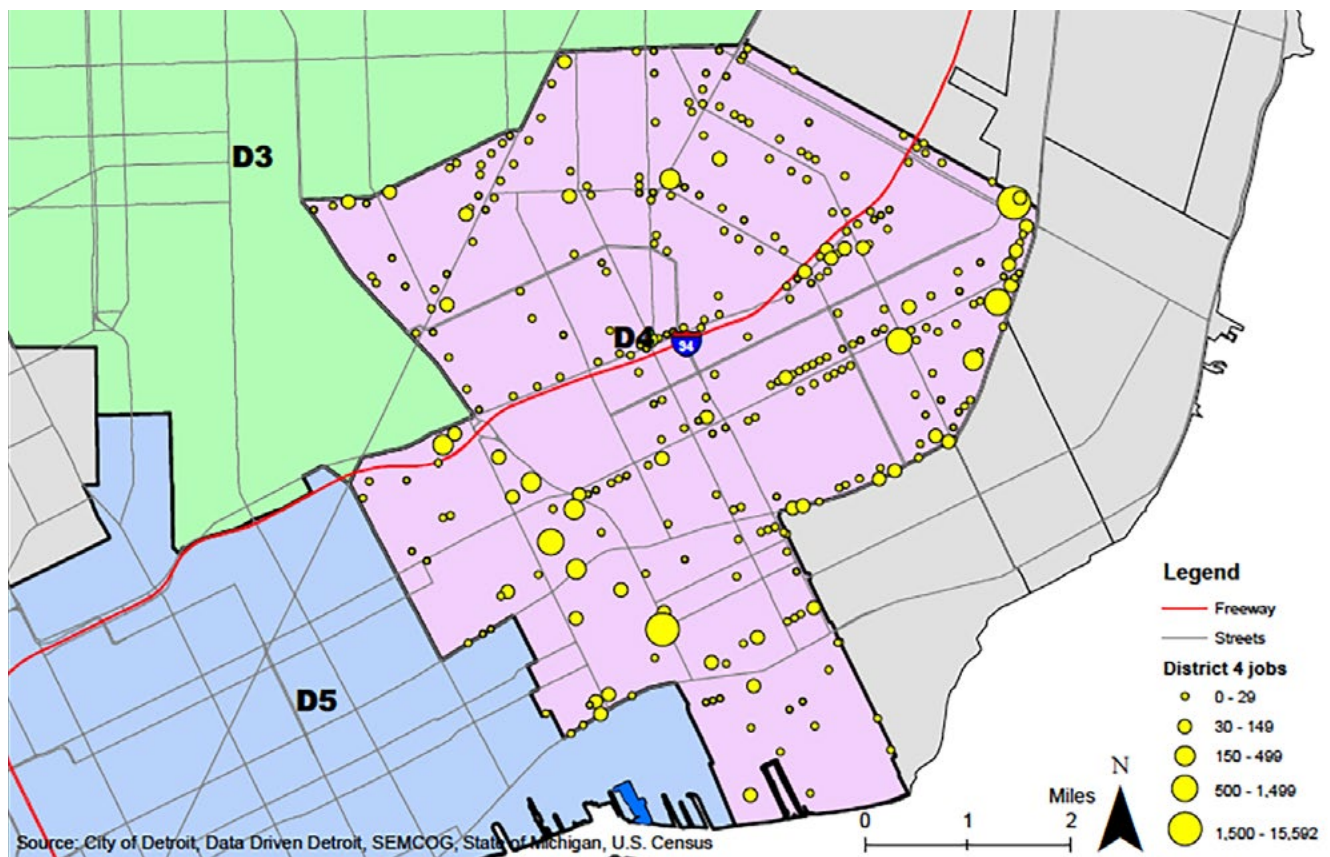
Note that pie charts for each district lists only the top five NAICS Codes. Therefore, the percentages visualized add up to less than 100% and have a disproportionate appearance.

DISTRICT 4



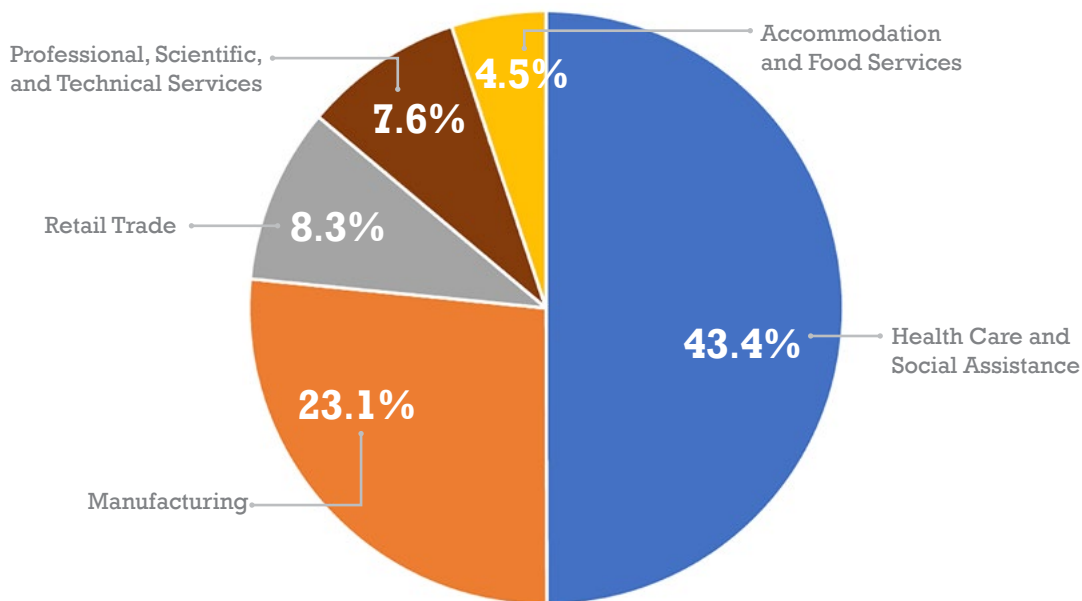
District 4 is on the City's far east side, bordering the Grosse Pointes and Harper Woods along Alter Road, Mack Avenue and Moross. I-94 cuts through the district, dividing it north and south, while Conner and McClellan define the western edge to Conner Creek and Detroit River. Morningside, Balduck and East English Village are prominent residential districts on the east; Chandler Park, Ravendale, and Jefferson Chalmers are more central; while the Conner Creek Industrial Corridor anchors the western side of the District 4.

2015 JOB DISTRIBUTION BY CENSUS BLOCK: DISTRICT 4



A very large percentage of **District 4**'s employment is in health care, as St John's hospital and affiliated offices account for nearly 6,300 jobs. Manufacturing is also significant, including at the FCA Jeep Plant on Jefferson, and throughout the industrial corridor. Numerous small retail and commercial jobs are found throughout the district, especially along Mack, Warren, and Jefferson avenues.

TOP 5 NAICS CODES FOR DISTRICT 4 WORKERS (2015)

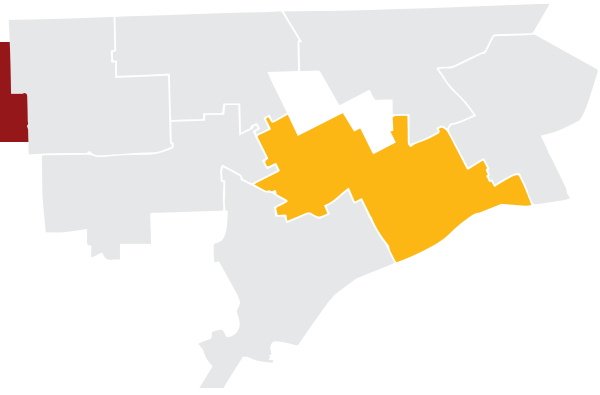


	2014	2015
Total Number of Jobs	15,010	14,593
% of Workers Residing in District	7.26%	7.2%
Total Residents Working	22,081	22,483
District Residents Working in District	1,089	1,050
% of Residents Working in District	4.94%	4.7%
District Residents Working Outside City	13,719	14,470
% of Residents Working Outside City	62.1%	64.4%

Work Destinations	Count	Share
Detroit city, MI	8,013	35.6%
Warren city, MI	1,371	6.1%
Southfield city, MI	992	4.4%
Lansing city, MI	970	4.3%
Troy city, MI	670	3.0%
All others	10,467	46.6%

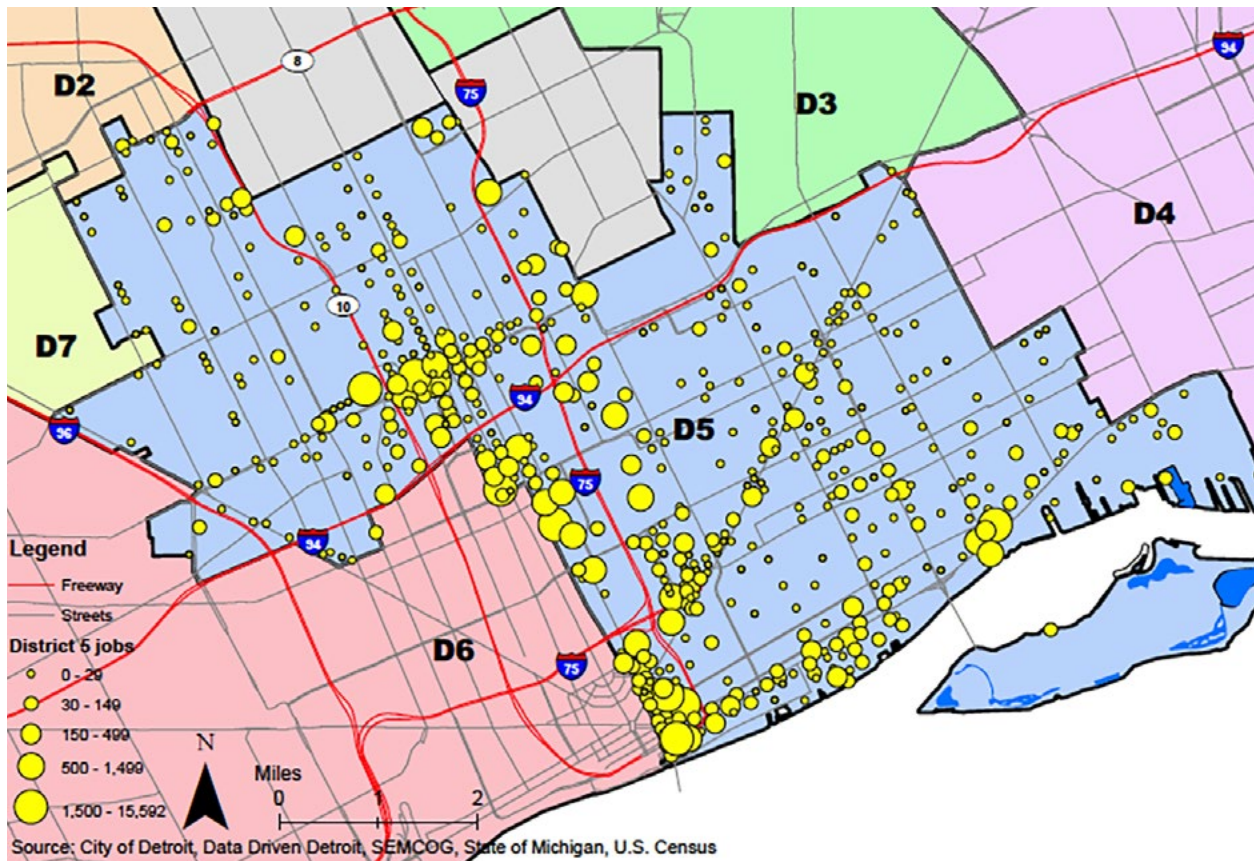
Note that pie charts for each district lists only the top five NAICS Codes. Therefore, the percentages visualized add up to less than 100% and have a disproportionate appearance.

DISTRICT 5



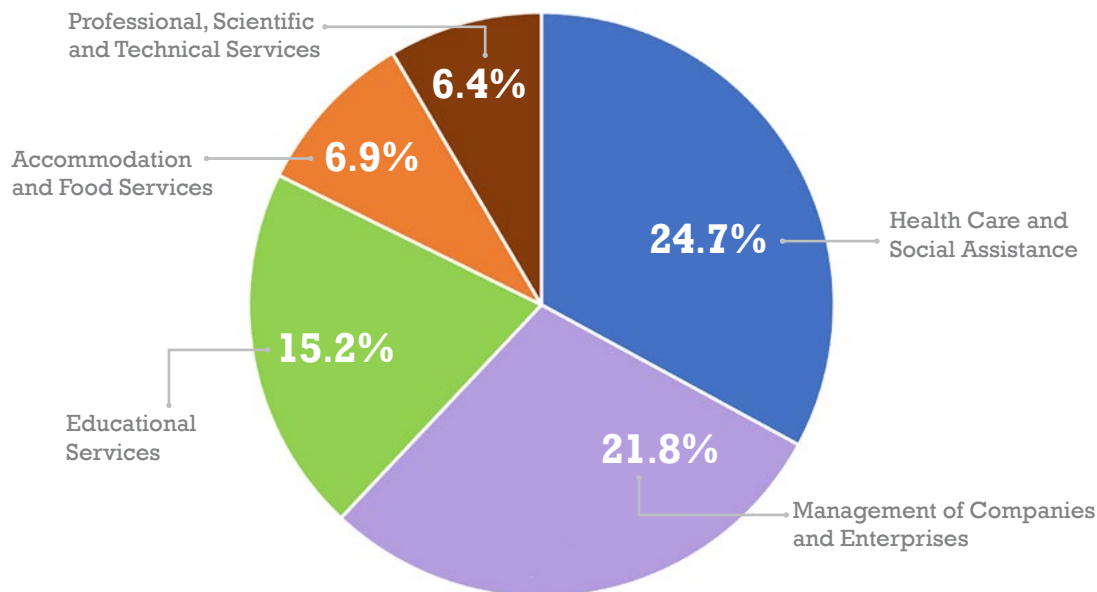
District 5 is a sprawling, oddly shaped district, ranging from I-96 and Livernois on the west, all the way to Conner and the river on the east. There are two major geographies in District 5. One area straddles both sides of Woodward, and contains New Center, Milwaukee Junction, Virginia Park, Boston Edison, and Arden Park. The other area begins at John R, runs south from Arden Park, down to the Cultural Center, Midtown, Downtown, and the water, then along Jefferson, east through Lafayette Park, Islandview, and the villages, and includes Belle Isle.

2015 JOB DISTRIBUTION BY CENSUS BLOCK: DISTRICT 5



District 5 contains the highest number of jobs at over 88,000. It is also the district where the lowest number of residents leave the city for work, and the second highest number stay in the district for work. Here, major employers offer jobs in business management, education, and health care, in large corporations and institutions such as Henry Ford Health Systems, the Detroit Medical Center, GM, and Blue Cross. A number of jobs are associated with Eastern Market and in small businesses along Gratiot and Jefferson, as well as some industrial jobs related to the incinerator, Cadillac plant, and American Axle.

TOP 5 NAICS CODES FOR DISTRICT 5 WORKERS (2015)

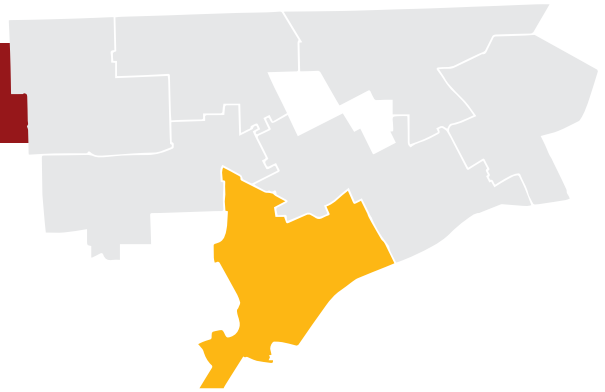


	2014	2015
Total Number of Jobs	86,851	88,533
% of Workers Residing in District	5.18%	5.2%
Total Residents Working	23,709	24,697
District Residents Working in District	4,497	4,627
% of Residents Working in District	18.97%	18.7%
District Residents Working Outside City	13,730	14,476
% of Residents Working Outside City	57.9%	58.6%

Work Destinations	Count	Share
Detroit city, MI	10,221	41.4%
Southfield city, MI	1,447	5.9%
Warren city, MI	1,077	4.4%
Dearborn city, MI	942	3.8%
Lansing city, MI	902	3.7%
All others	10,108	40.9%

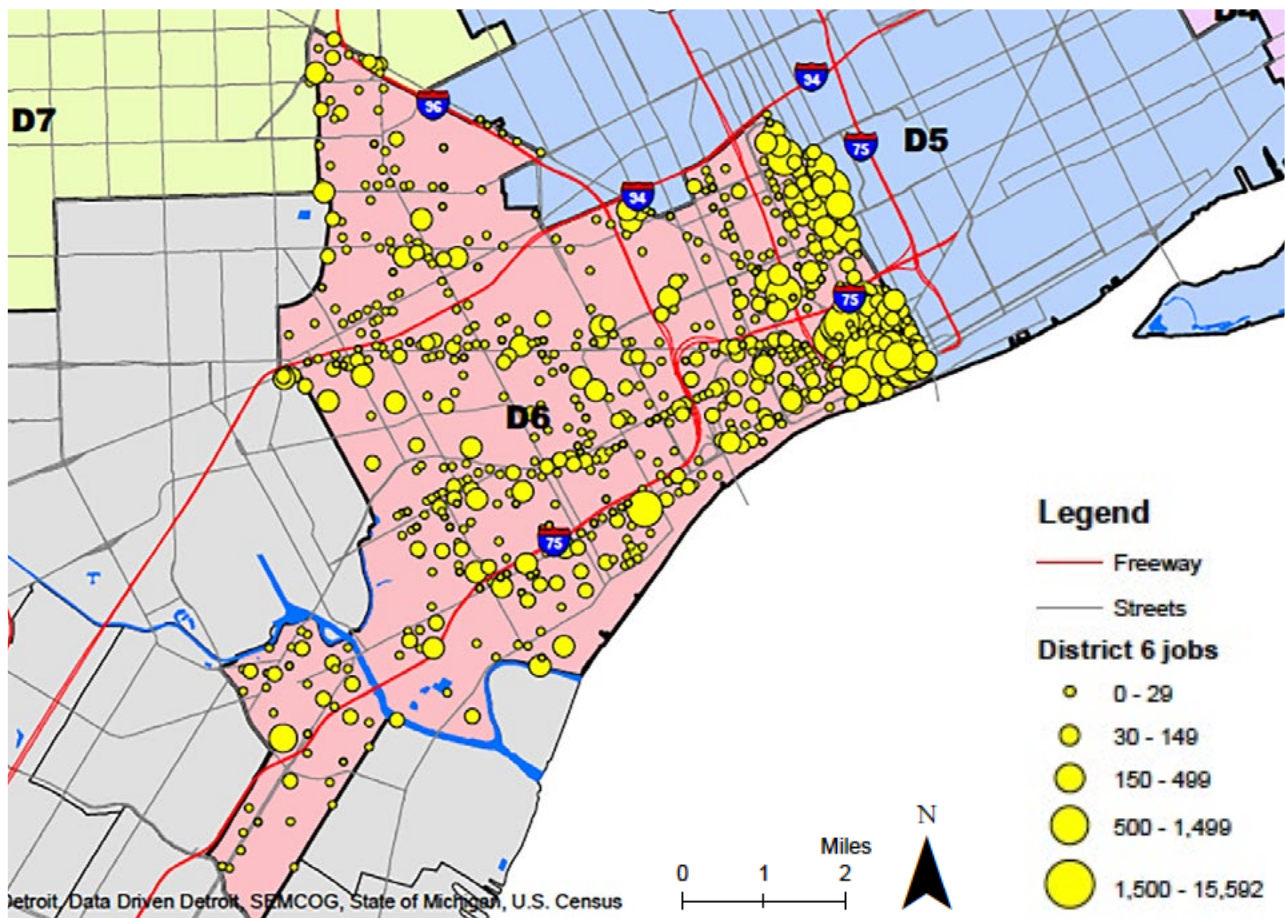
Note that pie charts for each district lists only the top five NAICS Codes. Therefore, the percentages visualized add up to less than 100% and have a disproportionate appearance.

DISTRICT 6



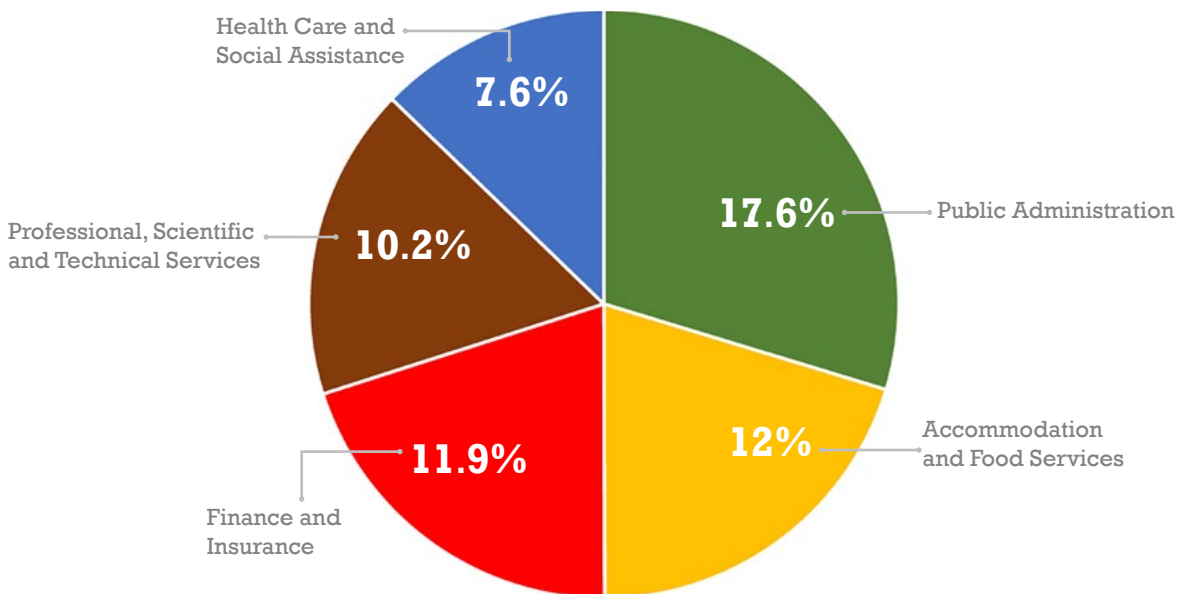
District 6 has its eastern border at John R, with I-94 and Grand River (I-96) defining the north. The rest of the district juts south and west into neighboring suburbs like Dearborn, Melvindale, and Inkster. Michigan and Vernor avenues, and Fort Street radiate from Detroit's center through Detroit's most ethnically diverse district. It contains a number of neighborhoods, including much of Downtown, Midtown, and Woodbridge on the east, then moving southwest through Core Cities, Corktown, Hubbard Richard, Springwells, Delray, and Oakwood Heights.

2015 JOB DISTRIBUTION BY CENSUS BLOCK: DISTRICT 6



District 6 has the second highest number of jobs in Detroit, approximately the same as District 5. It has the lowest share of residents leaving the city for work, and the highest share of residents working in the district. There are lots of professional job sites in District 6, including office buildings in Downtown, Midtown, Wayne State University, and the Detroit Medical Center. Numerous small businesses are located along Michigan and Vernor and elsewhere. Motor City and MGM casinos are major service employers. And industrial uses are located here too, like Marathon Petroleum, and the DWSD sewage plant, in SW Detroit.

TOP 5 NAICS CODES FOR DISTRICT 6 WORKERS (2015)

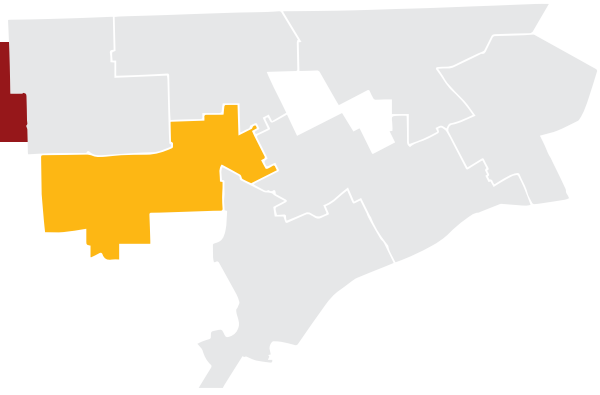


	2014	2015
Total Number of Jobs	88,479	86,475
% of Workers Residing in District	4.91%	5.1%
Total Residents Working	22,064	23,309
District Residents Working in District	4,347	4,427
% of Residents Working in District	19.7%	19.0%
District Residents Working Outside City	13,853	14,739
% of Residents Working Outside City	62.8%	63.2%

Work Destinations	Count	Share
Detroit city, MI	8,570	36.8%
Dearborn city, MI	1,411	6.1%
Southfield city, MI	1,069	4.6%
Livonia city, MI	801	3.4%
Lansing city, MI	732	3.1%
All others	10,726	46.0%

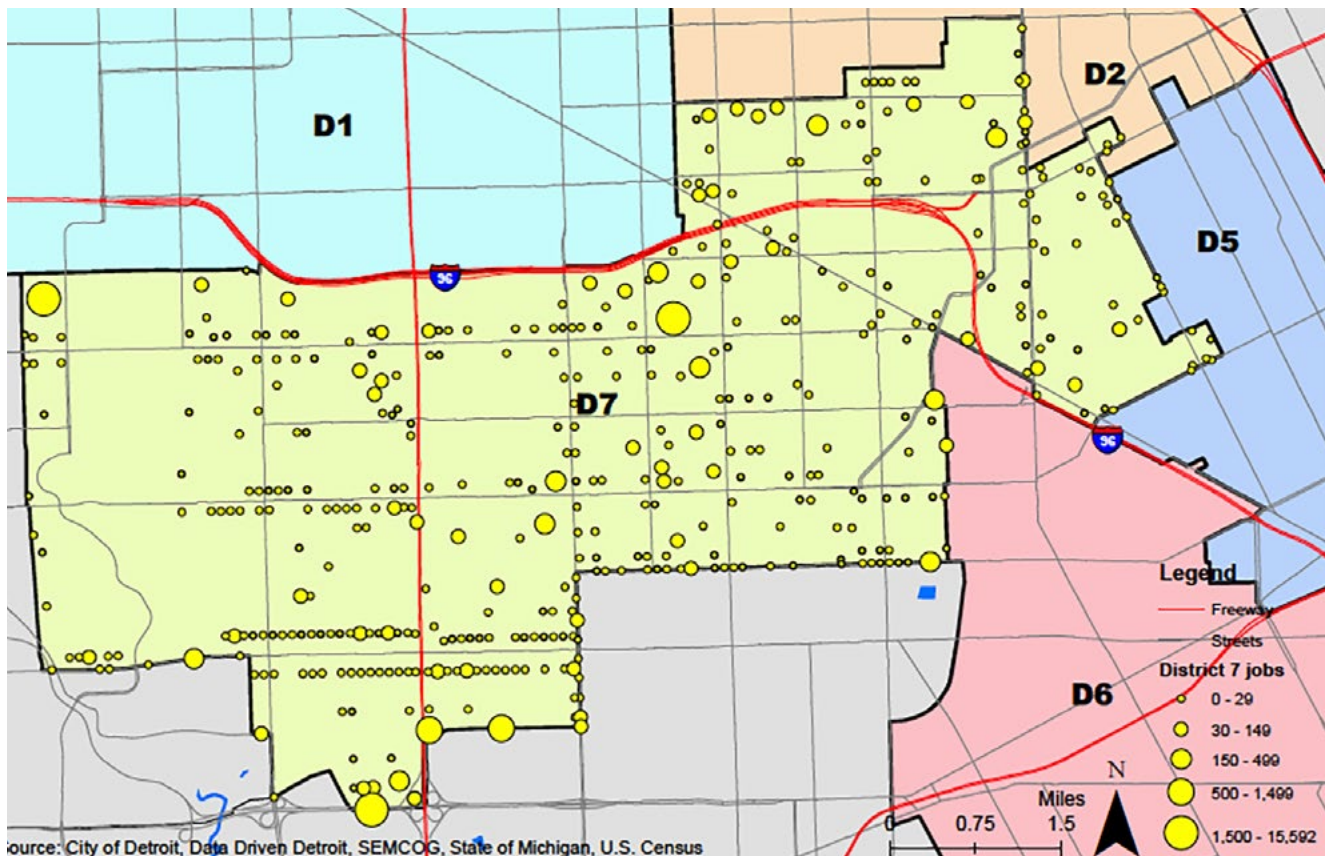
Note that pie charts for each district lists only the top five NAICS Codes. Therefore, the percentages visualized add up to less than 100% and have a disproportionate appearance.

DISTRICT 7



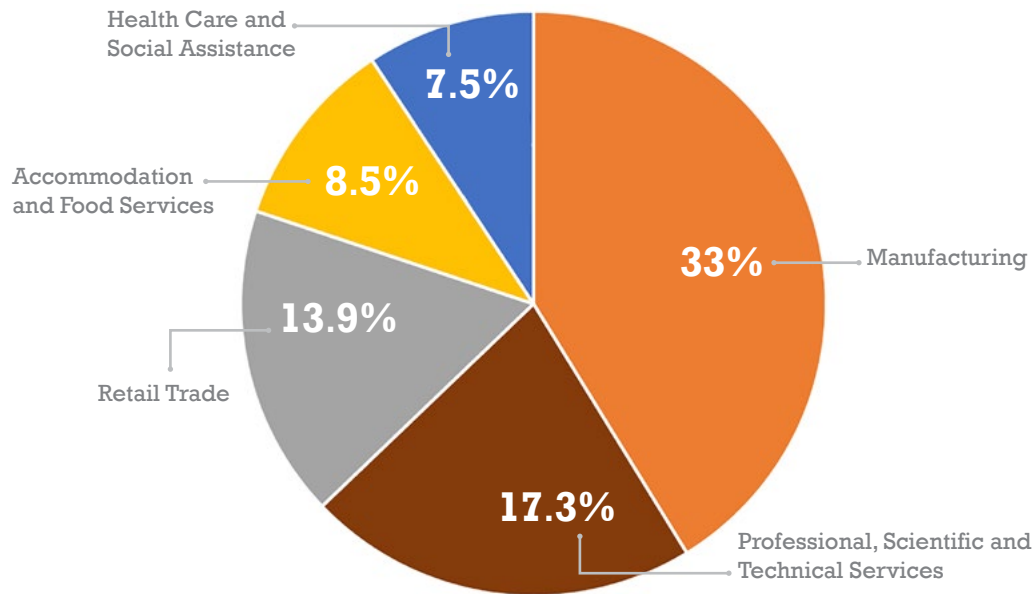
District 7 is on Detroit's far west side, sitting between districts 1 and 6, and I-96 largely divides it from its neighbors to the north. Dearborn lies to the south, and Rouge Park defines its western edge. Southfield Freeway splits District 7 in two as it runs north south, connecting downriver communities to Detroit and Oakland County. Warren Avenue, Joy, Chicago, and Plymouth roads run east to west at regular intervals. Russell Woods is on the far east side. Other neighborhoods include Warrendale, Grandale, Aviation, and Barton McFarland.

2015 JOB DISTRIBUTION BY CENSUS BLOCK: DISTRICT 7



A significant portion of **District 7**'s employment is in manufacturing at an intermodal freight yard, as well as along the Linden corridor on the north. Detroit Diesel's Headquarters is located near Rouge Park, between Outer Dr. and Telegraph. There are a number of nursing facilities on Tireman. Small businesses define the Warren commercial corridor, which bleeds into Dearborn.

TOP 5 NAICS CODES FOR DISTRICT 7 WORKERS (2015)



	2014	2015
Total Number of Jobs	11,734	12,033
% of Workers Residing in District	6.28%	6.2%
Total Residents Working	25,564	25,962
District Residents Working in District	737	750
% of Residents Working in District	2.88%	2.9%
District Residents Working Outside City	18,137	18,605
% of Residents Working Outside City	70.9%	71.7

Work Destinations	Count	Share
Detroit city, MI	7,357	28.3%
Dearborn city, MI	1,683	6.5%
Southfield city, MI	1,619	6.2%
Livonia city, MI	1,370	5.3%
Lansing city, MI	968	3.7%
All others	12,965	49.9%

Note that pie charts for each district lists only the top five NAICS Codes. Therefore, the percentages visualized add up to less than 100% and have a disproportionate appearance.

SECTION III.

MOVING FORWARD:

JOBS IN THE DISTRICTS EVENTS (OCTOBER - NOVEMBER 2017)

In the fall of 2017, D4 launched its **Equitable Development Series**, along with partners Community Development Advocates of Detroit (CDAD), and Detroit Future City (DFC).

These events were broken into three session types:

- Two public opening presentations that discussed Detroit's development practices, and how we might begin to make development in Detroit more equitable;
- Four public district based discussions about jobs based on the findings of this report, and Detroit Future City's *139 Square Mile Report*; and
- One invitation-only community and labor roundtable dialogue among leaders to discuss how community and labor can work better together in the future.



I want to express my strong support for the conversation we had and moving it forward. Let's keep the momentum!

—Alaa Kamel MS, SEIU Local 1



All told, nearly 200 people attended these events over three months.

There were facilitated conversations with attendees during each of the sessions. The four public district based events featured a significant amount of focus-group-style discussion and resulted in a good deal of anecdotal information based on a series of questions that D4 posed.

FIVE KEY FINDINGS

from D4's Equitable Development Series

The following statements aren't based on scientific survey, but we believe provide a useful snapshot of what Detroiters are thinking from a jobs and economy standpoint in some of Detroit's neighborhoods.

1/ While there is an awareness of Detroit Employment Solutions Corporation (DESC) as a resource, both community members and DESC recognize its limitation and challenges.

Detroit's primary career services agency, Detroit Employment Solutions Corporation, provides service to tens of thousands of job seeking Detroiters every year. Attendees at all of the district events expressed some level of awareness of the organization when asked where they would send their neighbor who was in search of a job. However, there was also a sentiment expressed by multiple people who they wished DESC had more presence at a local, neighborhood level, with more neighborhood level awareness about job opportunities. At one of the events, DESC sent a representative, who acknowledged DESC's would love to expand outreach capabilities, but is working with limited resources.

Other resources highlighted by attendees were referrals to Community College programs, certain specific small businesses that they knew were hiring, as well as specific community development organizations, such as Eastside Community Network and Jefferson East, Inc.

2/ While Detroiters believe that the skilled trades can be a career path, they recognize it is a hard, often confounding path.

When asked about what kind of career paths are good choices for their neighbors, attendees at all of the events listed the skilled trades. However, many attendees suggested that engaging unions and then navigating the apprenticeship program is a very difficult process for many Detroiters. During several of the conversations, the distinction between careers in manufacturing and careers in construction was made, with a number of attendees suggesting they would not recommend a path in manufacturing, as it is no longer a viable career. Related to the construction trades, several remarks were made about how Detroit has an opportunity to bring skilled trades together with developing green infrastructure and new technologies. Though attendees expressed that the pathway into these "green technology" careers is even more cloudy.

Other careers mentioned during the meetings included careers in art and design, coding, and non profit management.

3/ Transportation is often cited as the number one barrier for Detroit job seekers.

When asked about barriers that Detroiters face when trying to get a job, transportation challenges and lack of reliable transit options was consistently a top response by attendees of the district events. Many other issues were also included as consistent barriers for Detroiters, including:

- Access to the Internet
- Access to Training Programs
- Affording Work Attire
- Childcare
- Detroit's Educational System
- Returning Citizens Navigating the Job Application Process
- Institutional Racism
- Homelessness
- Suburban Competition

4/ Detroiters acknowledge the city's increase in economic activity as positive, but believe that their neighbors are not able to fully participate, and that there aren't adequate employment opportunities for them.

When asked about whether they feel part of Detroit's recovery, and whether they feel there are jobs for their neighbors, the general sentiment from attendees at the district events was "No." A number of factors were listed including education and many of the other barriers listed, and included other factors like the erosion of local commercial corridors, a sense of loss of community and local ongoing engagement efforts.

5/ Detroiters are open and excited about the prospect of their neighbors starting small businesses. However, they recognize that scaling business is especially hard for small business owned by people of color.

When asked about their neighbor's willingness and interest in starting small businesses, many attendees were very positive about the idea that Detroit is and can be a place of entrepreneurship. Incubators and service providers like *Build Institute*, *ACCESS*, *SCORE*, *TechTown*, *Motor City Match*, and *ProsperUS* were consistently mentioned as offering Detroiters opportunity and training to aspiring small business owners with bankable ideas. However, there is also an awareness of how much of a struggle it can be for business owners, especially people of color, to scale up their business to more than 1-2 person operations, and that lack of access to funding, markets, and professional services, among other things, create an environment that can be especially challenging for folks, even those with great ideas and the drive to turn them into successful business ventures.

Again, we realize that D4's Equitable Development Series touched only a small number of Detroiters. However, in terms of providing a forum to learn about and discuss Detroit's economy and the prospects of better understanding the economic opportunity for its citizens, we feel it was a very positive first effort. Attendees generated good food for thought, and a lot of honest, open discussion about the state of jobs and the economy on the ground, throughout the city.

D4 plans to keep this conversation going in 2018, and we will be working to better synthesize the feedback generated during our conversations, and as a result of our research to help us better understand and position a better path to equity for all Detroiters in the coming years.

Please feel free to reach out to D4 if you have any questions or comments about our **Jobs in the Districts Report**. And make sure to sign up to receive D4's email newsletter and notices about our upcoming events, publications, and programs.

→ **metrodetroitd4.org**



JOBS IN THE DISTRICTS REPORT

January 2018

Doing Development Differently in Metro Detroit
Furthering Equitable Development

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