

# City of Detroit


## CITY COUNCIL

### DENZEL ANTON MCCAMPBELL COUNCIL MEMBER, DISTRICT 7

#### MEMORANDUM

TO: Dara O’Byrne, Interim Director  
Planning & Development Department

THRU: Council President James Tate

FROM: Council Member Denzel Anton McCampbell 

DATE: March 26, 2026

RE: FY 26 Planning & Development Budget Questions

Thank you again for your time and for the presentation during the recent hearing. We appreciate Planning & Development’s willingness to walk through current operations and respond to council questions. As a follow-up, I have a few additional questions so I can better understand some of the issues discussed on the record and areas that may come up in future policy discussions.

- 1.) With the new master plan expected in mid-2026, what specific benchmarks should Council use this year to measure progress beyond community meetings?
  - a. How are you ensuring input from historically underrepresented neighborhoods is shaping draft policies not just being collected?
- 2.) What lessons from past master plans are being applied to ensure its implementation?
  - a. Will there be enforcement mechanisms or annual reporting tied to the plan?
- 3.) For corridors like Joy, Warren, and Plymouth Roads, what is the strategy to ensure development includes neighborhood-serving businesses rather than only outside investment?
  - a. How are you supporting existing small businesses to stay and benefit from corridor improvements?
- 4.) What metrics are you using to define a ‘successful corridor’ is it occupancy, local ownership, foot traffic, or something else?
  - a. How often are those metrics reported publicly?
- 5.) What proportion of new housing development is coming from infill versus large-scale developments? Is this additional funding enough to complete this merger?
- 6.) Is the city prioritizing infill on vacant lots in neighborhoods that have seen long-term disinvestment?
- 7.) How are you ensuring infill housing matches the scale and character of existing neighborhoods rather than disrupting them?

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- a. Are there design standards or community input requirements tied to infill projects?
- 8.) Will the planned 1,000 housing units be located by district or neighborhood?
  - a. How can we ensure there are Detroiters that are filling the jobs needed build these homes I?
- 9.) What barriers are preventing more residents from accessing Down Payment Assistance Program credit requirements, awareness, or housing availability?
  - a. How are you ensuring that residents who receive assistance are not purchasing homes that require major repairs they cannot afford?
  - b. Is there any post-purchase support or counseling?
- 10.) What geographic areas are most Down Payment Assistance program participants buying in, and are there gaps in neighborhoods where uptake is low?

Please do not hesitate to contact my office if you have any questions. Thank you.

Cc: Honorable Detroit City Council  
Louise Jones, City Clerk's Office  
Malik Washington, Director of City Government Affairs