The average median income for Detroiters is about $30K, and a significant number of families pay more than 30% of their income for housing. Our goals are to improve the health and safety of existing homes; increase access to low-to-moderate income housing; and increase and improve access to open green spaces across Islandview, the Villages of Detroit, MI and surrounding neighborhoods.

Housing stability, quality, safety, and affordability are factors that affect health outcomes, as do physical and social characteristics of neighborhoods. The American Heart Association recently released a scientific statement on the importance of housing and cardiovascular health and well-being. Social risk factors not only impact the places where people live, learn, work and play, but are quality-of-life factors for people. Creating healthy places for families and promoting healthy living are essential for people and places to thrive.

Challenges

- $30K median household income for Detroiters and $18K for residents of Islandview Village - housing cost burden.
- Aging housing stock (1900-1940), large swaths of vacant publicly-owned land, and flooding - safety.
- Islandview Village has high rate of hypertension (52%), diabetes (21%) and obesity (45%) - cardiovascular disease.

Opportunities

- Phase I adds 31 low-moderate affordable housing units, contributing $80.5M to the local economy - increase stability.
- GSI captures and infiltrates 1,347,329 gallons of stormwater annually - reduce impervious surfaces and heat effects.
- 2 pocket parks, 1 play area and a community garden add 0.20 acres of green open spaces - promote physical activity.
Islandview Village is located just east of downtown in the City of Detroit, and is bound by Mack (north), Van Dyke (east), Jefferson Ave. (south) and Mt. Elliott (west). Islandview is comprised of four census tracts, all of which are Opportunity Zones and two are NEZ-NR districts and NRSA1 areas. Islandview is one of the six neighbors that make up The Villages of Detroit.

The Mayor identified the community as one of its initial strategic neighborhoods. The City of Detroit’s Planning & Development Department launched the Islandview/Greater Villages community planning process in 2017 to improve landscape, streetscapes and connectivity, and stimulate economic and housing development.

Several new “high end” multimillion dollar mixed-use projects and infrastructure improvements have been completed with dozens more underway. The public and private investments diversify race, age and income levels, but are not inclusive (or provide opportunities) for families earning less than the area’s median income that is skewed by higher earning adjacent suburbs.

GenesisHOPE led over 200 residents in the development of a community plan for Islandview with the support of Lawrence Tech Detroit Design Studio. Community-driven plans revealed a need for low and moderate income housing for families. Subsequent responses from residents during the city’s community engagement process unleashed a demand for low and moderate income residents to have an “active” role in planned improvement projects.

Equitable development is a two-way iterative process: everyone must have a voice that is not only heard but responded to. Long-term residents must participate in the revitalization of their neighborhood. Community-driven equitable developments like GenesisHOPE Village I and II respond with low to moderate affordable living for families, commercial spaces for micro enterprises, open green spaces to promote physical activity with access to fresh produce, while continuing the revitalization of Mack Avenue, a major public transit thoroughfare.

**MOMENTUM | A Strategic Neighborhood for Families**

**IMPACT | Neighborhood Investments**

- **The “Parker Durand” is the most recent infill housing development project completed in the Islandview/Greater Villages Planning Area. (Hamilton Anderson Architects)**
- **The City has invested $7.5M in streetscape improvements and $1.58M in park upgrades plus $3M to rehab city owned property and a civil rights historic preservation project.**
- **“The Coe” is a pioneer infill housing project completed in the Islandview/Greater Villages Planning Area. Planning is now underway for “The Coe II.” (Christian Hurtienne Architects)**

There are over 25 new private development projects in the Islandview/Greater Villages Planning area. Parker Durand

The Islandview/Greater Villages Framework identifies additional long-term plans for the area.

The Coe
Phase I - The Preston Townhomes

The 2-3 bedroom homes are designed for families. And, the community is designed for families too with several pocket parks, a playscape for children and a community garden with ample green parking. The Preston provides numerous amenities for families with low to moderate incomes quality living at an affordable cost.

There are a total of 31 units and 8,727 sq. ft. of open green space. The stormwater runoff infiltration is equal to the 1 year 24-hour storm, per NOAA. Therefore with 90% confidence this infiltration system will capture and infiltrate annual average rainfall of 34.7 inches or approximately 1,347,329 gallons.

Phase II - Mack Place Apartments

Phase 2 is a 4-story mixed-use building on Mack Avenue, a public transit commercial corridor. The 30 unit apartments are 1, 2 and 3 bedrooms to accommodate families. The 3,000 sf of commercial space is designed to support neighborhood serving office or retail businesses. The housing will be funded by low income housing tax credits for residents between 30% and 50% AMI.

Intended Impact

- Increase Affordable Housing Units
- Increase Access to Open Green Spaces
- Increase Access to Commercial Space
- Improve Stormwater Management
- Increase Number of Jobs
GenesisHOPE is a faith-based nonprofit community development organization committed to creating opportunities for people to excel and communities to thrive. We are community development professionals leading inclusive and equitable development. We’re also community health workers who educate and support people. With a focus on people, community and economic development, GenesisHOPE works collaboratively to advance health equity: healthy people and healthy places.

Cinnaire Solutions Corporation is the development division of Cinnaire, a CDFI with local presence and regional reach, seeking to address the most challenging housing and economic development opportunities. Whether it is design and planning, deal structuring, site selection, or any other aspect of the financing and development process, Cinnaire Solutions has the people and tools to solve the problems and surmount challenges. Cinnaire’s team of professionals merges knowledge and resources with its partners’ vision and human context to bring transformative development projects to life.

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