

# NEW COMMUNITY

A PROPOSAL FOR RECONSTRUCTION

AREA #1 IN DETROIT

LAWTON TO WOODROW WILSON — CLAIRMOUNT TO SOUTH LASALLE

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by

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NEW COMMUNITY  
A PROPOSAL FOR RECONSTRUCTION  
AREA #1 IN DETROIT

The July 1967 burning of Detroit has given us an extraordinary opportunity to rebuild our community. Here is one proposal, presented for your consideration and support.

• A new community means, of course, new buildings and new streets. But it means more than that: it means a new way of living. Our plan is not just to replace burned out buildings with new ones, but to build buildings and streets and systems of full employment and total motivation that will make living better and happier, that will make people better -- and happier.

This plan calls for a united people who together will own most of the business and property where they live. Here is what this plan will do.

● Nurseries and pre-schools for young children; play areas, swimming pools, skating rinks, badminton and tennis courts.

● A monumental Community Center on 12th Street that will be at least 10 stories high and have several auditoriums and a recording studio, which people in the community may use to further their creative talents; with classrooms, laboratories and language studios, where people of all ages may study what they like--languages, history, physics, and so on -- at their convenience; with reading rooms and lounges; with TV-movie production areas, to further the development of our literature and art; with gymnasiums; with wood, ceramic and metal shops, and with modern offices to rent to businesses.

● A shopping center, where people in the community will have plenty of parking and will find big and small shops of all kinds, including super markets and other shops, many of them owned by all the people through co-operatives (everyone can buy shares in a co-operative, for very little money, and everyone is equal).

● A light industry center, where our businesses that make things may be located in good plants.

● A new outlook on life, so that there will be no more vice on our streets or in our neighborhoods, so that our women and children and every citizen will be safe, and a family can leave the door to their home unlocked without fear.

● Full employment.

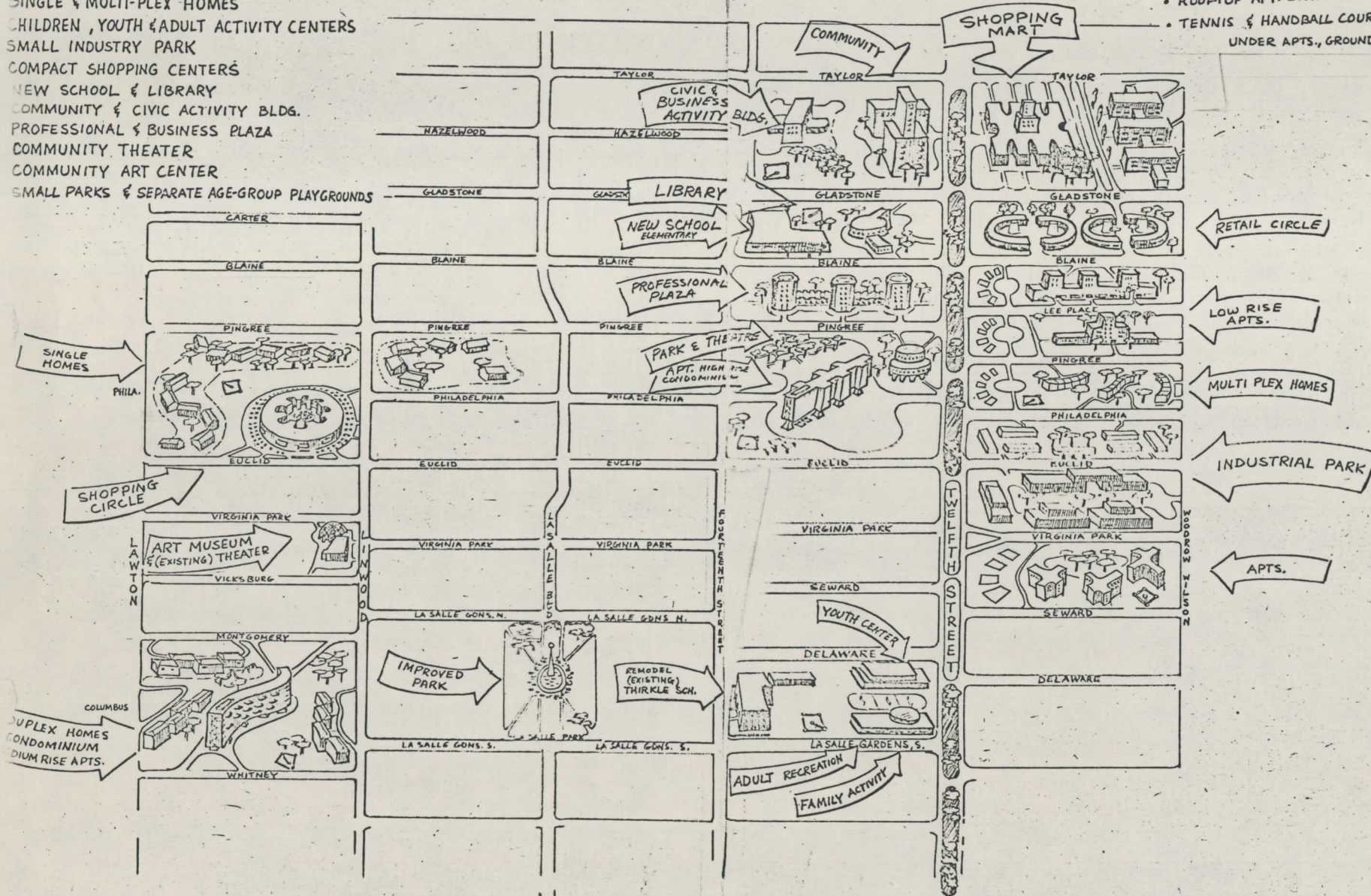
● Twelve hundred new, modern five and six-room homes, built by a Co-operative, owned by the occupants.



# PROPOSED:

LOW, MEDIUM & HIGH RISE APARTMENTS  
SINGLE & MULTI-PLEX HOMES  
CHILDREN, YOUTH & ADULT ACTIVITY CENTERS  
SMALL INDUSTRY PARK  
COMPACT SHOPPING CENTERS  
NEW SCHOOL & LIBRARY  
COMMUNITY & CIVIC ACTIVITY BLDG.  
PROFESSIONAL & BUSINESS PLAZA  
COMMUNITY THEATER  
COMMUNITY ART CENTER  
SMALL PARKS & SEPARATE AGE-GROUP PLAYGROUNDS

- UNDERGROUND PARKING (ALL NEW BLDGS.)
- APARTMENT ACTIVITY ROOMS
- ROOFTOP APT. SWIMMING POOLS
- TENNIS & HANDBALL COURTS (LOCATED UNDER APTS., GROUND LEVEL)



## CONCEPTUAL LAYOUT 12TH ST - LINWOOD AREA REDEVELOPEMENT

CONCEPT BY  
Hewitt & King



THE COMMUNITY CENTER. To build a better life, we must have a large, well-equipped Community Center, like the one already described. Our plan calls for this Center to be built at one end of the Shopping Center. It will cost 12 million dollars. All of this money could be supplied by federal and city funds, such as are used today to build recreation centers.

But a better idea is for our Land Co-Operative to put money into this, along with the government. This way we, the people, will have more control over how the building is used. We should plan on investing at least \$100,000.

The shopping center should also be built by us. It should be built through our Land Co-Operative. In Philadelphia a black church with 600 member-families has begun a shopping center costing nearly a quarter-million dollars. They are financing it by each family putting in ten dollars per month for 36 months. They are not using any government money. This is one idea for us.

We think a better idea is to finance the shopping center with government support. Our Land Co-Operative would buy the land from the city and put in streets, lighting, and basic plumbing. We would then lease sites to businesses, who would build their own buildings. (Our Land Co-Operative would also build some buildings and own some of the businesses).

For a basic shopping center costing \$500,000, we should plan to invest \$50,000 through our Co-Operative.

#### THE MONEY WE NEED

Under this plan we will need no money for housing, except expense money to organize. We will build 12,000 five and six-room homes, for families earning \$6,000 per year or less. These will be built by the co-operative, and each unit will be owned by the occupant.

● We will need \$100,000 for our share of the 12 million dollar Community Center.

● We will need \$50,000 to build the basic Shopping Center.



## HOW IT WILL BE DONE

PEOPLE. The first and most important thing is people: you. You must come out and meet with other people who are planning the community. You must offer your ideas to improve the plan. You must spread the word about the plan and get others to support it. Then you must vote for it and work for it, and buy shares in the co-operatives as they are organized to set up businesses and build buildings.

You must dedicate yourself to support of the community and the community idea: Better Living and Better People.

AUTHORITY. We must organize ourselves into a formal Community, and we must vote into being a Permanent Community Council. We must then vote on the plan, and the Community Council must take it to the City Council, the City Plan Commission, and urban renewal officials here and in Washington. We must get the government to accept the plan and buy the land, just as it is done for urban renewal.

FINANCING. At the same time we must set up a Land Co-Operative. All the people can and should buy shares in our Land Co-Operative. In a co-operative everyone has equal voice, no matter how many shares you buy. This way all the people will own a part of the land business in the Community.

HOUSING. The federal government has money that can and should be used, with state and city money, to re-design streets, sewers, and lighting.

The federal government also lends money to housing co-operatives. Our plan calls for our Land Co-Operative to build 12,000 new homes. These will be five and six-room units in modern, new apartment-town house complexes. They will be priced for families with incomes under \$6,000 per year. The cost will be 120 million dollars. Under present law the government can lend all of this money to housing co-operatives that are properly organized.

Therefore, it is important that you participate. If you want decent housing that you own, you can get it. But we must organize!



### HOW?

1. We must enroll 7,000 families in the Land Co-operative. This will be over 20,000 people.
2. Every person in the co-op (counting children) must invest \$2.00 per month for four months.
  - This will be \$40,000 per month.
  - In four months we will have \$160,000.
  - Those who can invest more, must do so.
3. A special arrangement will be made with Home Federal Savings and Loan Company, so that people can take their co-op investment money to this black institution, deposit it, and receive share certificates on the spot.

### NOTES

1. Our 7,000-family Land Co-operative will assist and give grants to the housing cooperatives set up by the people who earn less than \$6,000. (Each housing complex in the 120 million dollar housing program, must have a separate, small co-op).
2. Our 7,000-family Land Co-operative will also give assistance and grants to co-operative super-markets and businesses being organized by churches and other groups.
3. Private investors will be able to build and operate businesses.
4. Most of the private housing still standing in the area will remain untouched.



## FULL EMPLOYMENT

Because our community will again become a haven for despair and vice unless we have full employment, our Community Council must insist that these things be done by the government:

1. Everyone who can work and wants to work must be able to enroll at the Michigan Employment Security Commission.
2. Everyone on these new MESC rolls must be given jobs paying at least the minimum wage.

This is how:

a. Every employer who is advertising for semi-skilled and high-skilled employees will be compelled to promote present employees to these higher-grade jobs. People from the new MESC rolls will then be hired for the jobs that are vacated.

b. Since black people have been discriminated against in jobs, industry will be compelled to make up by taking quotas of persons from the new MESC rolls and employing them in meaningful jobs.

c. The Community Council will survey the needs of the community and list these needs. The government will give the Community Council a grant of funds so that the Community Council will hire all the remaining un-employed people. These people would be hired to do whatever the community needs: build buildings, teach classes, wash windows, make steel or glass.

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## LET'S ACT

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The first organizing meeting for the Community Council and Land Co-operative will be held at 8 P.M. sharp on Wednesday, August 30, 1967, at Central United Church, 7625 Linwood Avenue.

Come out and bring neighbors and friends.

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for  
THE MALCOLM X SOCIETY