

**HOUSING**

A group of people are gathered around a table in a community center, looking at a large map or plan. A woman with white hair and glasses is standing and pointing at the map. Two men are sitting at the table, one wearing a blue jacket and a patterned hoodie, and the other wearing a dark jacket and a baseball cap. In the background, another man is sitting at a table with a sewing machine. A sign on the wall says "WELCOME TO OUR CLASS". A large yellow circle with the word "HOUSING" is overlaid on the image.

# 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 are of concern



# Detroit Land Bank Authority (DLBA) Programs



- **Side Lot Program**
- **Auction & Own It Now**
- **Rehabbed & Ready**
- **Projects (Community Partners & Economic Development)**
- **Opportunity Sites**
- **DLBA Demolition Program**

[www.buildingdetroit.org](http://www.buildingdetroit.org)



# Existing Conditions



**Waverly**  
**Tyler**

**(15/60 publicly vacant homes)**  
**(13/110 publicly vacant homes)**

**50% vacancy**  
**34% vacancy**

# Existing Conditions



4824 Cortland



4865 Cortland

**Cortland**

**(13/138 publicly vacant homes)**

**35% vacancy**

# Precedent Rehabs



Recent Rehabs of DLBA structures



Rehabbed & Ready by DLBA



# ***HOUSING ANALYSIS: SINGLE FAMILY UNITS***


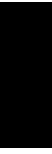
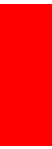
**ANALYSIS IS  
UNDERWAY  
FOR IDENTIFYING  
THE MOST FEASIBLE  
STABILIZATION PLAN**



# HOUSING ANALYSIS: DUPLEXES

DUPLEXES: A HOUSE DIVIDED INTO TWO, THREE, OR FOUR APARTMENTS, WITH SEPARATE ENTRANCES FOR EACH.

324 PUBLICLY OWNED DUPLEXES


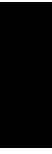
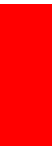
-  DUPLEXES
-  APARTMENTS
-  MIXED USE



# HOUSING ANALYSIS: DUPLEXES

## BENEFITS:

- POTENTIAL FOR RENTAL PROPERTY
- NOT MUCH MORE EXPENSIVE THAN REHABBING A SINGLE FAMILY HOME
- FAMILIES CAN LIVE IN A TWO FAMILY FLAT

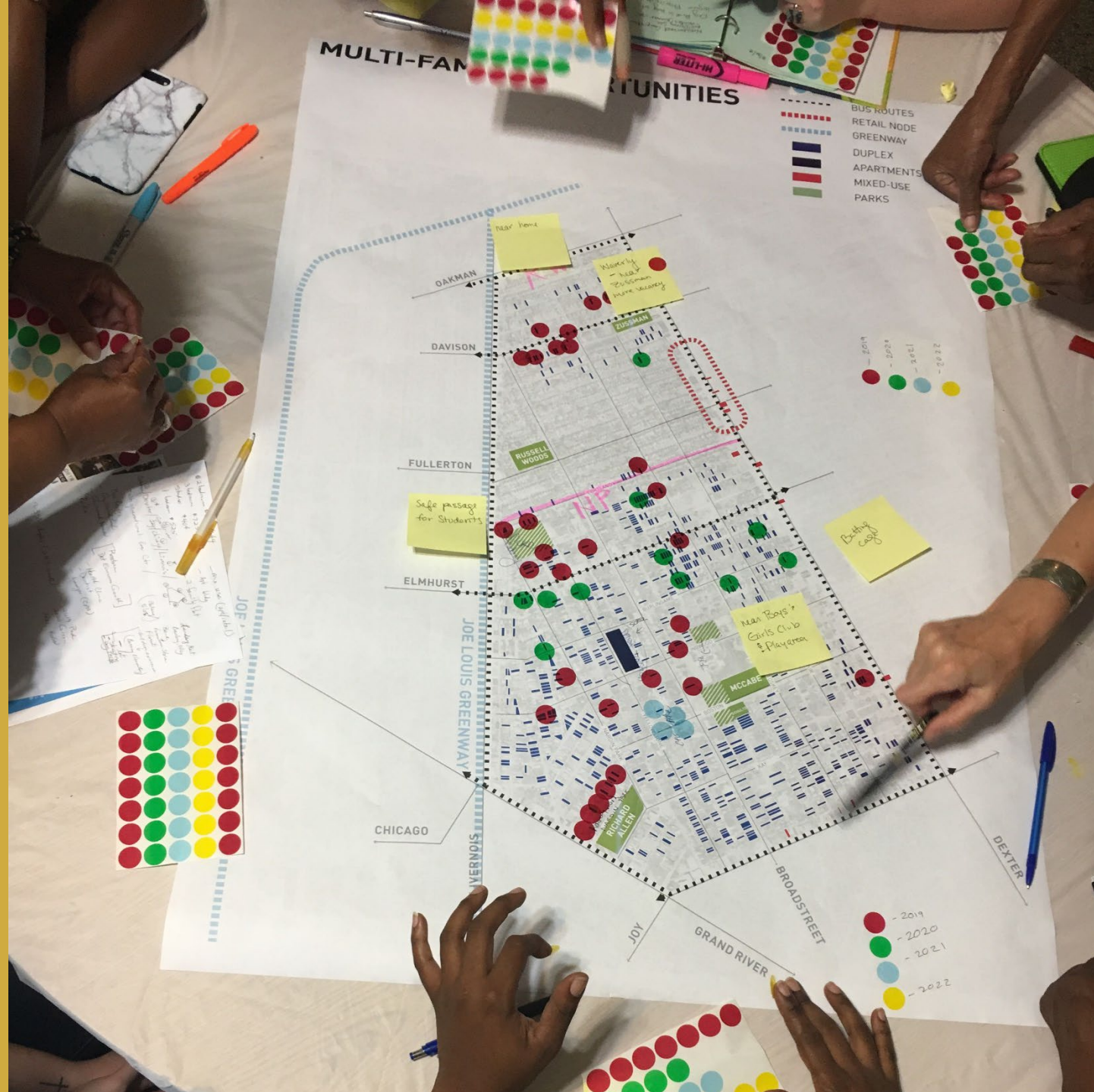
-  DUPLEXES
-  APARTMENTS
-  MIXED USE



# HOUSING ANALYSIS: DUPLEXES

## RESIDENTS EXPRESSED THESE AREAS OF INTEREST:

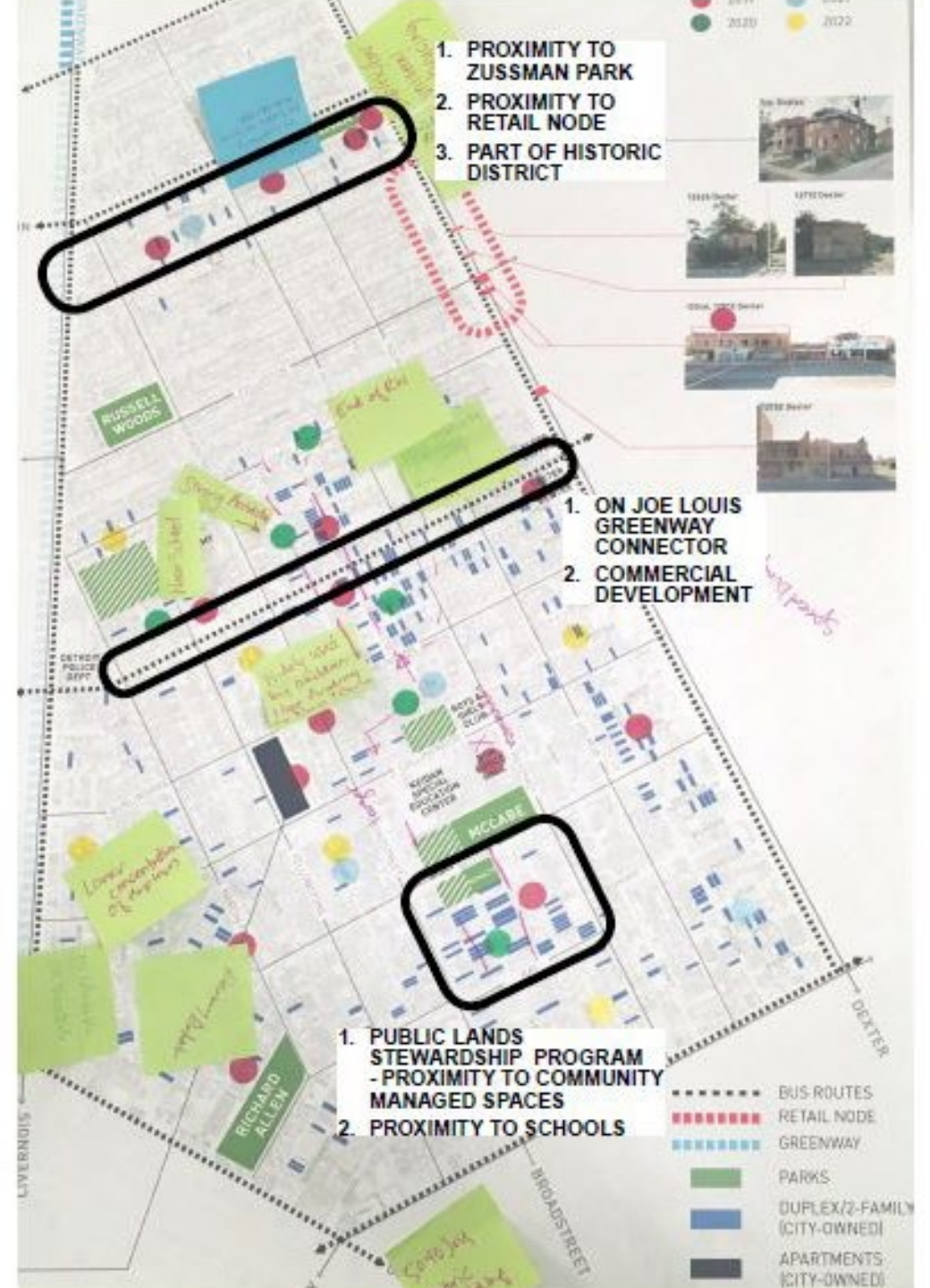
- NEAR WAVERLY AND TYLER
- NEAR HOPE ACADEMY
- NEAR NARDIN PARK



# HOUSING ANALYSIS: DUPLEXES

THE CONCEPT IS TO REHAB HOMES ON:

- WAVERLY
- ELMHURST
- & THE YOUTH BASED CORE



# HOUSING ANALYSIS: DUPLEXES

HOW DO YOU FEEL  
ABOUT THESE  
CONCEPTS?

WHICH ONE DO YOU  
THINK IS PRIORITY?



# ***HOUSING CONCEPT***

## **INTRODUCE MIXED-USE HOUSING TO SUPPORT COMMERCIAL INVESTMENT AND GROWTH OF DEXTER RETAIL NODE**

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



# Mixed-Use - Dexter



Retail node

Historic District

Parks



CHASE

12546 Dexter

CVS

FAMILY  
DOLLAR

ELEOS  
COFFEE



# Mixed-Use

## 12546 Dexter Ave

1. Historic value
2. Access to public transportation



# MIXED USE STRATEGY

OPTION 1 - HEALTHY EATING

**12546  
DEXTER  
OPTION 1**



# MIXED USE STRATEGY

OPTION 2 - ACCESS TO RETAIL

12546  
DEXTER

OPTION 2

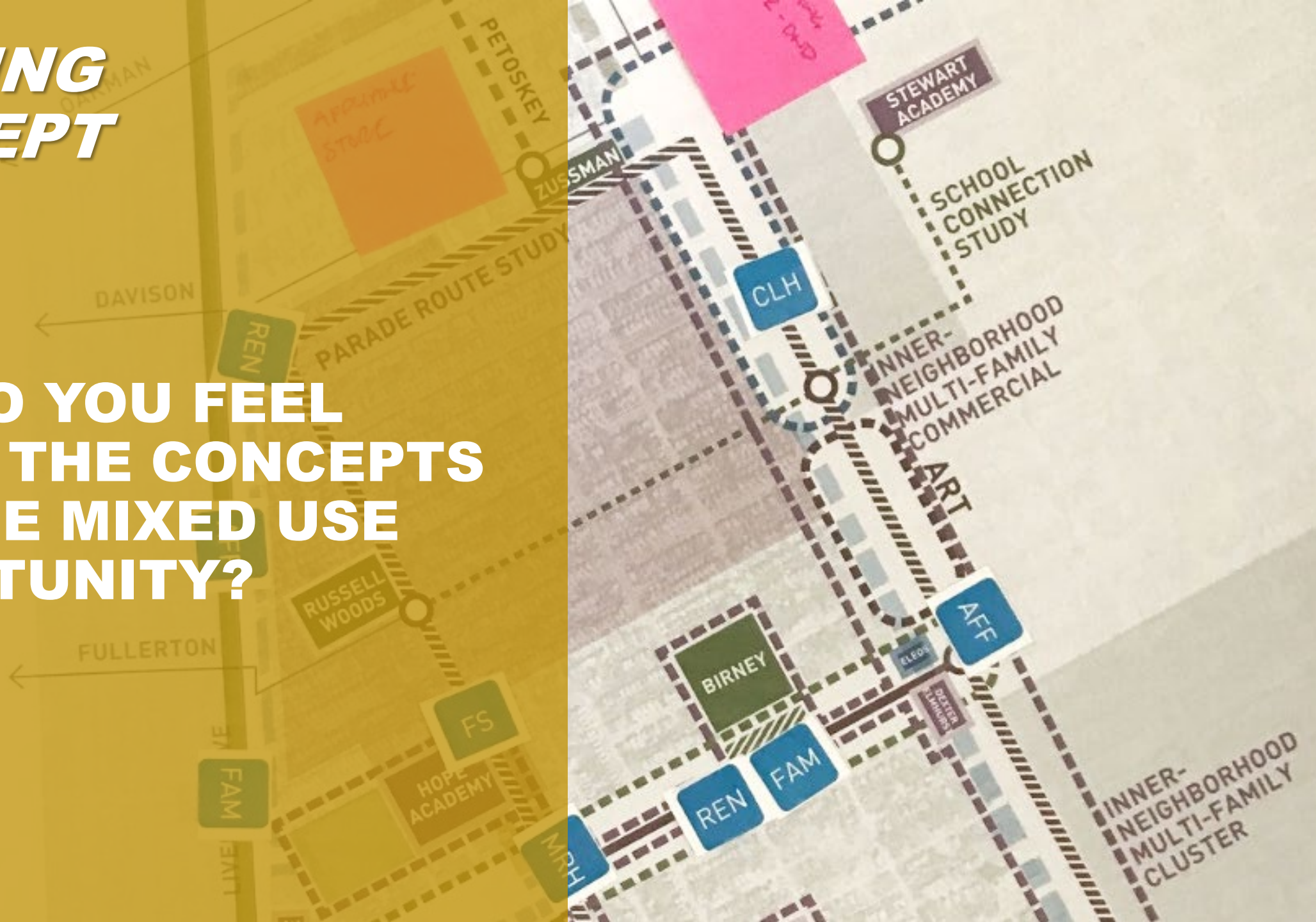


RESIDENTIAL

PHARMACY + CLINIC +  
LOCAL GROCER

# ***HOUSING CONCEPT***

**HOW DO YOU FEEL  
ABOUT THE CONCEPTS  
FOR THE MIXED USE  
OPPORTUNITY?**



# ***HOUSING NOVEMBER 2018 FOCUS GROUP FEEDBACK***

## **Housing Feedback**

- **Residents would like to know more about the Affordable Housing Leverage Fund**
- **Residents would like to know if there are funds that can assist with Duplex renovations**
- **Residents would like to know if the city doing anything about the insurances costs for home and car insurance?**
- **Residents have expressed concern again about rehab costs associated with historic structures and the time needed to rehab the homes**
- **Residents would like to know if there is a specific plan for demolition of structures, rehabilitation of structures, etc. in the community?**
- **Residents are still interested in purchasing homes with in the Russell Woods + Nardin Park area. They would like an updated list of properties on own it now, auction, etc.**
- **Residents would like to know if it is possible to have a conservation overlay in areas of a historic district? They would like to know that where ever we have areas recommended for the duplex strategy the areas could be considered for the conservation overlay as well.**