



# AFFORDABLE LIVING & OPEN GREEN SPACES

## Overview

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**.

## MOMENTUM | A Strategic Neighborhood for Families

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 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.

## IMPACT | Neighborhood Investments

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

The "Parker Durand" is the most recent infill housing development project completed in the Islandview/Greater Villages Planning Area. (Hamilton Anderson Architects)



Parker Durand

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 Hurlienne Architects)



The Coe

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



## VISION | The Plan

GenesisHOPE's mission is to promote healthy living and equitably create healthy sustainable places for residents to live, work and play. Our new construction project creates additional low-moderate income and affordable homes for families -- homes that are efficient and sustainable. The family friendly community promotes healthy living and physical activity with plenty of open green spaces, increases access to fresh foods with a community garden, and provides ample parking while providing access to a major bus line. The GSI captures and infiltrates over a million gallons of stormwater annually. Overall the new community (Phase I and II) increases stability for families!

### 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.

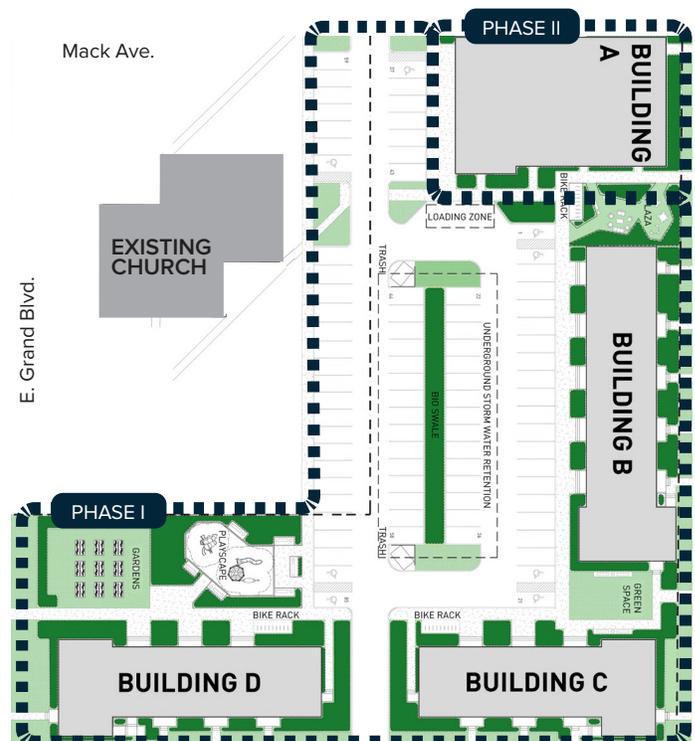
There are a total of 31 units and 8,727 sq. ft. of open green space. The stormwater runoff infiltration is equal to the 1 year 24-hour storm, per NOAA. Therefore with 90% confidence this infiltration system will capture and infiltrate annual average rainfall of 34.7 inches or approximately 1,347,329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



Site Plan

## Funding

### PHASE I

#### Sources

Equity from 4% Tax Credits	5,442,504
MSHDA Permanent Mortgage:	2,614,571
City of Detroit HOME Funds	2,000,000
NFWF + EFF Grant	400,000
Def. Dev. Fee	200,000
Gap	1,594,093
	<b>12,250,588</b>

#### Uses

Hard Cons. Costs	8,682,171
Soft Costs	3,417,417
Land Acquisition	151,000
	<b>12,250,588</b>

### PHASE II

#### Sources

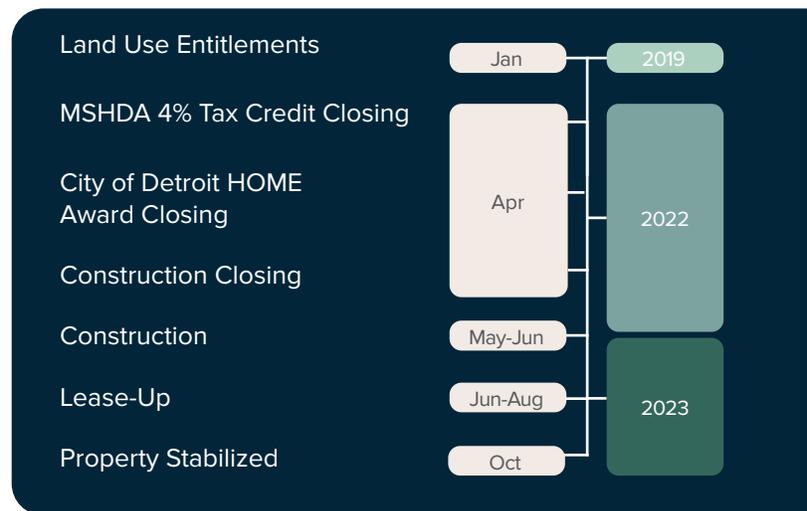
Equity from 4% Tax Credits	5,154,792
MSHDA Permanent Mortgage	2,859,122
AHP	500,000
CoD HOME	2,000,000
Def. Dev. Fee	300,000
Gap	1,287,296
	<b>12,101,210</b>

#### Uses

Hard Cons. Costs	8,854,322
Soft Costs	3,209,638
Land Acquisition	37,250
	<b>12,101,210</b>



## Timeline



## PARTNERSHIP | GenesisHOPE + Cinnaire Solutions

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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