

Subject:

Comprehensive Land Use Plan comments

From: John Hilton**Sent:** Friday, February 13, 2026 12:01 PM**To:** Planning <Planning@a2gov.org>**Subject:** Comprehensive Land Use Plan comments

Hello,

I previously commented on errors in Draft 3's discussion of "situating the plan in history."

Draft 4 removes the assertion that "ongoing discrimination persisted" after passage of the city's first open housing law in 1963. That you were unaware of the 1948 Supreme Court decision banning racially restrictive covenants still baffles me, but I'm glad to see the error corrected.

However, Draft 4 continues to assert that open housing only "theoretically" created "new opportunities for Black residents to live in a broader range of neighborhoods." Black residents did in fact take the opportunity to escape the formerly segregated neighborhoods, an exodus documented on the map on p. 24.

It also errs in claiming that "increased property values priced out long-time residents" of the historically Black neighborhoods, depriving families of "the chance to build generational wealth." Michigan voters' passage of the "Headlee Amendment" in 1978 still haunts the city budget, but it did largely end displacement due to rising property taxes, enabling homeowners to leave at the time - and price - of their own choosing.

Sadly, as older Black residents leave or pass on, I'm aware of several cases in which heirs have chosen to pass over a family member who wants to buy the property to get a better price from an outsider. But like segregation, that's not the city's fault.

My time is up, but I've just noticed another error, in the caption to the map on p. 24: the neighborhood now known as the "Old West Side" was not "historically Black," or even, to my knowledge, racially integrated. The integrated neighborhood north of Miller and west of Main (now marketed as Water Hill) was known as "the West Side."

best wishes,

John Hilton

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Our friend Ashley is one of the millions of Americans whose finances can't withstand days, much less weeks, of unemployment. Now she needs major surgery that will require at least eight weeks'

recuperation. Eve and I have created a [GoFundMe](#) to support Ashley and her children while she recovers.