



HOUSING

HOUSING WHAT WE HEARD

- In April, community meeting members identified **vacant houses along Waverly, Tyler & Cortland** as areas of concern
- In May, Focus Group attendees expressed interest in **living close to retail corridors and other neighborhood amenities**



HOUSING CONCEPT

REVITALIZE HOMES TO INCREASE NEIGHBORHOOD STABILITY

In April, community meeting members identified **vacant houses** along **Waverly, Tyler & Cortland** as areas of concern

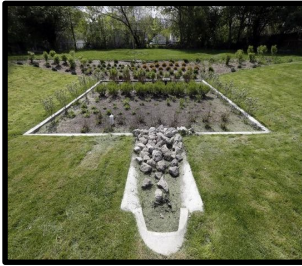




Daily Programming

Side Lot Program

The Side Lot program offers property for \$100 to the owner of an adjacent occupied home



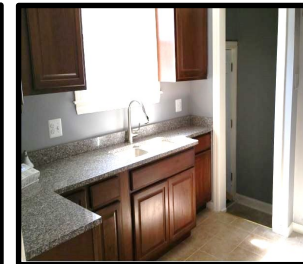
Auction & Own It Now Programs

Purchasers can buy land bank structures online as is (Own it Now) or through a daily auction (Auction) where they are required to bring the house to code within six (6) months.



Rehabbed & Ready Program

Rehabbed & Ready is a philanthropic initiative aimed to improve residential market values in the City of Detroit. The DLBA puts its properties under a full rehabilitation throughout the city to at-or above market conditions to naturalize them.

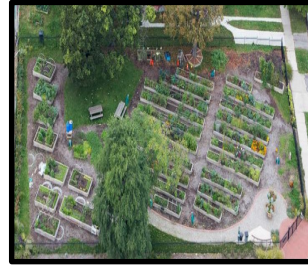




Strategic Programming

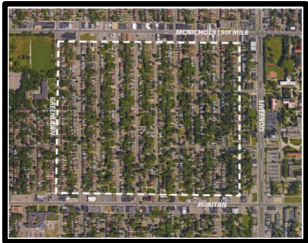
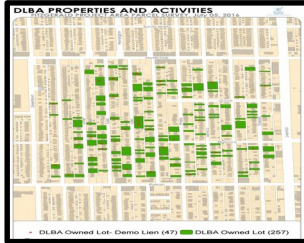
Projects (Community Partners & Economic Development)

Non-Profit (CP) & For-Profit (ED) Partners are able to use Land Bank properties for, home rehab projects, urban gardening, green space projects, new construction, or any use that enhances the quality of life in neighborhoods



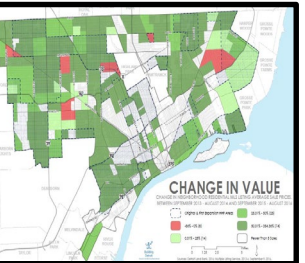
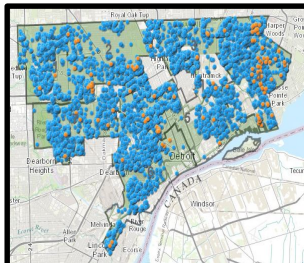
Opportunity Sites

City of Detroit led initiative using DLBA and COD owned properties to stabilize and strengthen neighborhoods by transforming more than ninety percent (90%) of its publicly-owned vacant land and buildings into community assets.

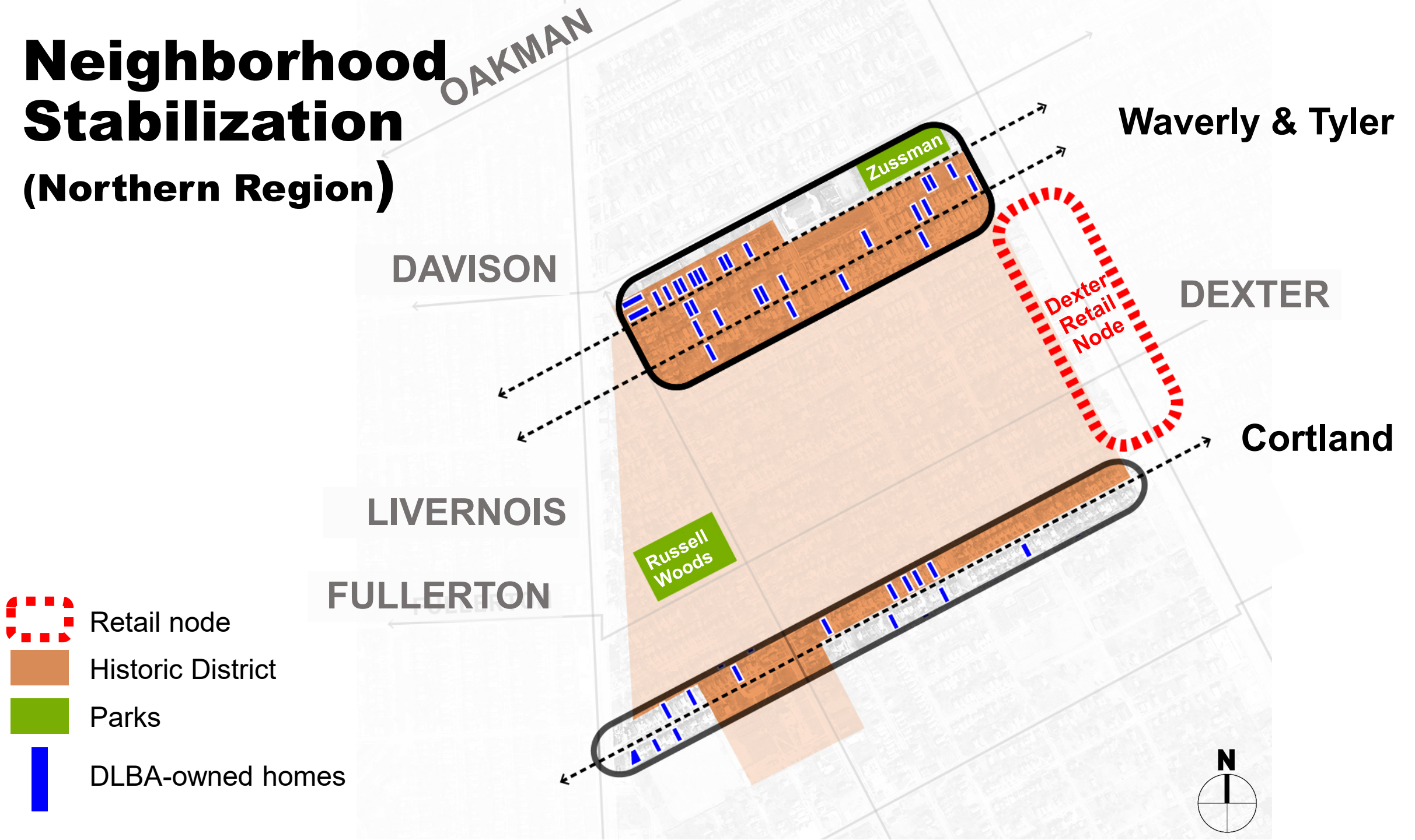






DLBA Demolition Program

With the use of Federal and private funds, properties are demolished in order to remove blight and increase surrounding property values in the most dense areas (HHF Zones) in the City of Detroit. It is the largest demolition program in the nation.



Neighborhood Stabilization (Northern Region)



-  Retail node
-  Historic District
-  Parks
-  DLBA-owned homes

Existing Conditions



Waverly
Tyler



50% vacancy
34% vacancy



(30/60)
(37/110)

Existing Conditions



4824 Cortland



4865 Cortland

Cortland

35% vacancy

(49/138)

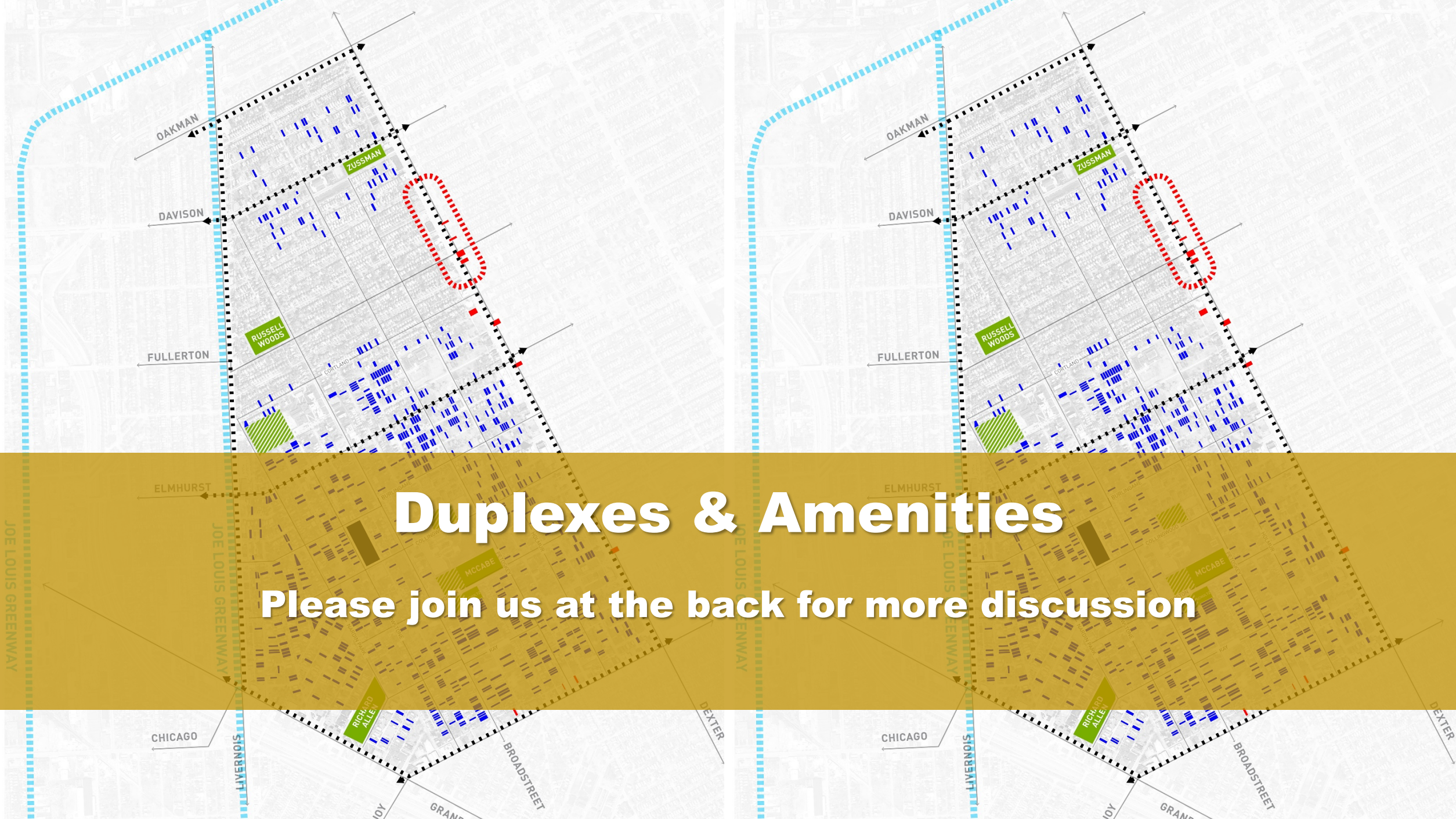
Precedent Rehab Programs



This Old House



Rehabbed & Ready by DLBA



Duplexes & Amenities

Please join us at the back for more discussion

HOUSING CONCEPT

INTRODUCE MIXED-USE HOUSING TO SUPPORT COMMERCIAL INVESTMENT AND GROWTH OF DEXTER MICRODISTRICT

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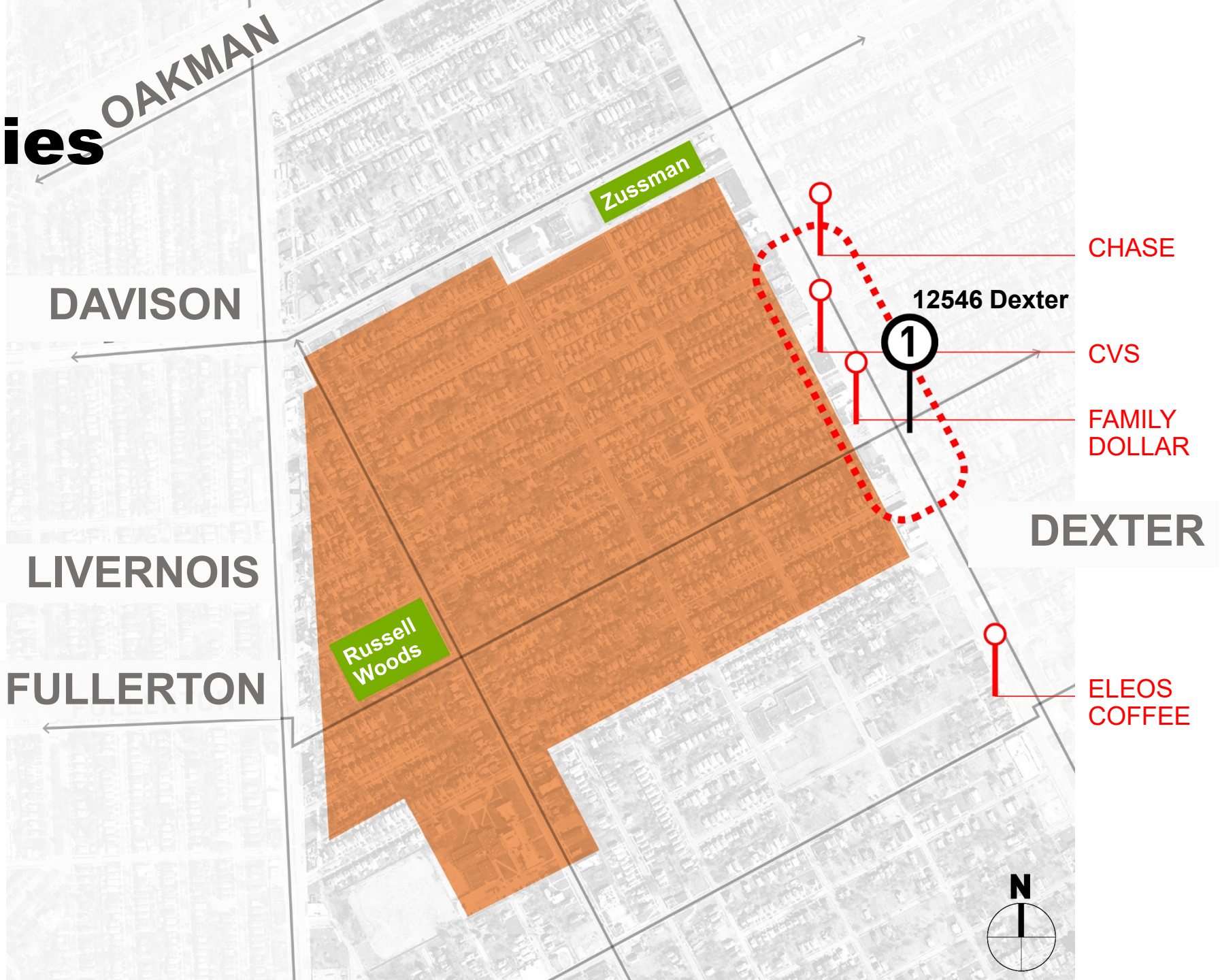
Mixed-Use Opportunities - Dexter



Retail node
Historic District



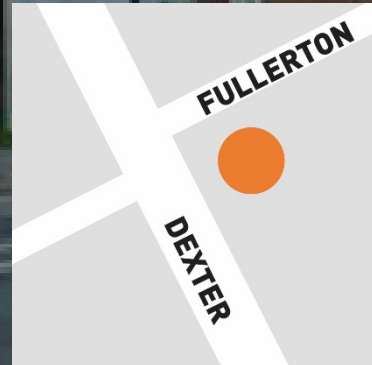
Parks



Mixed-Use Opportunity

12546 Dexter Ave

1. Historic value
2. Access to public transportation



Mixed-Use Precedent



Vernor Southwest, Detroit



Selby Ave, St Paul



Stockyards, Atlanta



Agnes Street, Detroit

HOUSING CONCEPT

**INTRODUCE DIVERSITY
IN THE CURRENT
HOUSING STOCK FOR
MIXED-INCOME AND
EVERY GENERATION**

Community members are interested in the following multi-family types -
**affordable housing, senior housing,
upscale, rental and sale**



Residential Stabilization (Broadstreet)



School Cluster:

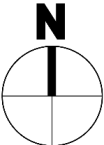
- Hope Academy
- Keidan
- Boys & Girls Club
- Don Bosco Hall
- Volunteers America

Parks

- McCabe
- Schultz



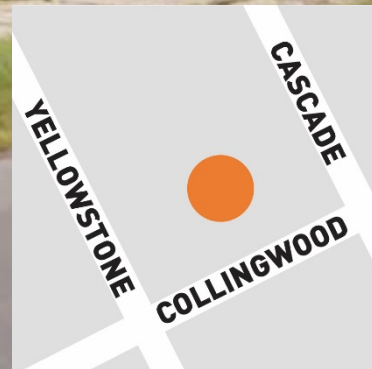
-  Schools
-  Parks



Residential Opportunity

4800 Collingwood (Former Detroit West Transition School)

1. Proximity to parks
2. Proximity to schools



Residential Precedent

GRAND RIVER/ NORTHWEST

NEIGHBORHOOD FRAMEWORK



Residential Precedent



**Roberts Apartments across from
Richard Allen/ Nardin Park**



Multi-family Unit Types & Amenities

Please join us at the back for more discussion