



# HOUSING

MARCH 2019 FOCUS GROUPS

# ***HOUSING WHAT WE HEARD***

- 1. Housing is a Very High Priority!**
- 2. Introduce diversity in the current housing stock for mixed-incomes and every generation**
- 3. Community Members want to live close to Neighborhood Amenities**



# ***HOUSING CONCEPT***

**REVITALIZE HOMES TO  
INCREASE  
NEIGHBORHOOD  
STABILITY**

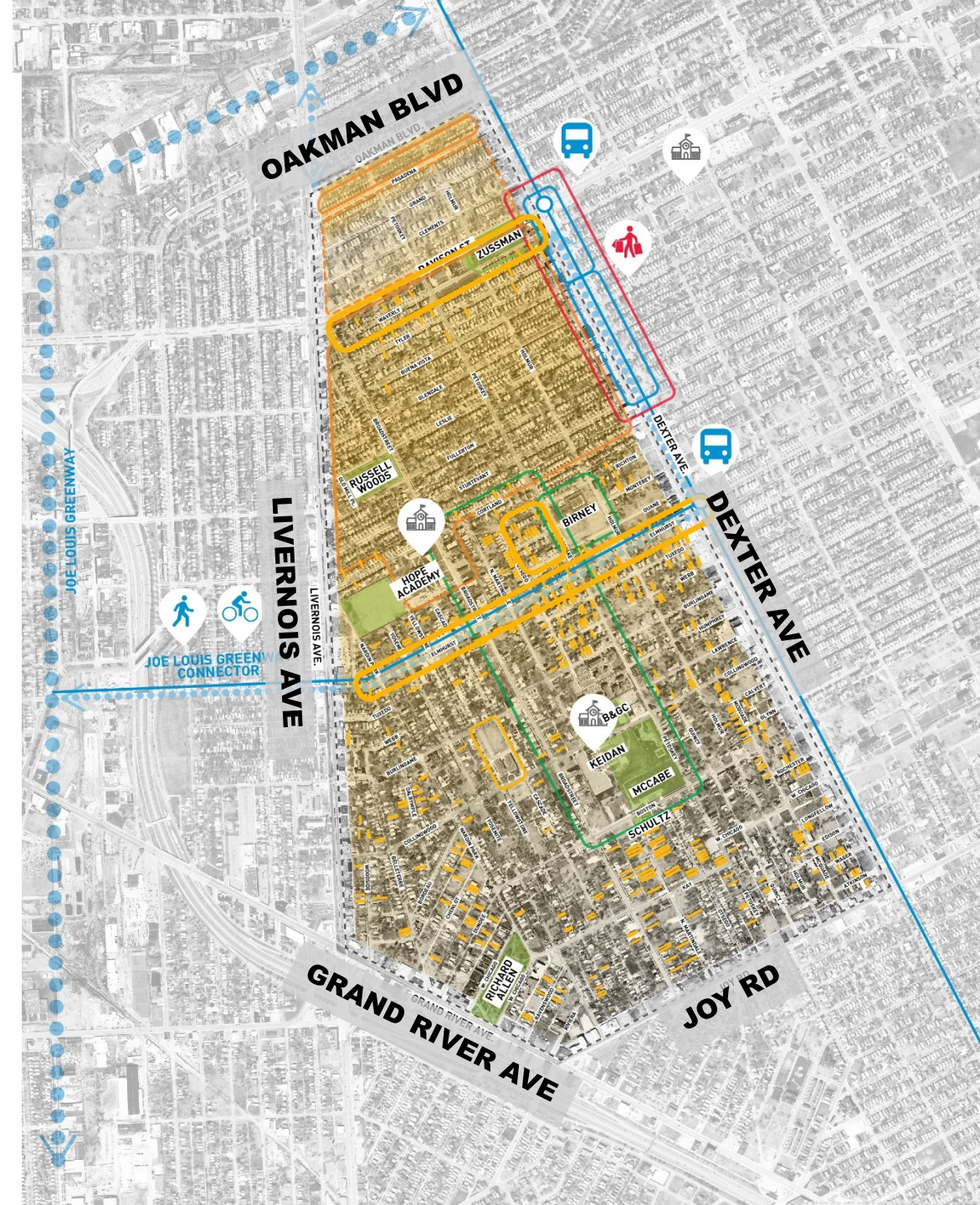
In May, Focus Group attendees expressed interest in living close to retail corridors and other neighborhood amenities



# HOUSING

## • Key Considerations:

- Disparity of Housing Conditions in Study Area
  - Density and Condition
- Locating Housing Near Commercial and Neighborhood Amenities
- Proximity to Transportation Options
- Historic Character of Existing Areas



# HOUSING

- **Vacancy**
  - Large Portion of Study Area is Currently Vacant



# HOUSING

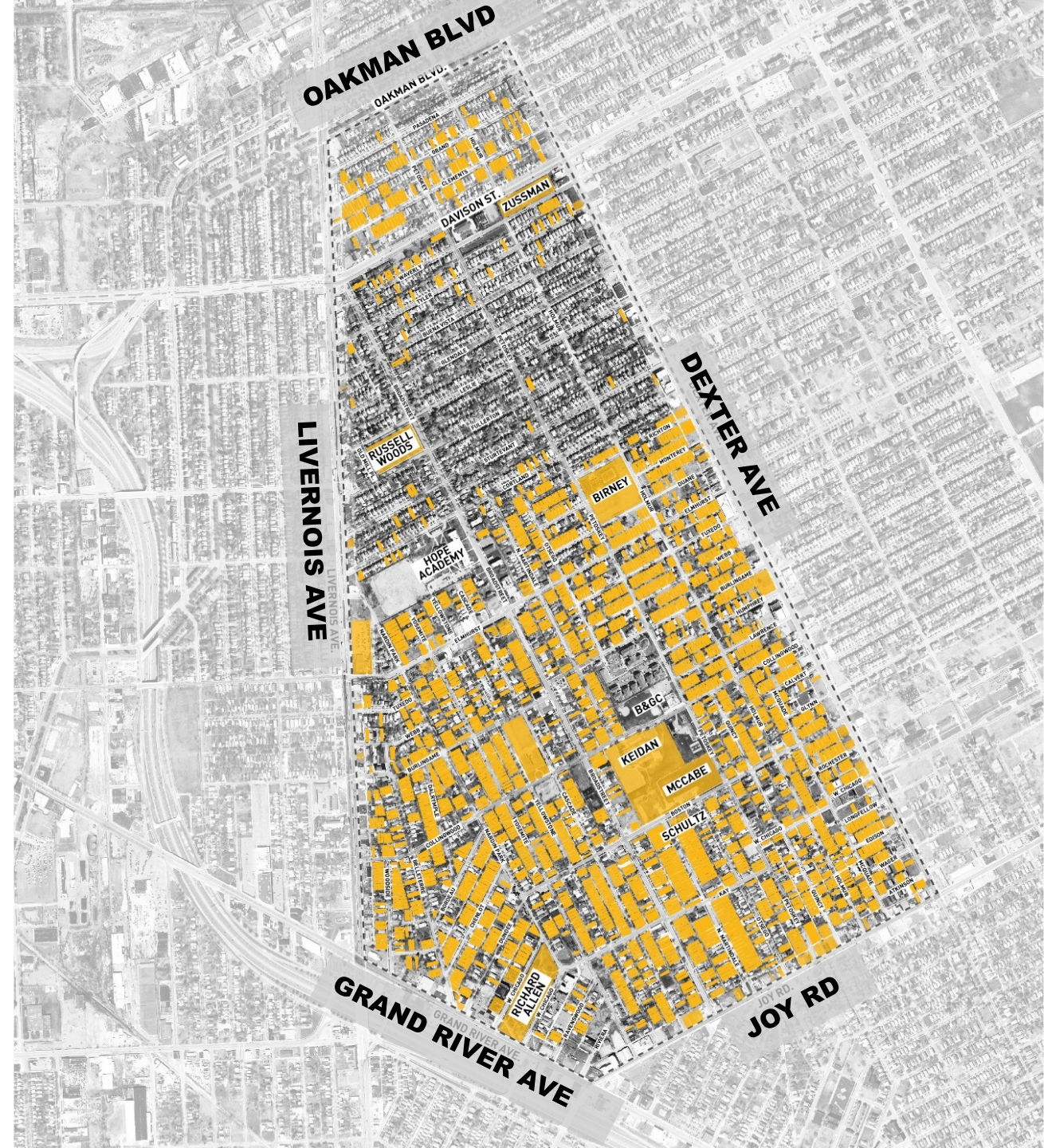
- **Public Ownership in Study Area**

- Large Portion of Southern Study Area is Publicly Owned

OAKMAN BLVD.	1%
RUSSELL WOODS	7%
NARDIN PARK	56%
STUDY AREA AVG.	44%



PUBLIC OWNERSHIP



# HOUSING

- **Short Term**

- Board up vacant properties
- Demolitions to Stabilize the Neighborhood
- DLBA: Single Family Properties
- Propose New Use for Duplex Properties



## Welcome Home

[ALL LISTINGS](#)

[AUCTIONS](#)

[REHABBED & READY](#)

[OWN IT NOW](#)

[SIDE LOTS](#)

By address, neighborhood, city, state or ZIP

[Q SEARCH](#)

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# <https://buildingdetroit.org>

618

Homes for Sale

90

Open Houses

1066

Recently Sold

0

Price Reduced



# DETROIT LAND BANK AUTHORITY: PROMOTING HOMEOWNERSHIP AND REHABS



Recent Rehabs of DLBA structures

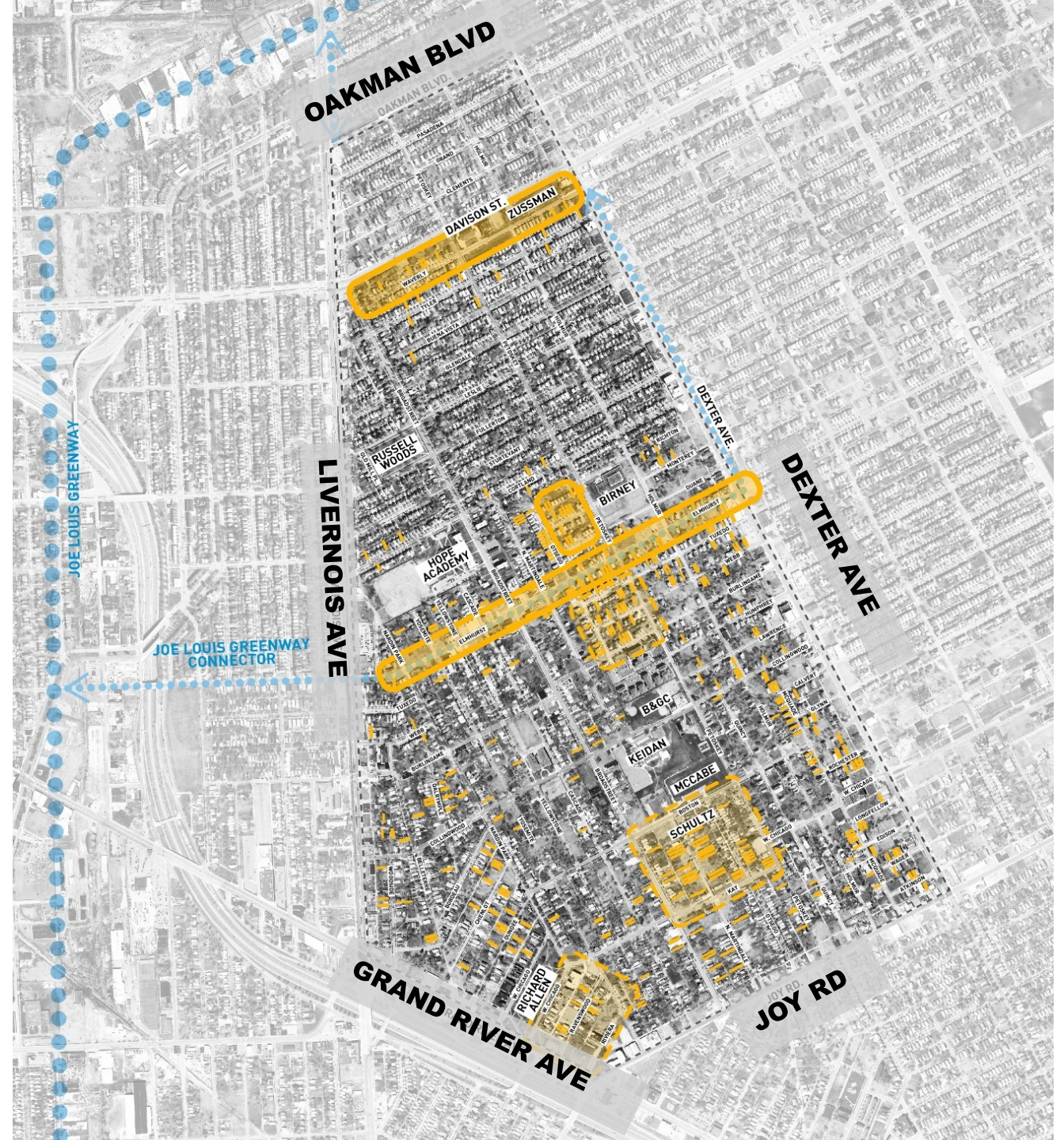


Rehabbed & Ready by DLBA

# HOUSING DUPLEX (FLAT) UNITS

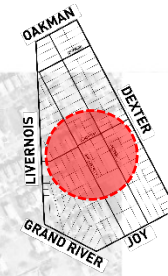
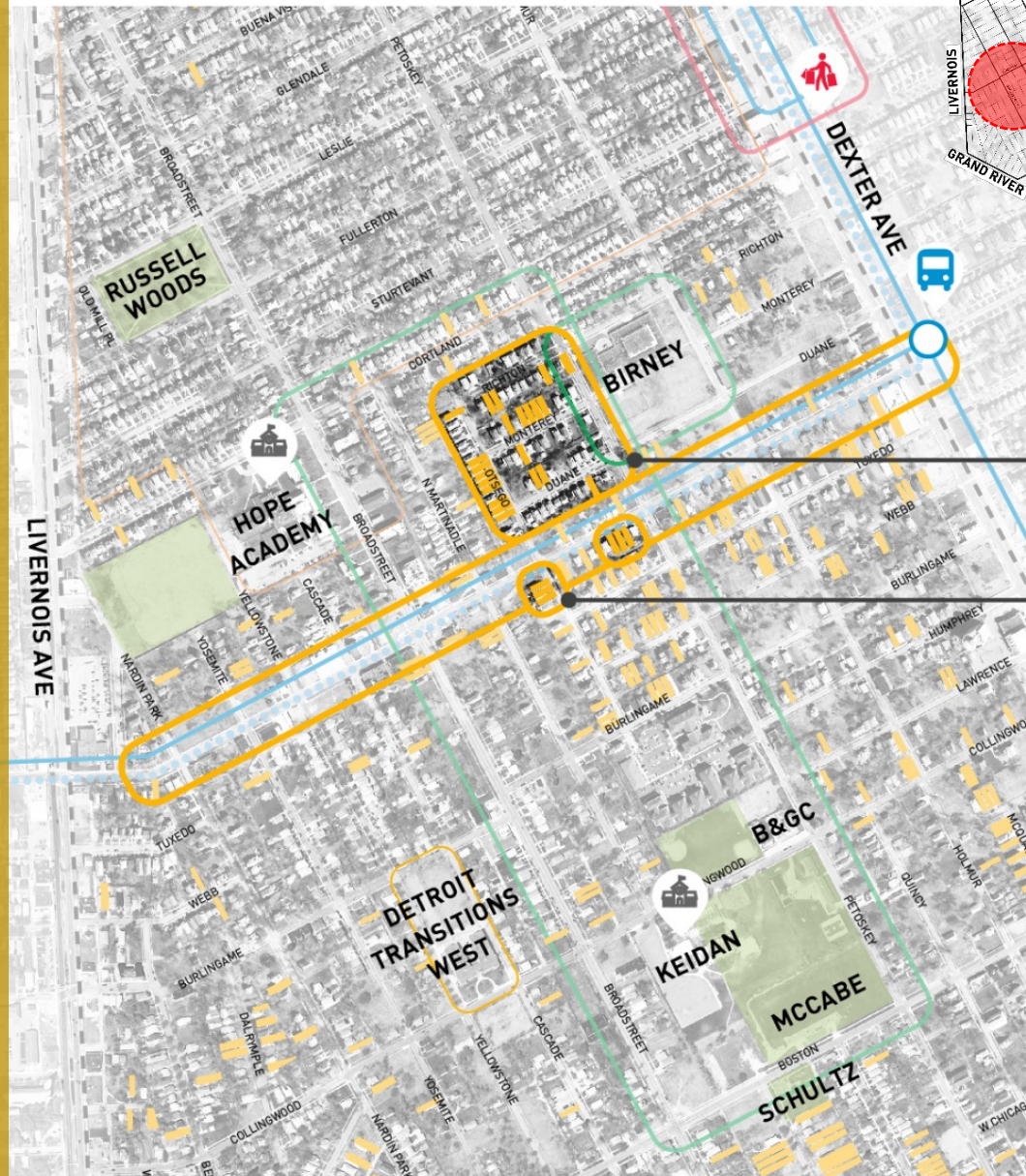
A LARGE AMOUNT OF  
THE PUBLIC  
INVENTORY IN  
NARDIN PARK ARE  
TWO, THREE, FOUR  
FAMILY FLATS

-  AREAS OF HOUSING INTEREST
-  ADDITIONAL POTENTIAL AREAS OF HOUSING INTEREST
-  CITY-OWNED DUPLEX



# HOUSING ANALYSIS: DUPLEX (FLAT) UNITS

WE ARE IDENTIFYING OPPORTUNITIES FOR HOMES TO BE STABILIZED IN A STRATEGIC WAY



**RICHTON ST, MONTEREY ST, DUANE ST**

**L** Large-scale developer who rehabs 11 duplexes

Condition of structures:

Good	- 2
Fair	- 6
Poor	- 3

**ELMHURST ST**

**M** Small-scale developer who rehabs 3 duplexes

Condition of structures:

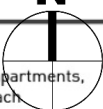
Poor	- 3
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**S** Single property owner who rehabs 1 duplex

Condition of structures:

Good	- 2
Poor	- 1

**DUPLEX**  
A house divided into 2, 3 or 4 apartments, with separate entrances for each.



# EXISTING HOUSING STOCK IN TARGET AREAS

- **Conditions**

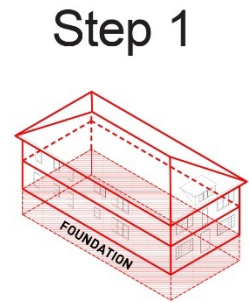
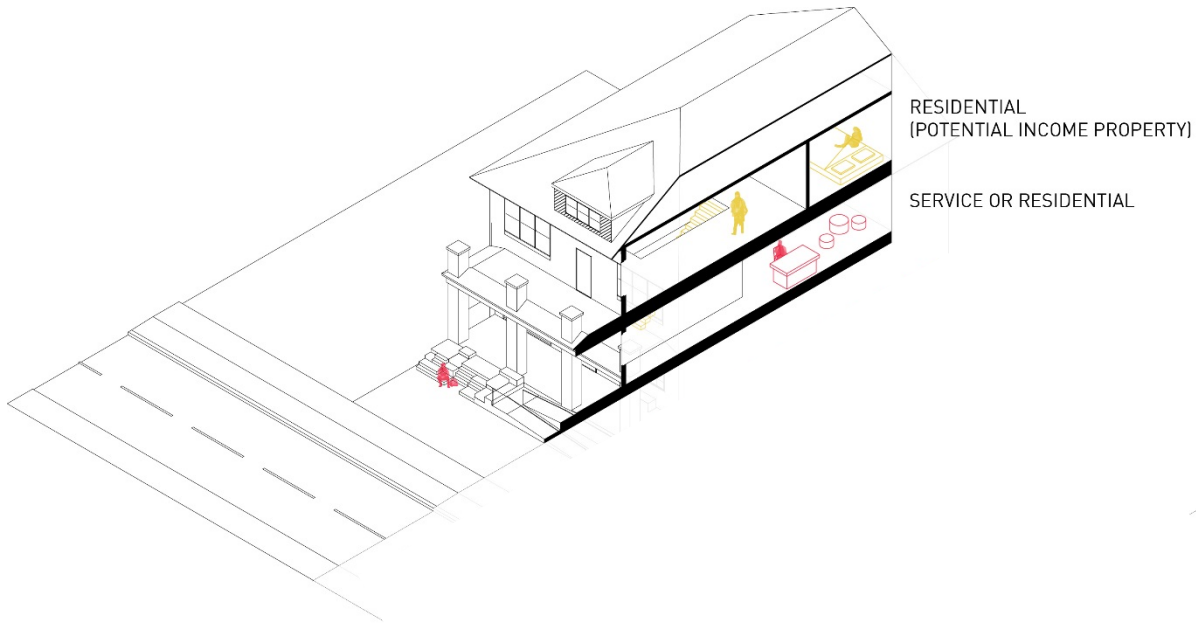
- Many of the homes are two, three and four family flats (duplexes).
- Some have vacant lots adjacent to them.



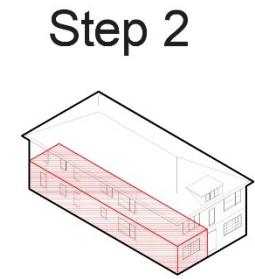
# HOUSING

## • Duplex Strategy

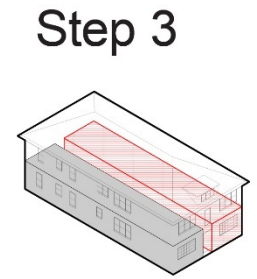
- Land + Structure
- Sectional Land Use



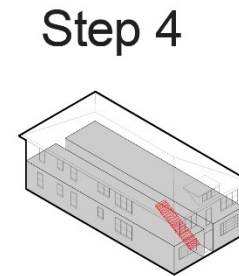
STRUCTURE + FOUNDATION



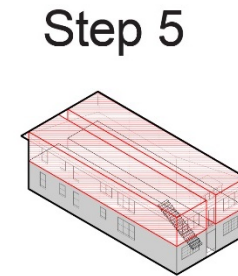
OWNER UNIT



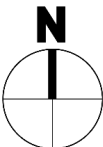
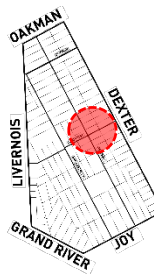
LOWER RENTAL UNIT



STAIRS



UPPER RENTAL UNITS



# HOUSING

## STABILIZING HOMES DUPLEX REHABILITATION ON ELMHURST AT DEXTER



**BEFORE**

# HOUSING

## STABILIZING HOMES DUPLEX REHABILITATION ON ELMHURST AT DEXTER



**AFTER**

# QUESTIONS FOR THE GROUP

## STABILIZATION

Where in the neighborhood would you prioritize board ups and beautification?

Would you like more information about homebuyer programs?

Would you like more information on current Detroit Land Bank Authority programs (such as auction, own it now, and side lots, etc.) sales at the fourth meeting?



# FEEDBACK

- Residents were concerned about resources for the homeless and squatters. They would like to see houses boarded up on Dundee between Grand River and Nardin Park and on Ravenswood.