

Storyboard Feedback for: **Joe**

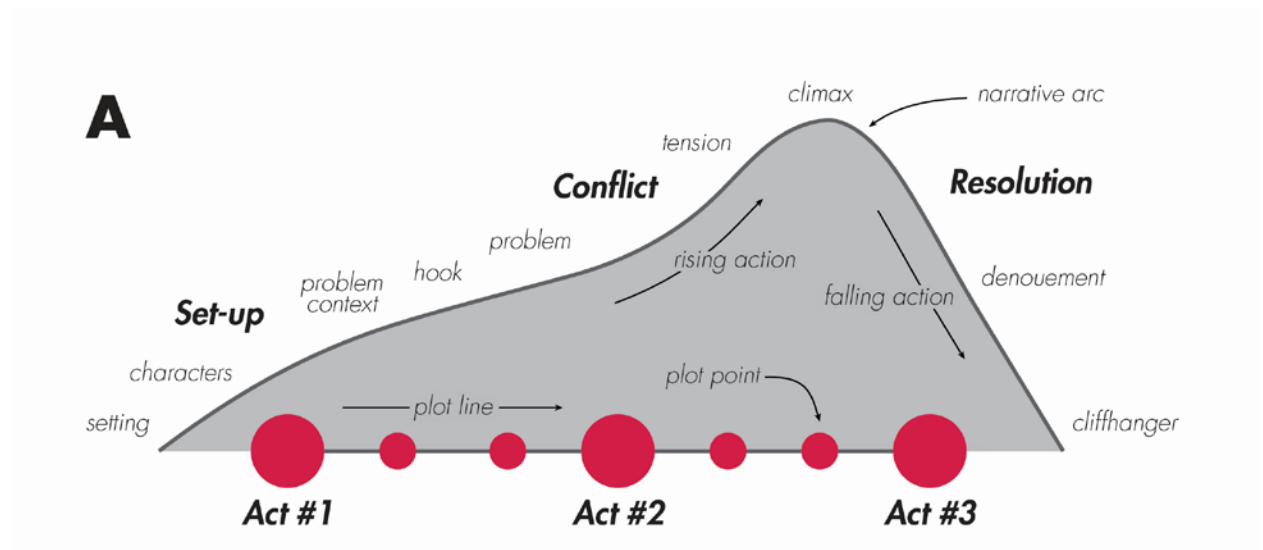
Grade: **5/5 points**

Hi Joe,

Thank you for your submission. This is a great spatial story. I like your setting the scene and pacing. I'd take care to address renting and owning separately throughout, as these have varying but related issues (please see my notes on the scans/next few pages). I think you have a great opportunity to incorporate voice through examples of particular houses and/or neighborhoods; perhaps you can find a media source with quotes or something with first-hand accounts to better humanize the consequences, speaking directly to personal experiences. Is your story centered more on the folks losing homes or on the properties? Also, are high property taxes to fully blame, or it is simply one of many related housing expenses and issues? I think you could spend a bit more time on how the city government is addressing these issues, and what has changed over time.

But I think this is a fantastic start and I look forward to seeing the final project!

-Alicia

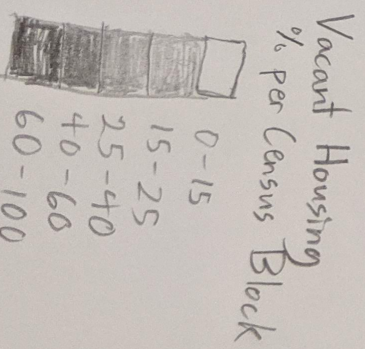
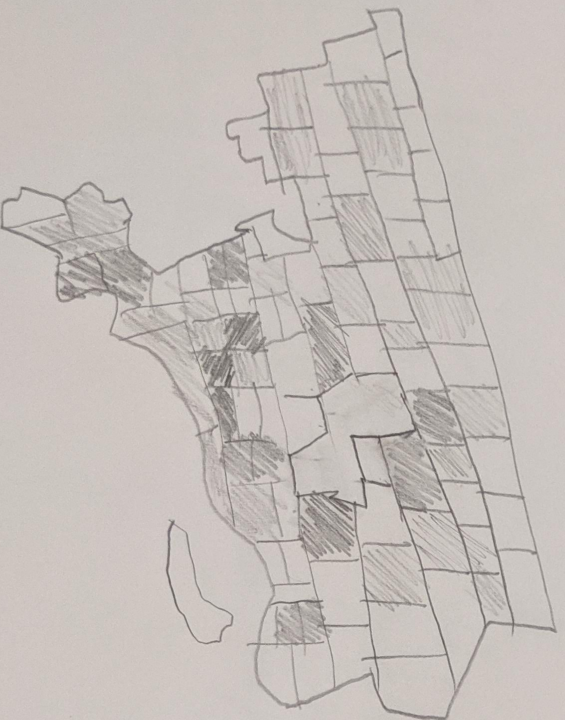


The Detroit Housing Crisis

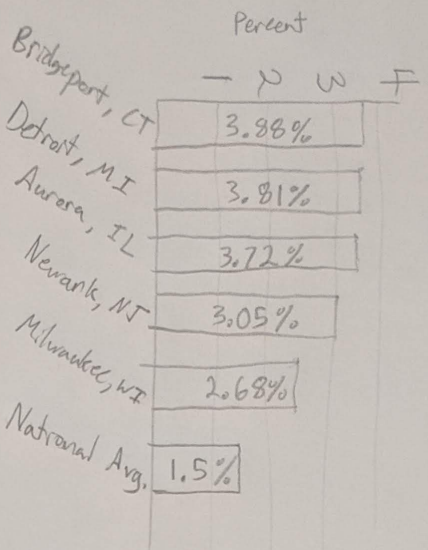


All these vacant homes,
yet nowhere to live

Detroit suffers from a large amount of vacant housing despite its low property values, so one would think finding somewhere to live would be relatively easy.



However high property taxes increase the cost of living and Detroit has much higher than the average rate.



A 50-State Property Tax Comparison study for 2015 found Detroit had over twice the national average property tax!

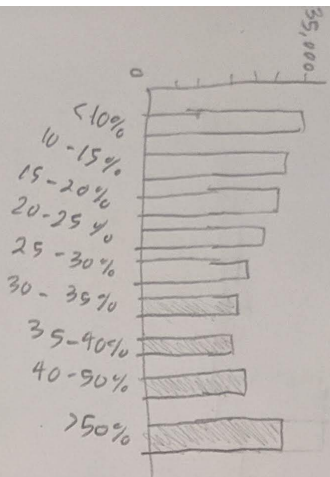
The reason for the high tax rate was to combat the low property values (money has to come from somewhere, right?) but this left Detroit homeowners with the short end of the stick.

These high property taxes hit low income homeowners and renters especially hard. With a minimum wage of \$9.25/hr for the state of Michigan, they need to spend a large portion of their paycheck just to

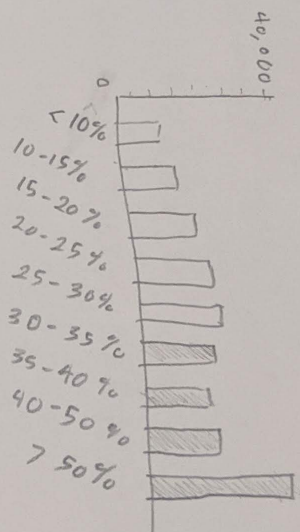
find



% Household Income Spent on Owner Costs



% Household Income Spent on Rent



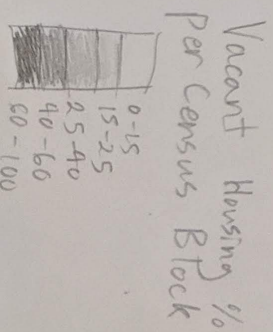
Housing is considered affordable when * it consumes no more than 30 percent * of household income

This high cost of living led to homes being foreclosed and increasing the number of vacant housing units. With people unable to afford to keep their homes, the units sit vacant and fall into disrepair making them even less desirable.


A result of this is that some areas of Detroit where the cost of living is too high are filled with vacant housing.




% Household Income Spent on Owner Costs



At the census block level, this map will be very large to show the detail without being crowded

So what can be done to reduce the housing burden? The city government is already working to reassess and lower assessments neighborhood by neighborhood. With accurate assessments on the current state of the housing  it will become more affordable, but more can still be done!

- Provide focus on low income housing
- Restore and retrofit old housing to make it habitable
- Strengthen consumer protections and the community benefits ordinance
- Continue to rebudget in order to lower the property tax

What will happen next? 

Only time will tell