



Greater Corktown

HUD CHOICE
NEIGHBORHOODS

UPDATE MEETING





Today's Virtual Public Meeting

5mins

Welcome & Team Introductions

10mins

Choice Neighborhoods Grant Overview

15mins

Neighborhood Plan Overview & Questions

30mins

Housing Plan Overview & Questions

15mins

People Plan Overview & Questions

5mins

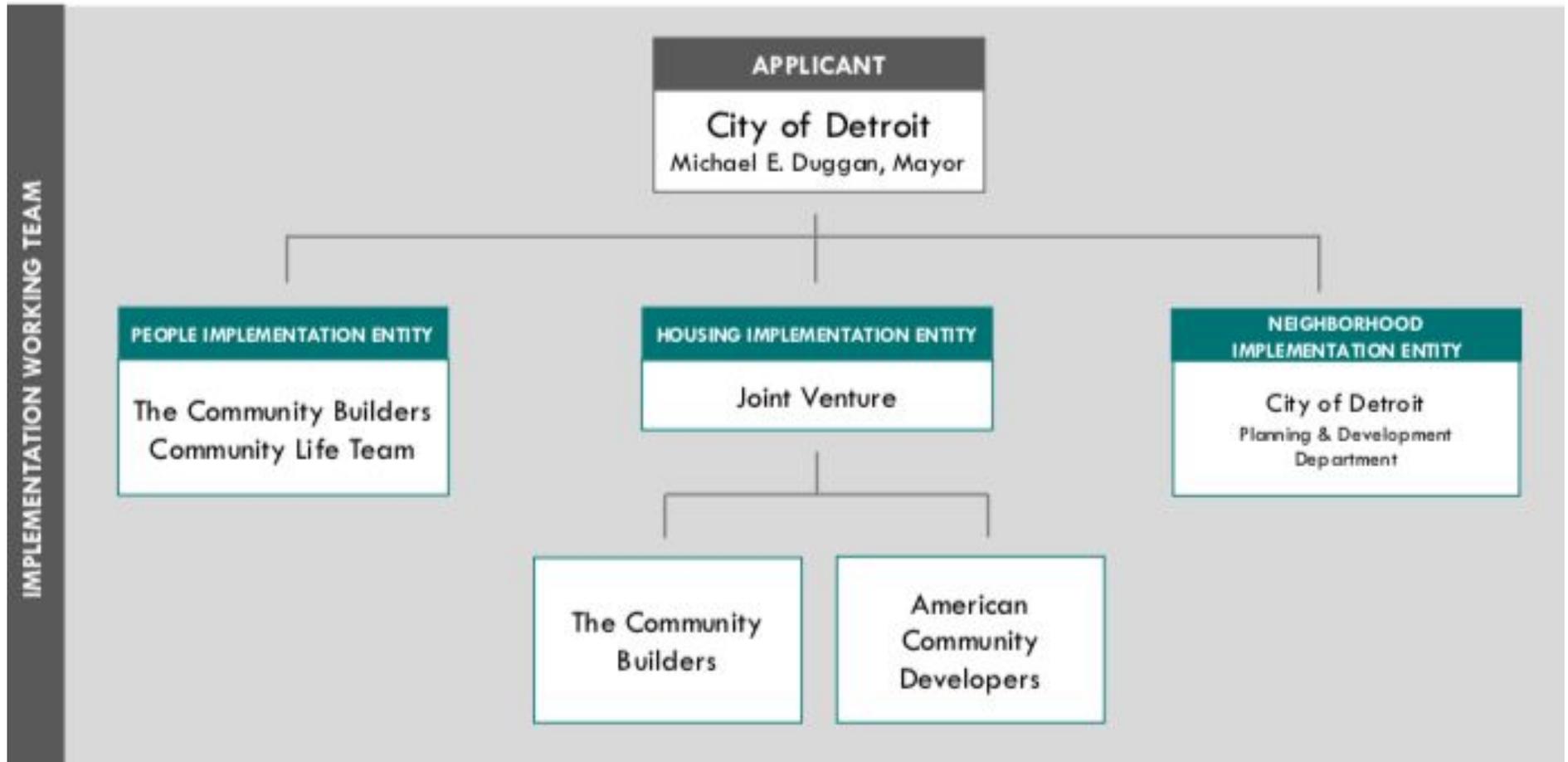
Project Timeline/Key Dates

Final Public Questions & Comments

Welcome & Team Introductions



GREATER CORKTOWN CHOICE NEIGHBORHOODS | ORGANIZATIONAL CHART



**WHAT IS CHOICE
NEIGHBORHOODS & WHY
CORKTOWN?**

Choice Neighborhoods Initiative (CNI)

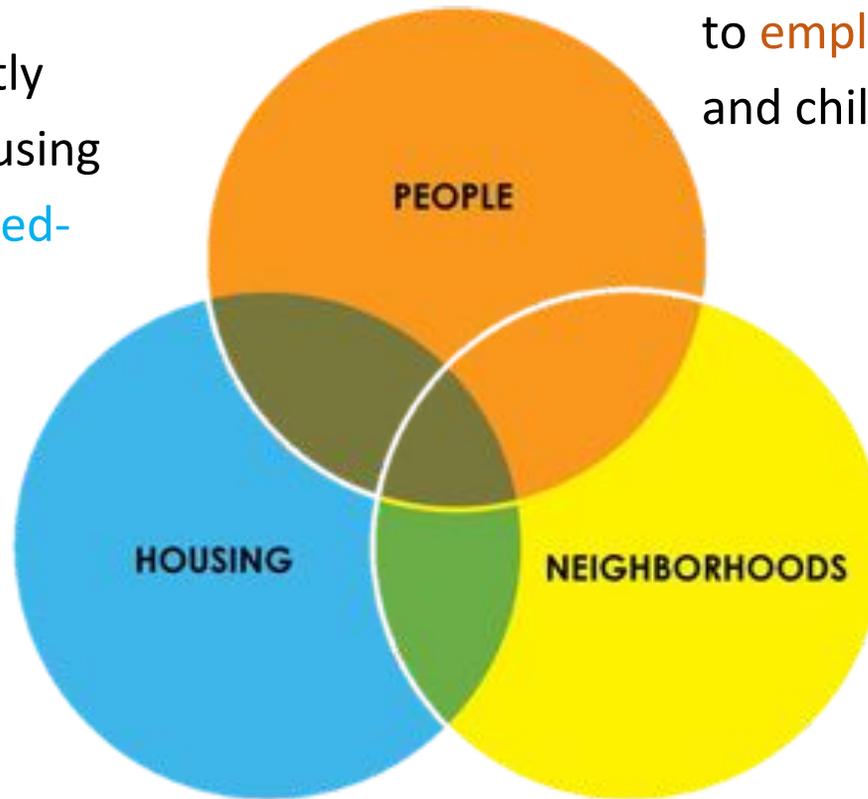
The City of Detroit is pursuing a **Choice Neighborhoods Initiative** Implementation grant from HUD to support this strategy.

CNI awards grants of up to \$30 million for the implementation of a comprehensive neighborhood revitalization strategy, or Transformation Plan.



Choice Neighborhoods Initiative

Re-establish currently distressed assisted housing with high-quality **mixed-income housing**.



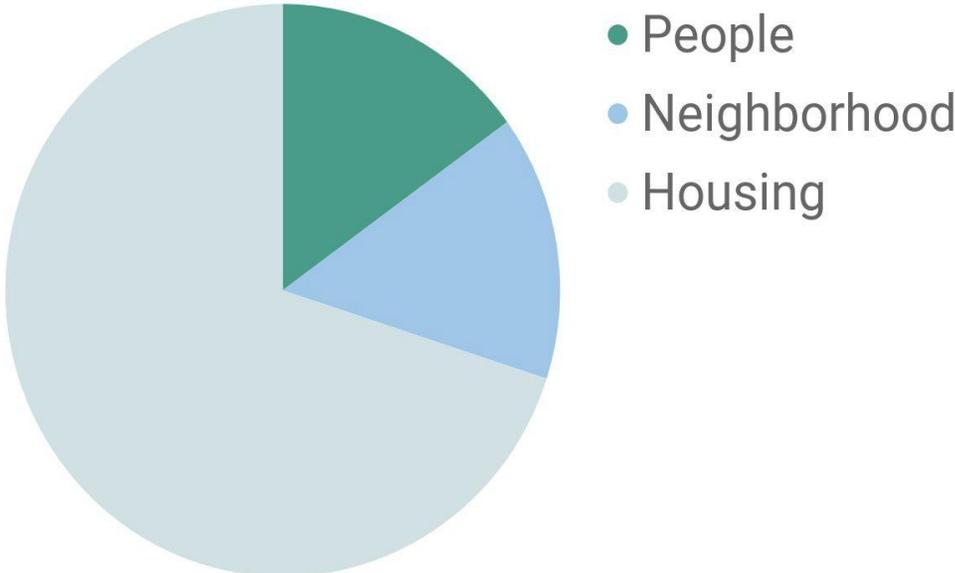
Improve outcomes of households living in the target housing related to **employment & income, health, and children's education**.

Reinvest in distressed **neighborhoods** to offer amenities and assets to support residents, including **safety, good schools, and commercial activity**.

Grant Funding & Leverage Requirements

Maximum Grant Award:

\$30 Million



People & Neighborhoods
Portion of the Grant:

\$9 Million (30%)

Housing Portion of the Grant:

\$21 Million (70%)

Leverage Requirements

The CNI application requires applicants to identify commitments of funding, services, or expertise for each sub-plan within the application (Housing, People, and Neighborhoods)

Leverage Commitments Needed

	Required Ratio	Min Leverage Need
Housing Plan	3:1	\$ 63 million
People Plan	3:1	\$ 13.5 million
Neighborhood Plan	N/A	\$ 40 million

Greater Corktown Framework Study Area



CNI NEIGHBORHOOD STRATEGY

Neighborhood Strategy

The neighborhood strategy was driven in large part, by the Greater Corktown Framework process. It has identified a series of “priority projects”, that can be implemented through CNI, Critical Community Improvements (CCI) funding. There are 4 Neighborhood Strategy Objectives:

- 1) Safe Streets & Improved Pedestrian Connectivity**
- 2) Increased Access to Amenities & Resident Services**
- 3) Creation of New & Improved Public Open Spaces**
- 4) Neighborhood Stabilization & Community Resiliency**

Greater Corktown Planning Framework Guiding Principles



Corktown for Everyone



History and Heritage



Sustainable and Resilient



Safe Streets

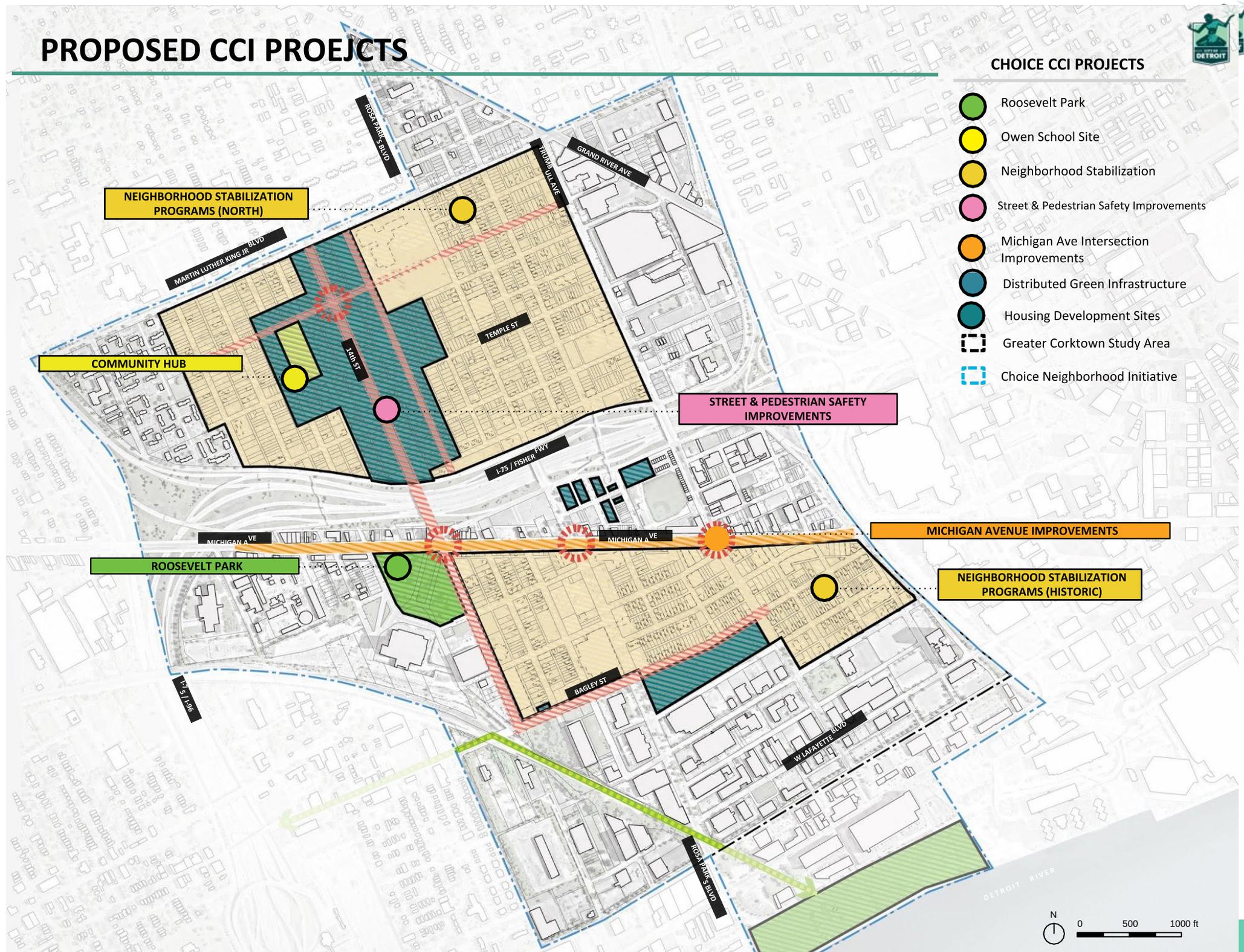


PROPOSED CCI PROJECTS



CHOICE CCI PROJECTS

- Roosevelt Park
- Owen School Site
- Neighborhood Stabilization
- Street & Pedestrian Safety Improvements
- Michigan Ave Intersection Improvements
- Distributed Green Infrastructure
- Housing Development Sites
- Greater Corktown Study Area
- Choice Neighborhood Initiative



NEIGHBORHOOD STABILIZATION PROGRAMS (NORTH)

COMMUNITY HUB

STREET & PEDESTRIAN SAFETY IMPROVEMENTS

MICHIGAN AVENUE IMPROVEMENTS

ROOSEVELT PARK

NEIGHBORHOOD STABILIZATION PROGRAMS (HISTORIC)

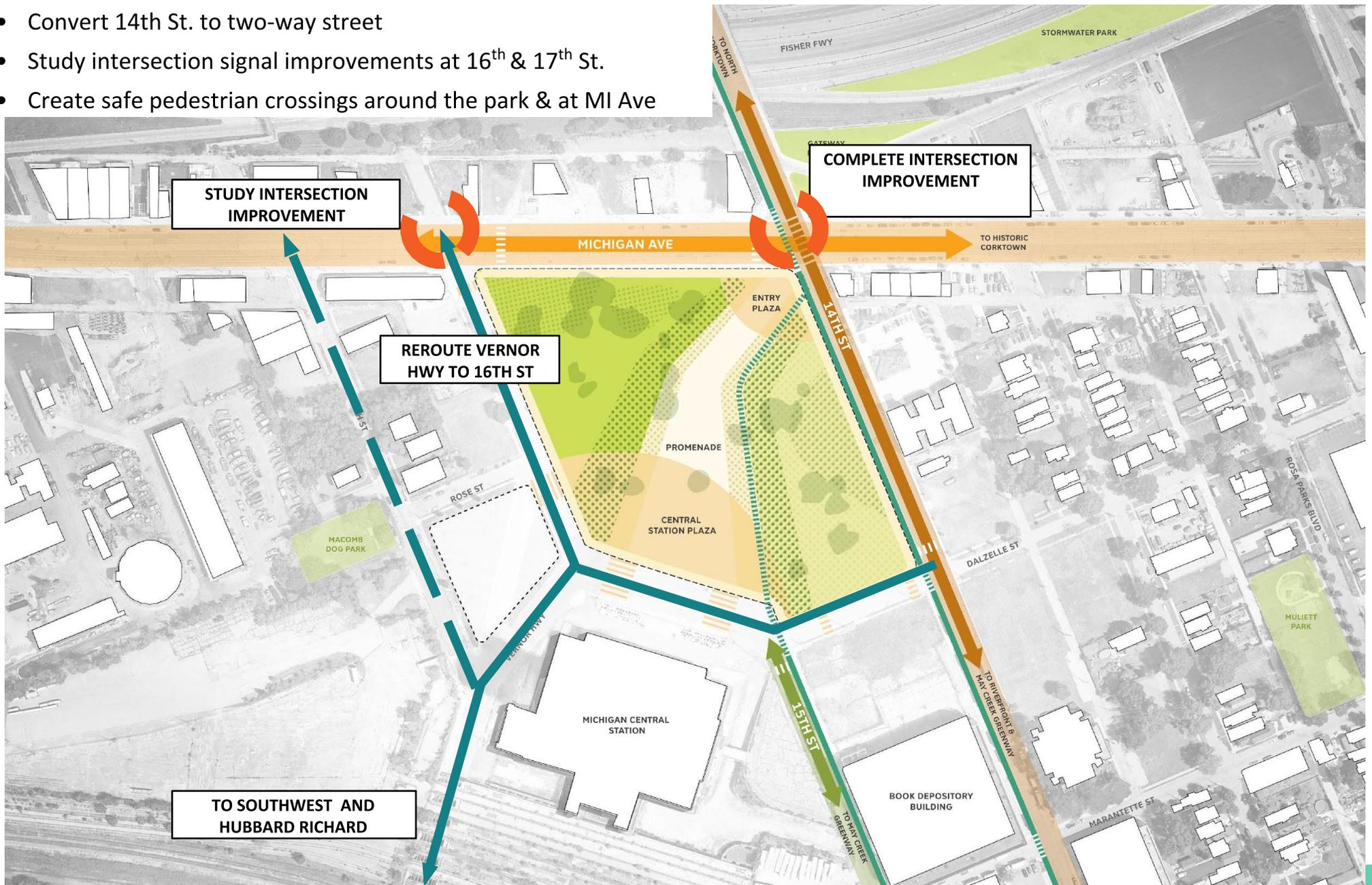




Planned Project: Roosevelt Park

PHASE I SCOPE:

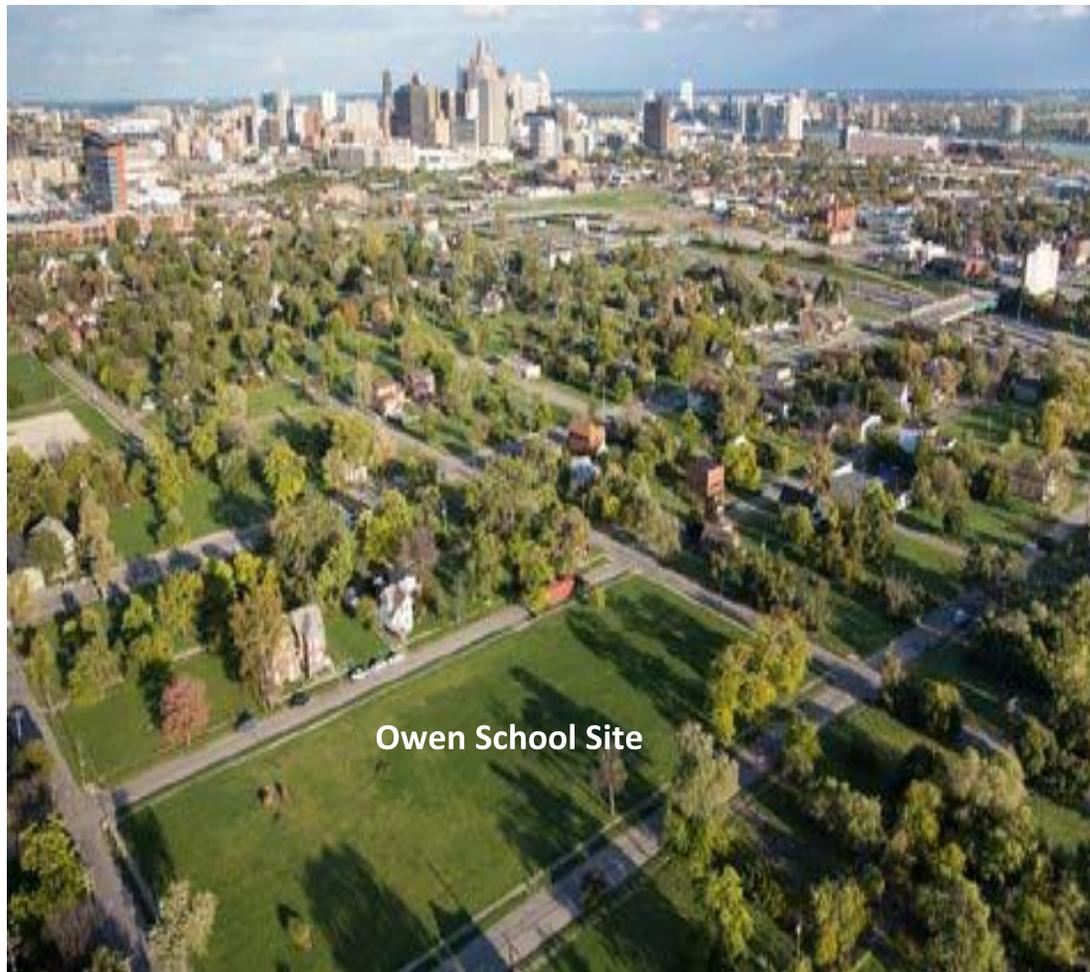
- Reroute existing Vernor Hwy to 16th St.
- Improve intersection @14th St. & MI Ave
- Convert 14th St. to two-way street
- Study intersection signal improvements at 16th & 17th St.
- Create safe pedestrian crossings around the park & at MI Ave



Planned Project: Owen School Site Community HUB

Goals

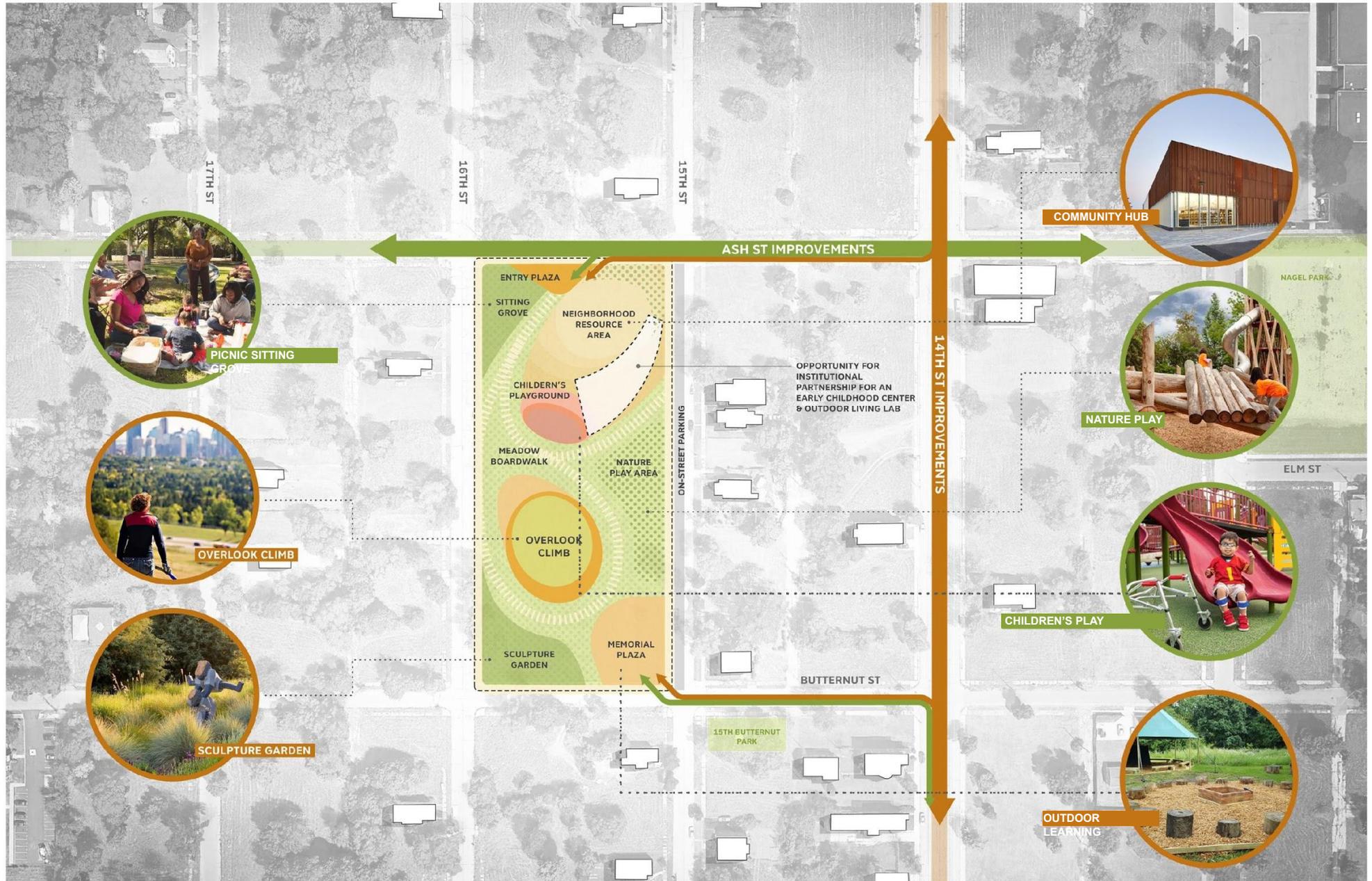
- Preserve the site for the development of a flexible space that serves community needs and People Plan services.
- Offer resident & employer services (early childhood education, workforce support services, health & wellness)
- Space would serve as the non-residential anchor for new housing in North Corktown



Planned Project: Owen School Site Community HUB



SAMPLE SITE PLAN



Ash Street Corridor - Existing

Intersection of 16th St and Ash St - Looking East towards Owen School Site





Ash Street Corridor - Future

Intersection of 16th St and Ash St - Looking East towards Owen School Site



Infill housing located around the Owen Site

Improved streets and pedestrian crossings

Community Hub at Owen School Site

Green Infrastructure & Stormwater Management



Planned Project: Street Calming & Pedestrian Safety Improvements



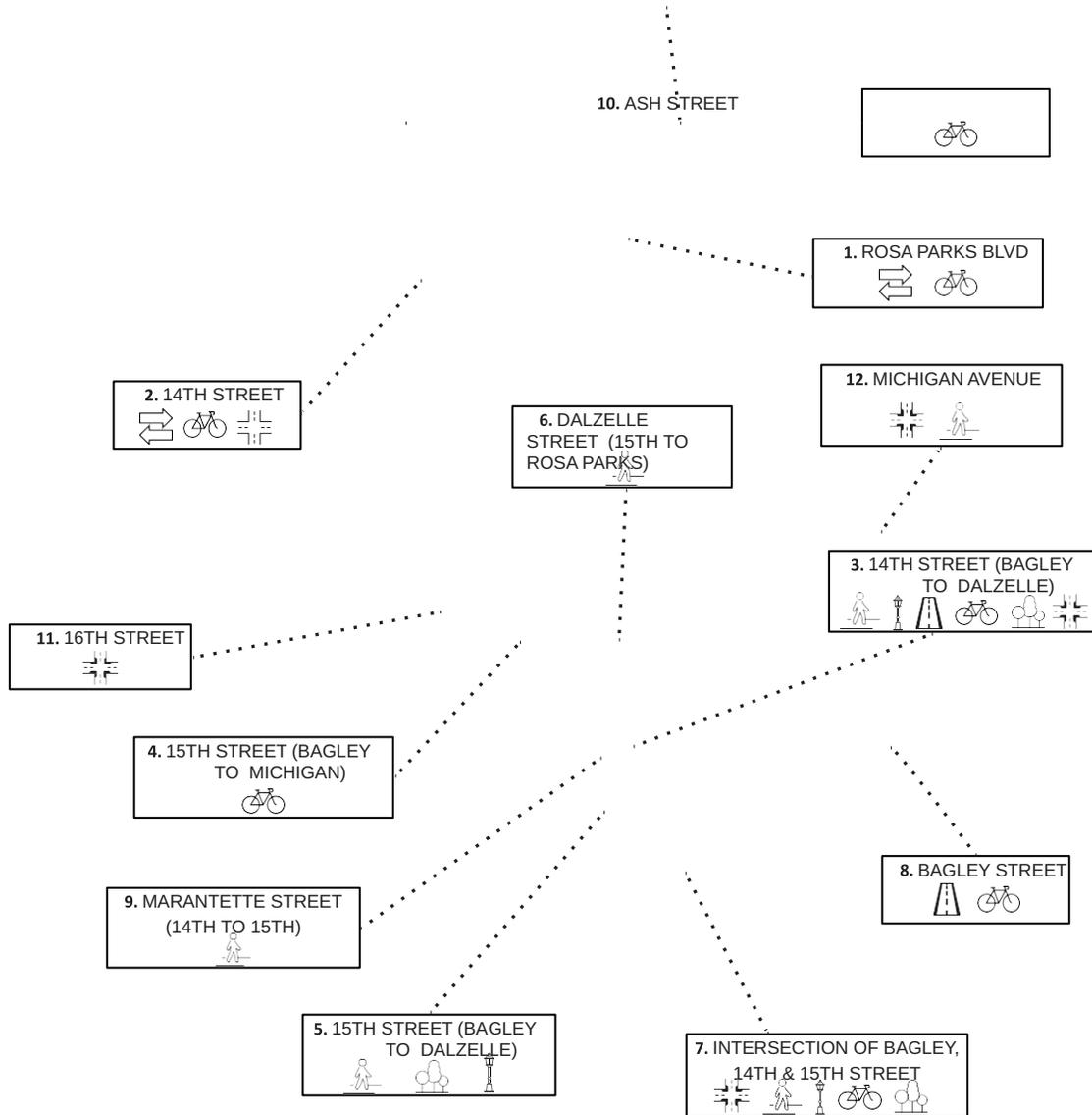
GREATER CORKTOWN STREET IMPROVEMENT PROJECTS

IMPROVEMENT TYPE

- Sidewalk Improvements
- Bike Lane Markings)
- Landscaping and Trees
- Pavement Improvement
- Lighting
- 1-way to 2-way
- Intersection Improvement

SITE BOUNDARY

- Greater Corktown Study Area



Greater Corktown Area: Current



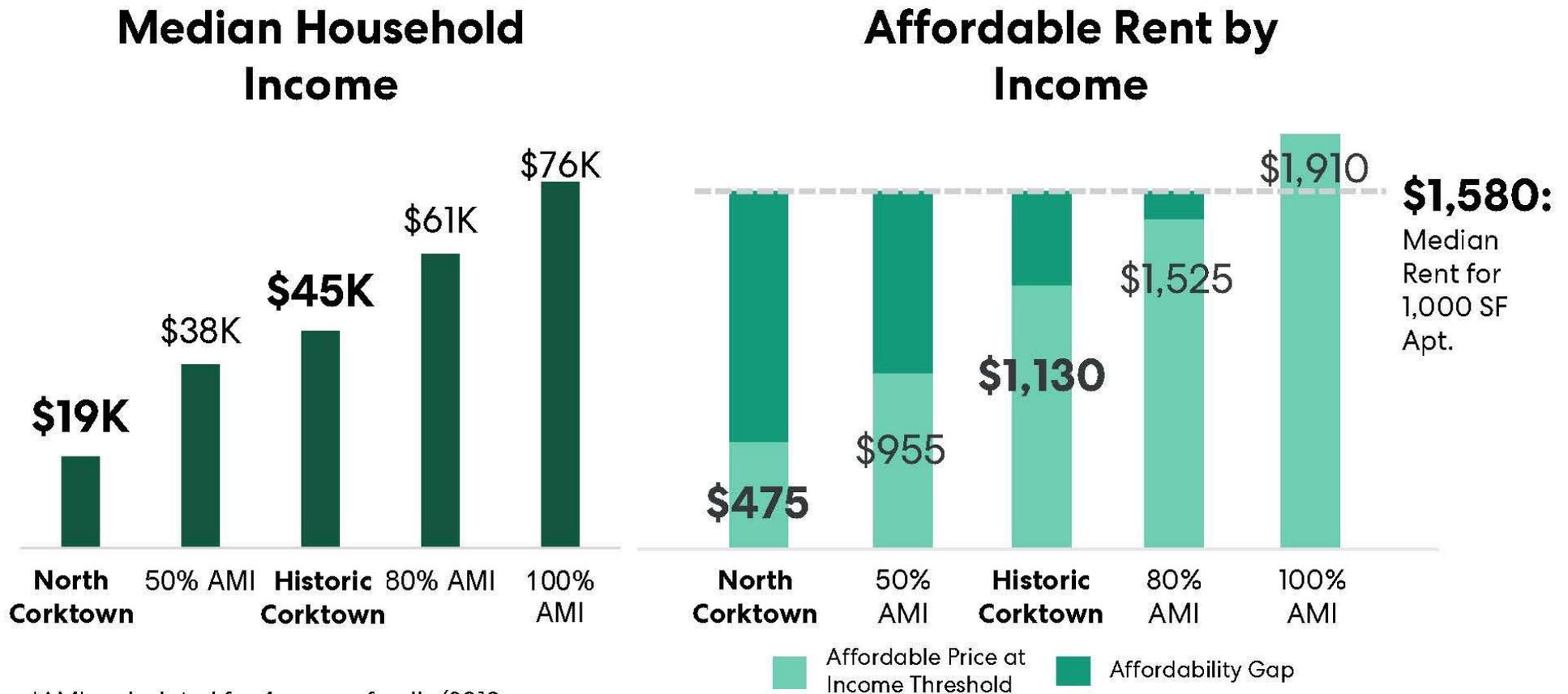
Greater Corktown Area: Future (Housing + Neighborhood Projects)



CNI HOUSING STRATEGY

Residential Market | Affordability for Homebuyers

Current Corktown renters cannot afford median rents in the neighborhood, suggesting that landlords may be targeting in-movers and that a share of current renters are paying more than they can comfortably afford.



*AMIs calculated for 4-person family (2019 Wayne County AMI)

Residential Demand

Demand for residential housing units is driven by Ford Motor Company's major investment in the neighborhood that is expected to bring up to 5,000 employees and position the Corktown neighborhood as a worldwide mobility hub.

Type of Housing	Unit Demand in Greater Corktown (2021-2025)
Multifamily Affordable	425
Multifamily Market Rate	430
Homeownership - Affordable	200
Homeownership - Market	90
Total	1,145

Housing Implementation Entities

The Community Builders (TCB)

**Units owned/managed:
11,000**

**Operations in: Massachusetts,
Ohio, New York**

Why they are on the team:

Experienced Choice
Neighborhood Initiative and
mixed-income developer with
commitment to moving
development plan forward
with or without Choice award.

**Procured through competitive
RFQ.**

Establishing Detroit office

American Community Developers (ACD)

Units owned: 12,000
**Operations in: Michigan,
Florida, Oklahoma**

Why they are on the team:

Experienced affordable
housing developer with strong
local knowledge and
demonstrated ability to
successfully operate
developments in Detroit.

Own Clement Kern Gardens

Detroit-based

Target Housing Site

Clement Kern Gardens

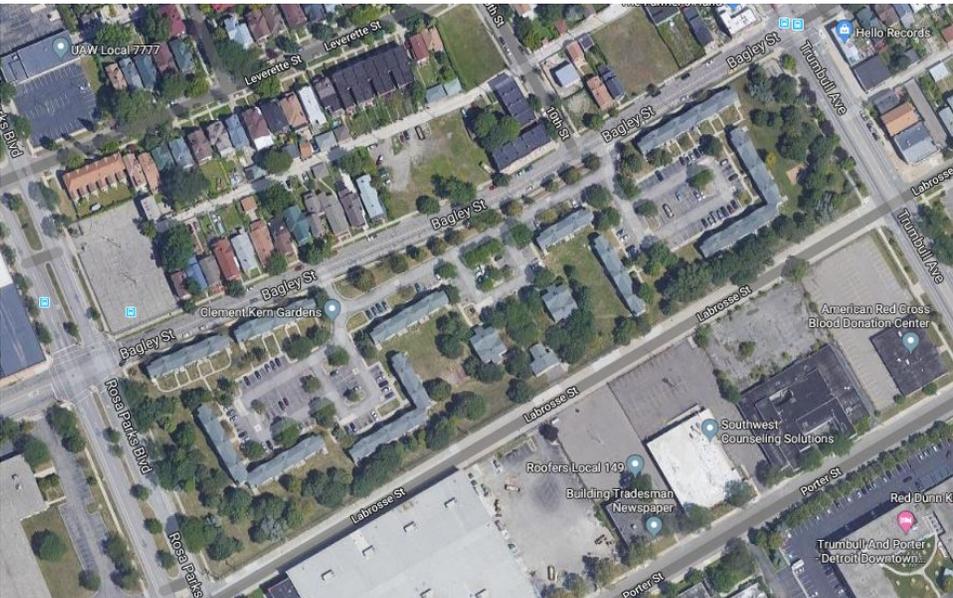
Address: 1661 Bagley

Units: 87 (7.13 acres)

Unit Type: 1-3 BR townhomes

Year built: 1985

Owner: American Community
Developers





Housing Plan Summary

- Planning for **840** new construction units
- Have identified 5 “sites”
- 175 total parcels = 28 acres
- All sites will be fully mixed-income
- For rent & for sale options
- Preservation of 116 regulated affordable units

FOR RENT PROGRAM

Affordability	Total (Approx.)
30% AMI and lower	152
50 - 60% AMI	115
60 - 80% AMI	115
80 -120% AMI	158
Market Rate	160
Total	800

FOR SALE PROGRAM

Affordability	Total (Approx)
80% AMI	10
120% AMI	30
Total	40

Housing Plan Summary

750-800 expected housing units developed through Choice Housing Plan

Affordability Category	Percent of Overall Units
Replacement units (0-50%)	20%
LIHTC affordable units (40-80%)	40%
Workforce/Choice units (80-120% AMI)	20%

Developer	Percent of Overall Units
American Community Developers	60%
The Community Builders	40%

Housing Development Sites



GREATER CORKTOWN INCLUSIVE HOUSING INITIATIVE AREA OVERVIEW

- Housing Development Sites
- Neighborhood Anchors
- Neighborhood Parks
- Ford MI Central Development
- Greater Corktown Study Area

N. CORKTOWN INFILL

NORTH CORKTOWN

CLEMENT KERN GARDENS TARGET HOUSING SITE

BAGLEY ST. SITE

"LEFT FIELD" PHASE 1 + ADJACENT SURFACE LOTS

HISTORIC CORKTOWN

NORTH CORKTOWN FOCUS AREA

CITY-OWNED "LEFT FIELD" SITE
FORD OWNED SITES

VICTOR ATTAR APARTMENTS

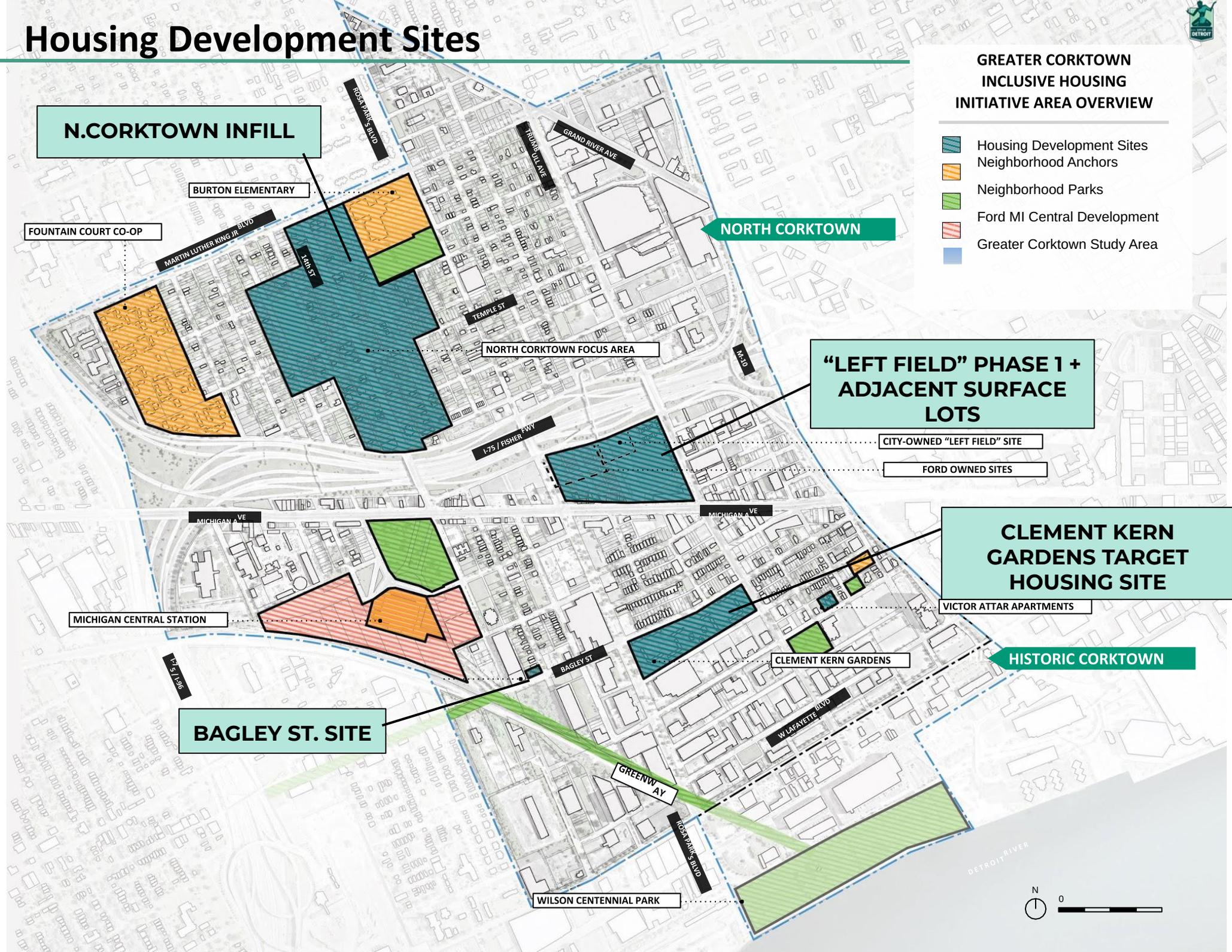
CLEMENT KERN GARDENS

WILSON CENTENNIAL PARK

MICHIGAN CENTRAL STATION

BURTON ELEMENTARY

FOUNTAIN COURT CO-OP



SITE 1 Clement Kern Gardens Apartments

7.13 Acres

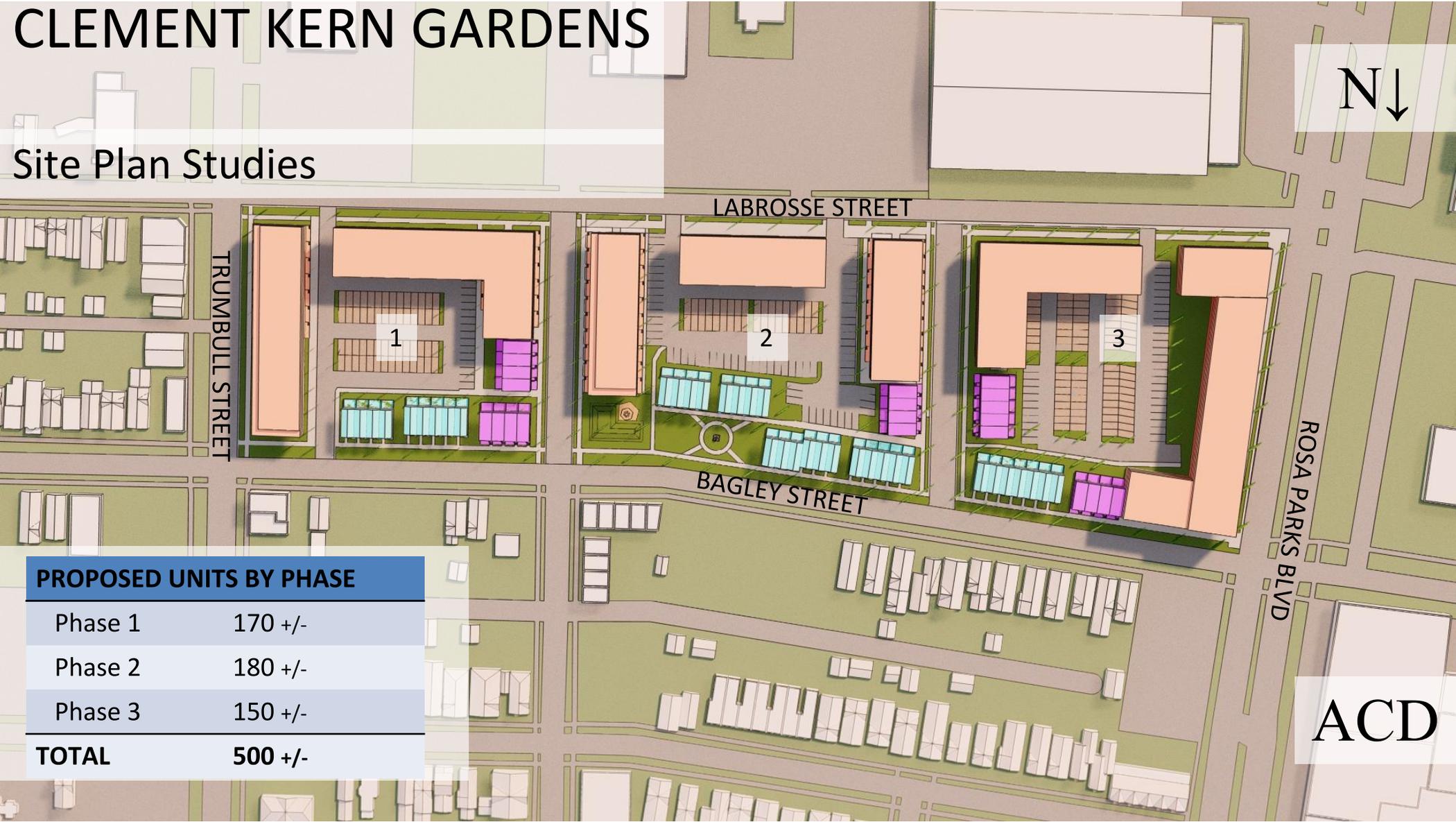
87 Units (Existing)

Development Partner: American Community Developers



CLEMENT KERN GARDENS

Site Plan Studies



PROPOSED UNITS BY PHASE	
Phase 1	170 +/-
Phase 2	180 +/-
Phase 3	150 +/-
TOTAL	500 +/-

ACD

CLEMENT KERN GARDENS

East Block – Phase 1



TRUMBULL STREET

10th STREET (NEW)

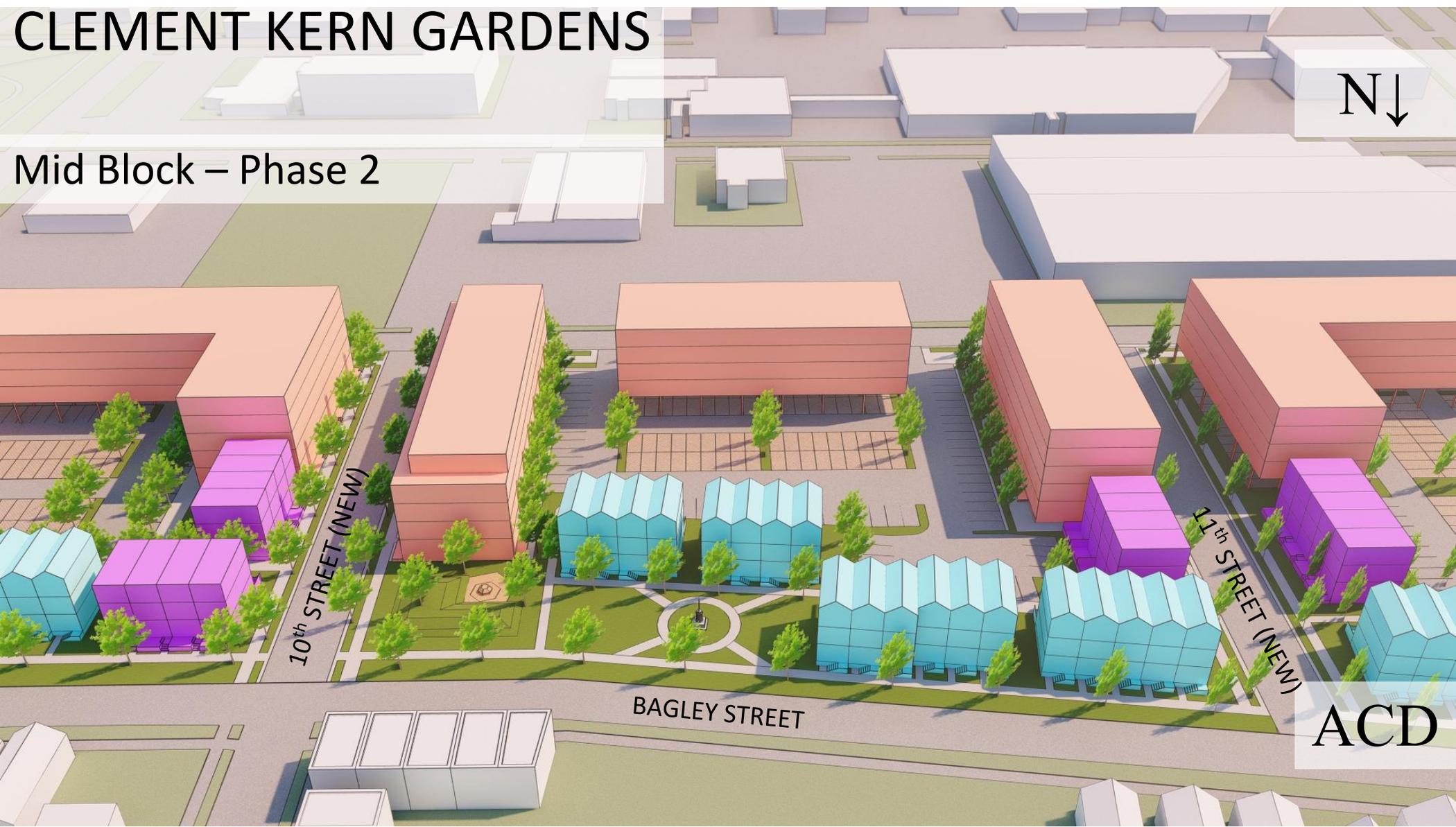
BAGLEY STREET

ACD



CLEMENT KERN GARDENS

Mid Block – Phase 2



ACD

CLEMENT KERN GARDENS

West Block – Phase 3



11th STREET (NEW)

BAGLEY STREET

ROSA PARKS BLVD

ACD

SITE 2 Left Field @ The Corner

1.366 Acres

(115 units planned)

Development Partner: American Community Developers



SITE 2 Left Field @ The Corner

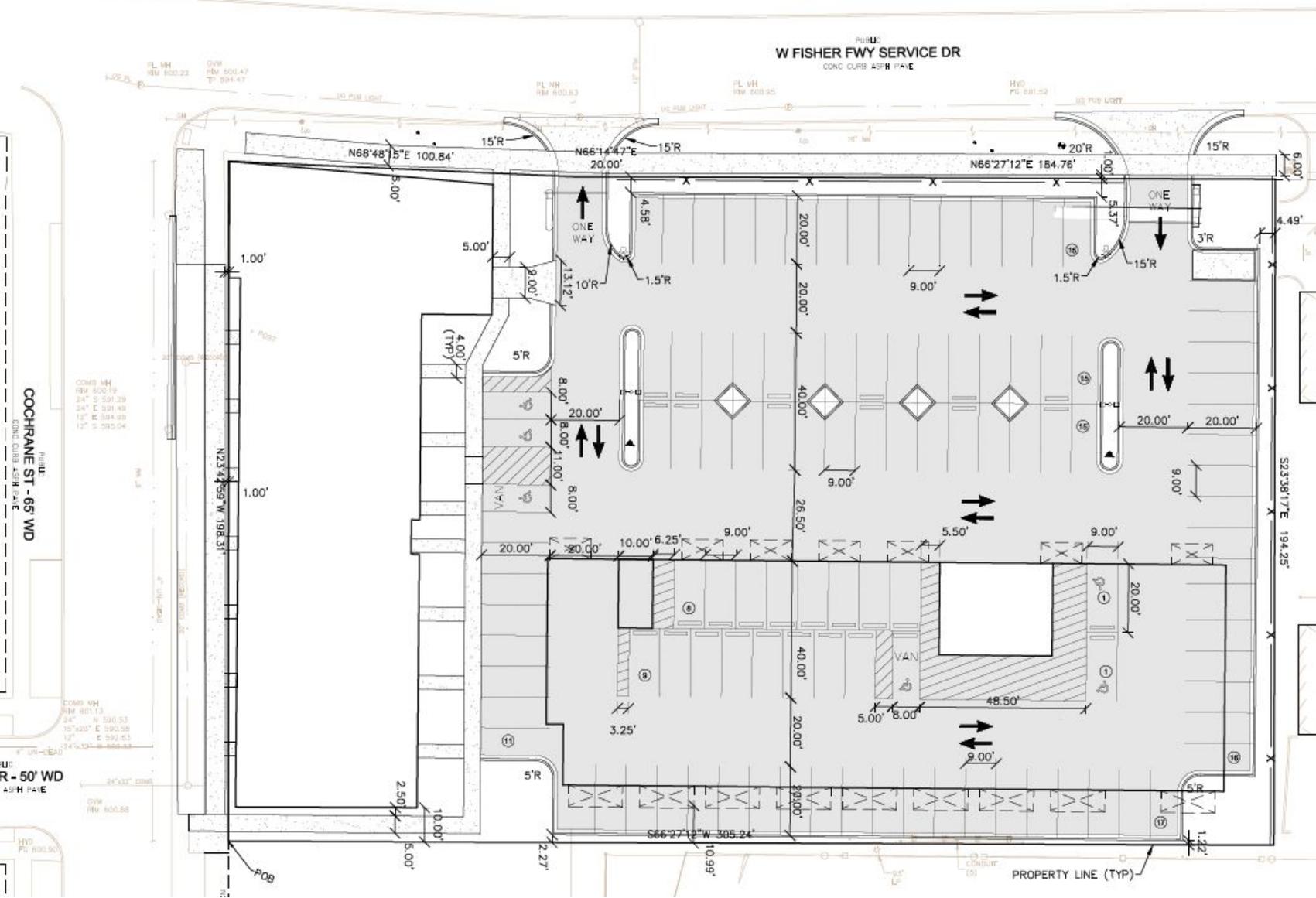


DRAFT RENDERING

SITE 2 Left Field @ The Corner

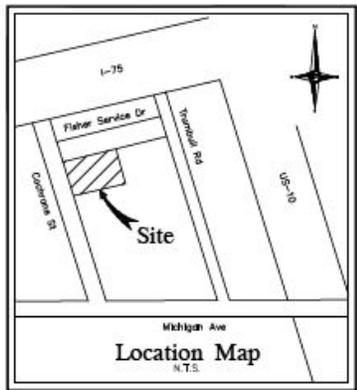


DRAFT RENDERING



PUBLIC
W FISHER FWY SERVICE DR
 CONC CURB ASPH PAV

PUBLIC
COCHRANE ST - 65' WD
 CONC CURB ASPH PAV



LEFT FIELD
 2610 Cochrane
 Detroit, MI







SITE 3: North Corktown Focus Area

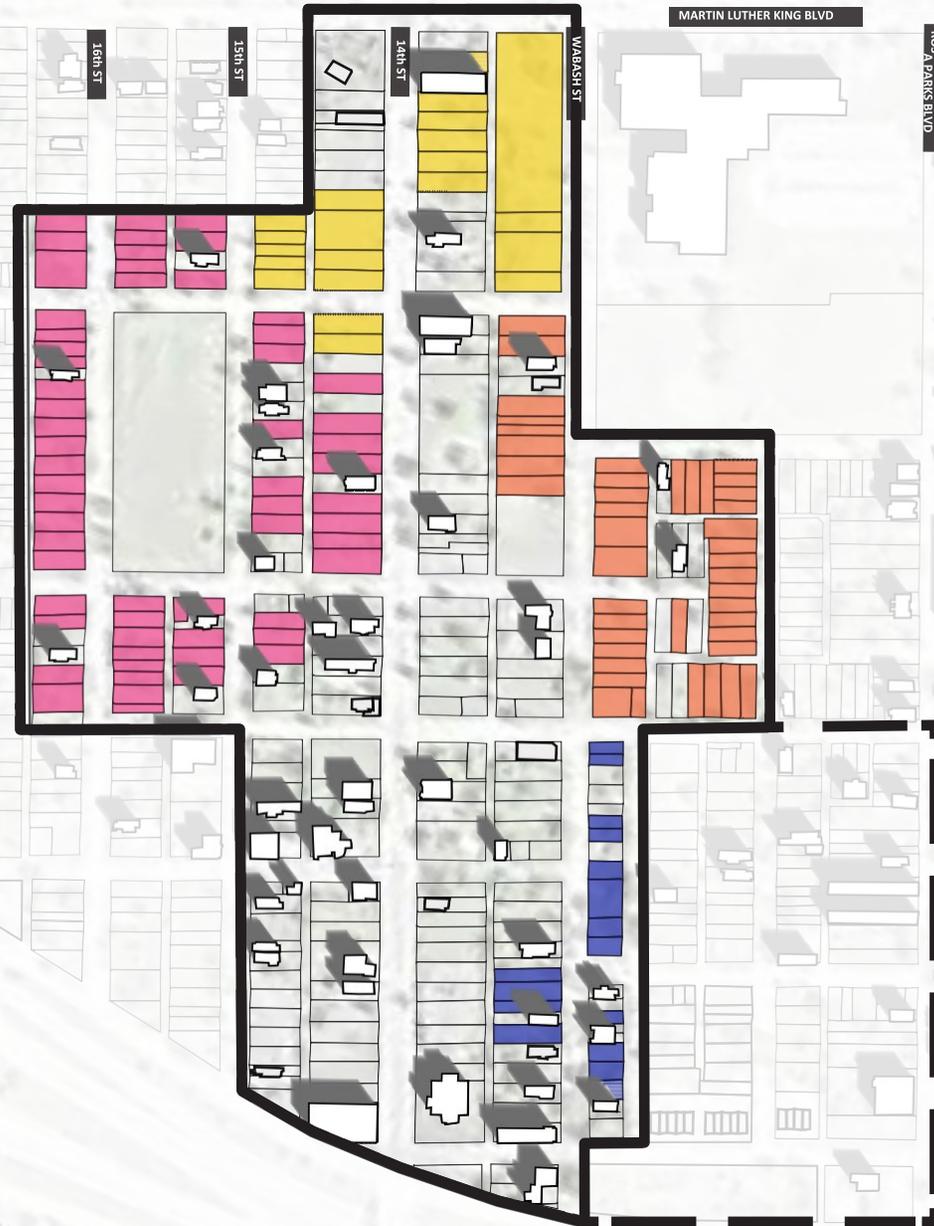


14.6 Acres (141 Vacant Lots)
Development Partner: The Community Builders





North Corktown Focus Area



SITE AND PARCEL OVERVIEW

- Site A:** 15 parcels - 1.14 acres
- Site B:** 45 parcels - 3.89 acres
- Site C:** 21 parcels - 3.98 acres
- Site D:** 60 parcels - 5.63 acres

- Total:** 141 parcels - 14.5 acres

NORTH CORKTOWN FOCUS AREA PARCELS

- PUBLICLY OWNED PARCELS FOR HOUSING DEVELOPMENT**
- Site A : Single Family and Townhouses - Mixed-Income
 - Site B : Single-Family and Townhouses
 - Site C : Multi-Family
 - Site D : Single-Family and Townhouses
- EMERGING FRAMEWORK**
- Focus Area
 -

NORTH CORKTOWN: BUILDING TYPES



- L BUILDING
- HYBRID BUILDING
- BAR BUILDING
- CORNER BUILDING
- STACKED DUPLEX
- TOWNHOME-RENTAL
- TOWNHOME-FOR SALE
- SINGLE FAMILY DETACHED
- EXISTING STRUCTURES

NORTH CORKTOWN:

BUILDING TYPES



L BUILDING

- 3 Stories (1 Commercial / 2 Residential)
- Approx. 31,000 SF
- (18) 1 Bedroom | (6) 2 Bedroom | (2) 3 Bedroom

HYBRID BUILDING

- 2 Stories (0.5 Commercial / 1.5 Residential)
- Approx. 7,000 SF
- (3) 3 Bedroom

BAR BUILDINGS

- 2 Buildings | 3 Stories Ea. (1 Commercial / 2 Residential)
- Approx. 51,000 SF
- (9) Studio | (28) 1 Bedroom | (8) 2 Bedroom

CORNER BUILDING

- 10 Buildings | 1.5 - 2 Stories Ea.
- Approx. 33,000 SF
- (26) 1 Bedroom | (10) 2 Bedroom

STACKED DUPLEX

- 5 Buildings | 2 Stories Ea.
- Approx. 13,000 SF
- (10) 2 Bedroom

TOWNHOME-RENTAL

- 42 Buildings | 3 Stories Ea.
- Approx. 72,500 SF
- (42) 2 Bedroom

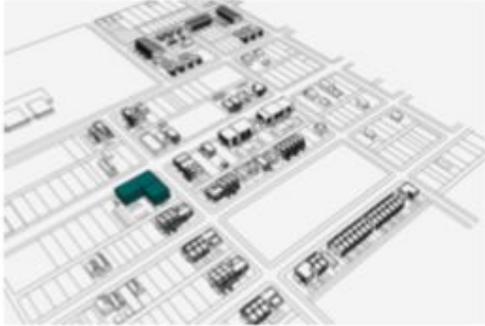
TOWNHOME-FOR SALE

- 20 Buildings | 3 Stories Ea.
- Approx. 34,500 SF
- (20) 2 Bedroom

SINGLE FAMILY DETACHED

- 10 Buildings | 2 Stories Ea.
- Approx. 16,000 SF
- (5) 2 Bedroom | (5) 3 Bedroom

NORTH CORKTOWN: L BUILDING



The L Building offers a strong street frontage along the Cultural and Ecological Corridors (14th Street & Ash Street).

- Opportunity for commercial/retail on the ground floor.
- Amenities for residents include fitness center, community room, mail, package, and storage facilities.
- Third floor terrace offers private outdoor community spaces.



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NORTH CORKTOWN: HYBRID BUILDING



The Hybrid Building blends traditional hownhome living with conventional apartment accommodations in two distinct approaches.

- Opportunity for commercial/retail on the ground floor with elevator serving traditional apartments above.
- For-rent units with private open spaces and in-unit parking.
- A traditional porch entry serves each townhome.



NORTH CORKTOWN: BAR BUILDING



The Bar Buildings offer a strong street frontage along the Cultural Corridor (14th Street).

- Opportunity for commercial/retail and/or residential occupancies on the ground floor.
- Amenities for residents including fitness center, community room, mail, package, and storage facilities.
- Several units furnished with attractive balconies and on-site parking is provided.



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NORTH CORKTOWN: CORNER BUILDING



The Corner Building is a modest residential building with walk-up style entries that address both street fronts.

- A common corridor and stairs allow access to the units within.
- Several Corner Buildings provide a second story unit with a private outdoor terrace.
- The building is unique in it's ability to stand alone or attach/expand with other building types (townhomes, etc.).



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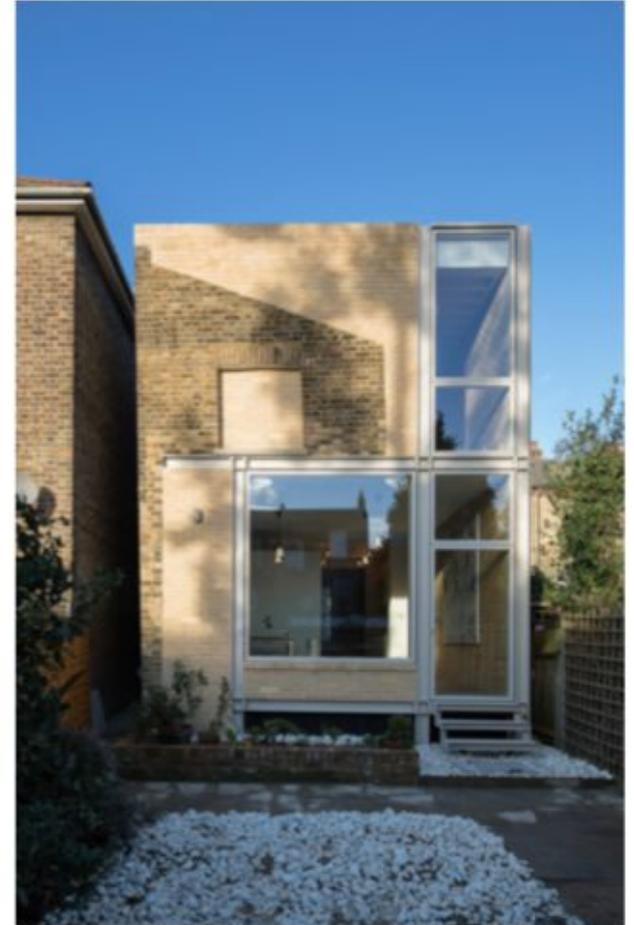
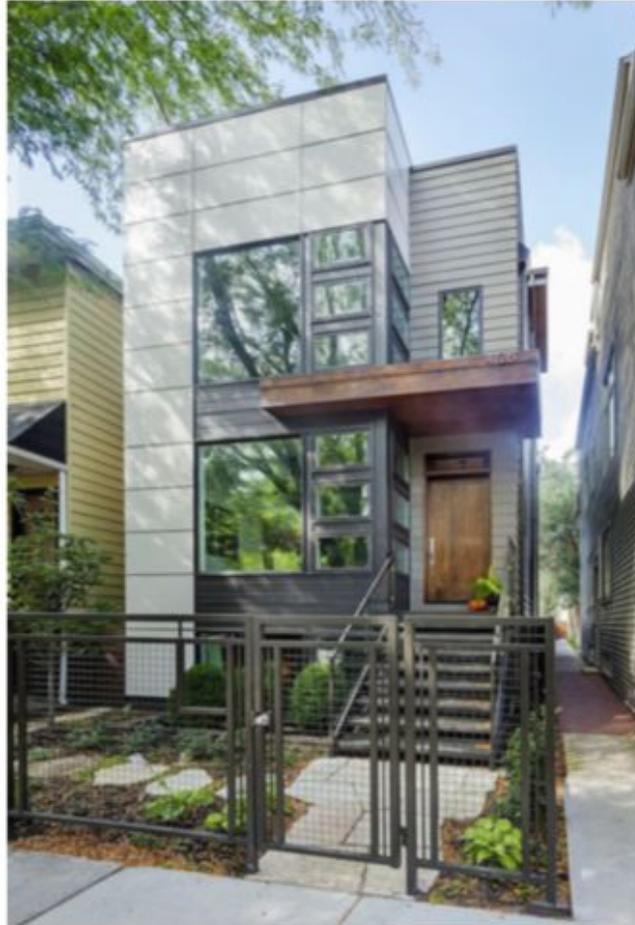
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NORTH CORKTOWN: STACKED DUPLEX

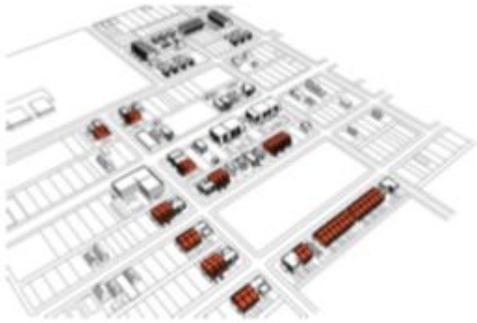


The Stacked duplex offers multi-family living within a familiar single family footprint.

- Two large stacked units are connected via a common hall and stair with a traditional front porch approach.
- Opportunity for front yard garden with a detached garage on site.



NORTH CORKTOWN: TOWNHOME - RENTAL



The Townhome offers a single family feel within a multi-family/community setting.

- For-rent units, with private open spaces and in-unit parking.
- Large living spaces may be appealing to individuals, couples, and families.
- Potential for a variety of outdoor amenity spaces at multiple levels.



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NORTH CORKTOWN: TOWNHOME - FOR SALE



The Townhome offers a single family feel within a multi-family/community setting.

- For-sale units, with private open spaces and in-unit parking, with substantial materials and quality.
- Large living spaces may be appealing to individuals, couples, and families.
- Potential for a variety of outdoor amenity spaces at multiple levels including the opportunity for a front yard garden.



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NORTH CORKTOWN: SINGLE FAMILY DETACHED



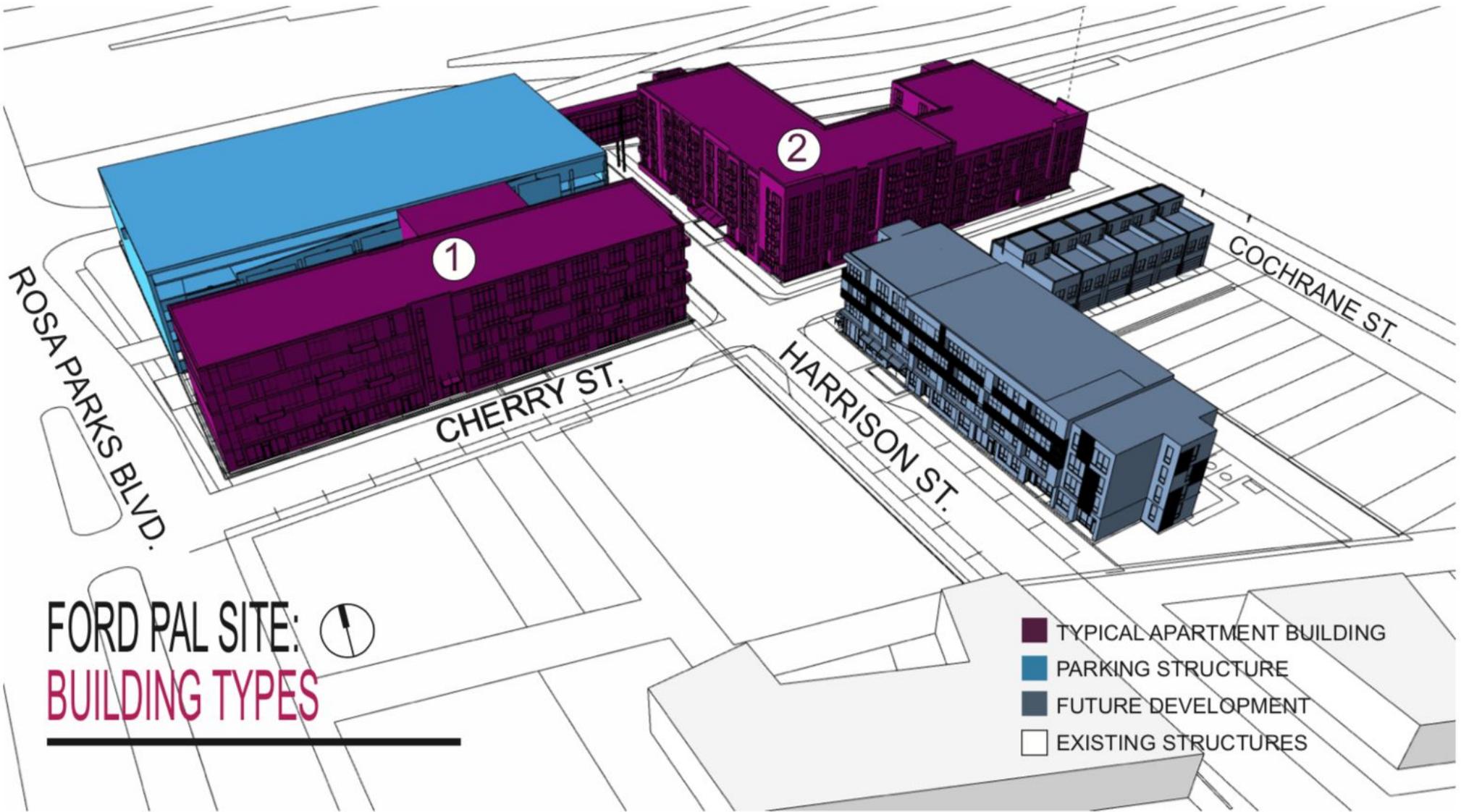
The Single Family Detached Home offers ownership opportunity for families to become a permanent part of the North Corktown community.

- For-sale house with private yard and detached garage, with substantial materials and quality.
- Two and three bedroom options available with large open plan living, kitchen, and dining may be appealing to individuals, couples, and families.



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FORD PAL SITE: 
BUILDING TYPES

-  TYPICAL APARTMENT BUILDING
-  PARKING STRUCTURE
-  FUTURE DEVELOPMENT
-  EXISTING STRUCTURES

FORD PAL SITE:

BUILDING TYPES



TYPICAL APARTMENT BUILDINGS

Rosa Parks Boulevard Building (Building 1)

- 5 Stories (1 Commercial / 4 Residential)
- Approx. 87,000 SF
- (70) Total Units
- (62) 1 Bedroom
- (8) 2 Bedroom

Harrison Building (Building 2)

- 4 - 5 Stories (1 Commercial / 3 - 4 Residential)
- Approx. 105,000 SF
- (80) Total Units
- (64) 1 Bedroom
- (12) 2 Bedroom
- (4) 3 Bedroom

FORD PAL SITE: ROSA PARKS BOULEVARD BUILDING + HARRISON BUILDING



The Apartment Buildings offer high density living with a community feel and convenient access to commercial and retail establishments as well as an activation alley and courtyard.

- An activated alley connects the two buildings and leads residents to private courtyard.
- Two separate bridges provide direct access to the adjacent parking deck from both buildings.
- Opportunity for further development expansion south of Cherry.



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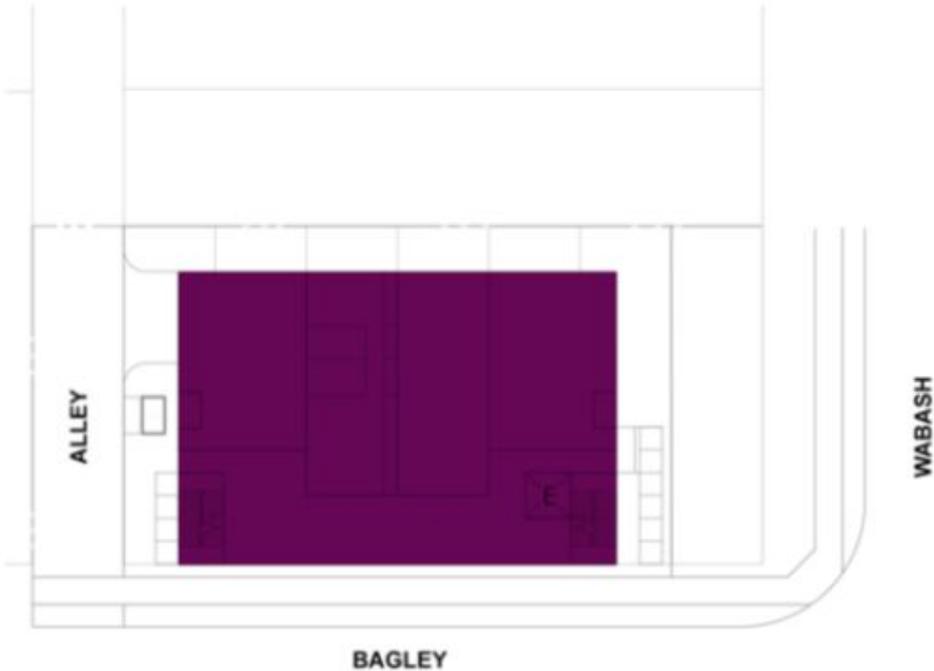
BAGLEY SITE: 
BUILDING TYPES



-  BAGLEY BUILDING
-  EXISTING STRUCTURES

BAGLEY SITE:

BUILDING TYPES



BAGLEY BUILDING

- 4 Stories
- Under-building Parking
- Approx. 12,000 SF
- (10) Total Units
- (10) 1 Bedroom + Den
- Alternate: (6) 1 Bedroom + Den and (4) 2 Bedroom Units

BAGLEY SITE: BAGLEY BUILDING



The Bagley Building offers a unique outdoor community porch space at each residential level.

- Large living spaces, appealing to individuals, couples, and small families.
- Protected ground level parking spaces, private rooftop terrace, and attractive balcony spaces.
- Several potential building amenity spaces such as community room, fitness room, bike storage, and lockers.



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Housing Strategy - Future

QUESTIONS & COMMENTS?



LEGEND
PROPOSED HOUSING DEVELOPMENT
PUBLICLY-OWNED LAND



CNI PEOPLE STRATEGY

Supportive Services

The CNI investment provides one additional way to ensure there is a “Corktown for Everyone”

- Plan preserves ALL affordable housing units and creates hundreds of new affordable housing options within Greater Corktown.
- Current Clement Kern Gardens residents guaranteed the first right to occupy the unity of their choice – rent will continue to be based on their income.
- If temporary relocation is necessary during redevelopment, CKG residents will be provided with moving assistance – and have the right to choose if the want to continue living at CKG or move to another newly constructed housing site.



Supportive Services

The CNI grant provides funding to ensure all residents impacted by the redevelopment of Clement Kern Gardens + those eligible to move into affordable “replacement units” in North Corktown access to case management

For residents that opt in, The Community Builders – Community Life team will meet each household for the duration of the grant to:

- Assess resident needs
- Set goals related to improving economic self-sufficiency, health, and education outcomes
- Connect residents to resources and supports designed to eliminate barriers to success

People Strategy

VISION: Improve the life outcomes of households living in the housing targeted for revitalization (Clement Kern Gardens) related to:



economic
self-sufficiency



health



education

Economic Self-Sufficiency



GOALS:

1. INCREASE the average earnings of Clement Kern Gardens households
2. INCREASE the # of residents ages 18-64 earning wages



Economic Self-Sufficiency

- Establish a dedicated pipeline to training and employment with trusted workforce partners here in Detroit – for both adults and youth ages 14+



- Provide resources to address transportation, childcare, and other barriers to have prevented residents from securing and maintaining employment

STRATEGIES:

- Support residents with existing small businesses and those interested in starting new ventures to be successful
- Prioritize connecting minority and low-income Greater Corktown residents to employment and training opportunities tied to the transformation of housing within the neighborhood
- Increase local options for residents to connect with financial counseling, home buyer education, and housing counseling

Health



GOALS:

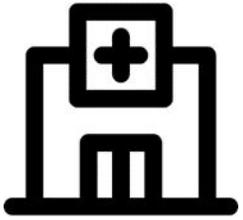


1. INCREASE the # of Clement Kern Gardens residents with health insurance

2. INCREASE the # of Clement Kern Gardens residents who report connecting with primary health care to meet health needs

3. Equip residents with improved support to live a healthy lifestyle

Health



STRATEGIES:

- Work with committed health partners to connect CKG residents to virtual and in-person primary healthcare
- Navigate uninsured CKG residents with assistance to enroll in state health insurance programs
- Partner with trusted health care leaders to train peers who can serve as resident champions to assist CKG residents with the management of chronic health conditions.
- Ensure any Corktown resident experiencing food insecurity can easily connect with fresh, healthy, \$0 cost options
- Increase the accessibility of small classes that help residents explore creating low cost, nutritional meals and promote physical activity close to home

Education

GOALS:



1. INCREASE the # children enrolled in quality early learning programs
2. INCREASE the # of children who enter kindergarten ready to learn
3. INCREASE the # of children who are academically proficient in math and the English Language Arts
4. INCREASE the # of children who graduate the 12th grade



Education



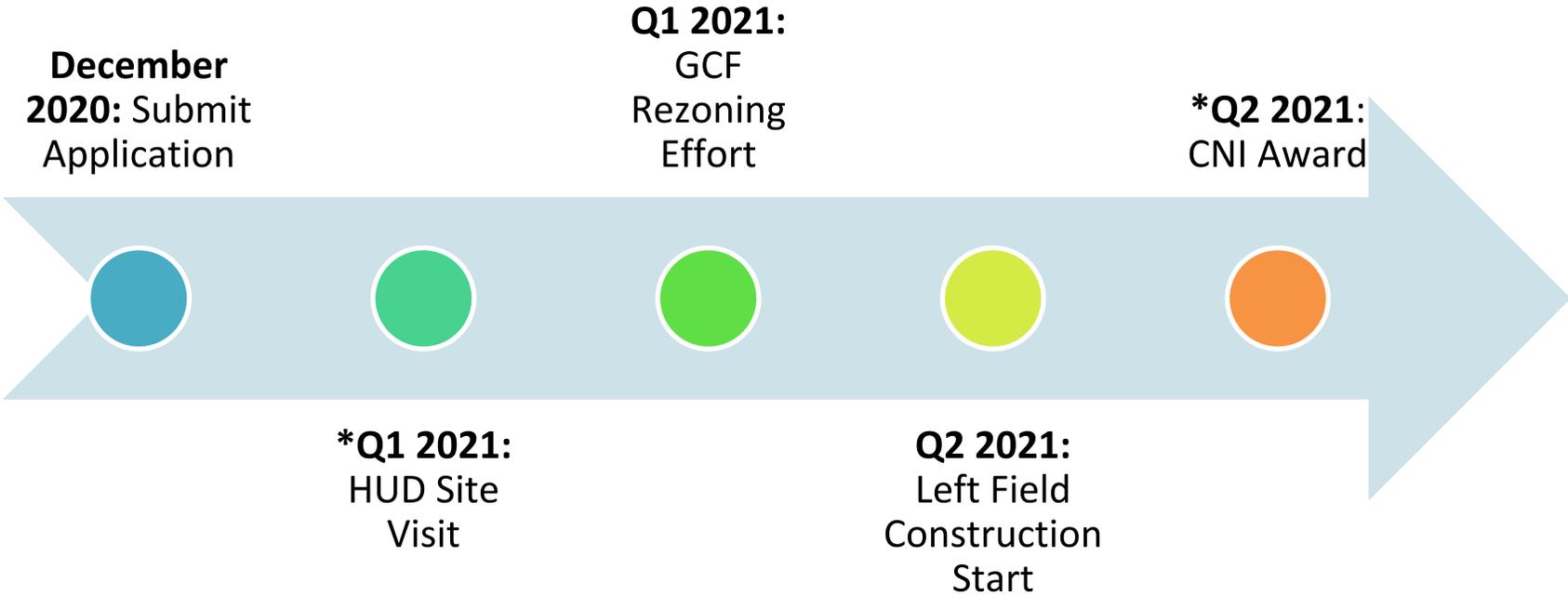
STRATEGIES:

- Partner with trusted early childhood education leaders to increase the number of quality, evidenced based seats in Greater Corktown available to residents of all income levels
- Conduct listening sessions with Greater Corktown residents to assess their interest in developing a neighborhood hub to resource parents and providers to care and support children 0-8
- Partner with committed youth education providers to increase the availability of quality tutoring, academic enrichment, and literacy programming accessible to Greater Corktown youth in grades K-12 from families of all income levels.
- Partner with committed youth enrichment providers to increase access and exposure to the arts, sports, and other creative outlets for Greater Corktown youth.

PROJECT TIMELINE & KEY DATES



WE NEED AN UPDATED TIMELINE GRAPHIC HERE



QUESTIONS & COMMENTS???

