



**BRIDGING NEIGHBORHOODS**



**ANNUAL REPORT**



**Fiscal Year 2021  
July 2020- June 2021**



# TABLE OF CONTENTS

---

*FY 2021 Annual Report  
July 2020 - June 2021*

**02**

---

*Letter from  
the  
Director*

**03**

---

*Bridging  
Neighborhoods  
Staff*

**05**

---

*Higher  
Occupancy  
Homes*

**06**

---

*Southwest  
Home Roll  
Out*

**08**

---

*Home Swap  
Program*

**10**

---

*I-75  
Environmental  
Mitigation  
Program*

**11**

---

*Inventory*

**12**

---

*Construction  
&  
Procurement*

**13**

---

*Financials*

**14**

---

*Testimonials*

**15**

---

*CBA Home Repair  
Programs*

**17**

---

*A Look Ahead*



# A NOTE FROM THE DIRECTOR, RICO RAZO



Dear Residents,

A year ago began our 'new normal' and we quickly adjusted to working from home while trying to provide the same type of customer service you all have grown accustomed to. Half way through the fiscal year we were tapped to implement and manage two home repair programs tied to the Ford and FCA community benefit agreements, all while not skipping a beat with the Home Swap & the I-75 Environmental Mitigation Programs. As this fiscal year drew to a close, our staff started coming back to the office three days a week to better serve the community. We hit a huge milestone this year as our 100th retrofit was completed in the I-75 Environmental Mitigation Program and our 49th family moved into their fully renovated Home Swap program home!

I would be remiss if I didn't give a special shout out to our Field Team who did not have the luxury of working from home, but were out in field managing homes under construction, performing home assessments, bid walks with contractors, scoping vacant homes for potential inventory and following up with families who have moved into their newly renovated Home Swap homes. It takes a team to carry out our mission and I would also like to highlight our illustrious Housing Consultants, Evan Markarian and Miguel Barajas. Whether you received a call, email, piece of mail or a home visit, they made sure your concerns were heard and issues were addressed. If you're a participant in Home Swap or the I-75 Environmental Mitigation Program, our team sets out to make sure the process is an enjoyable one, from start to finish.

Our Southwest Home Roll Out was also a success as many of the homes offered received purchase agreements and are all currently under construction. We also launched Higher Occupancy Homes (HOH) to address the needs of larger families by adding inventory with additional square footage and bedrooms. We plan to offer many more model homes this next fiscal year with the hopes that you will find the right one for you and your family.

In closing, I would like to thank all of our community partners, City Council members, City departments, Detroit Land Bank Authority, and the CAG who help make the work we do possible. We look forward to another productive year of serving the community.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rico Razo'.

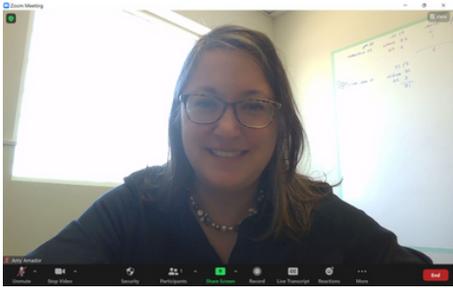


Bridging Neighborhood's fearless leader, for close to three years, was tapped by Mayor Mike Duggan in 2021 to become the City's Chief of Special Housing Programs & Strategic Implementation. Heather was instrumental in implementing new policies, increasing participation of Detroit contractors with city procurement, managing the budget, while setting out to serve our residents every single day. Her new role will still allow for a working relationship with Bridging Neighborhoods, but we want to wish her much success on her promotion.

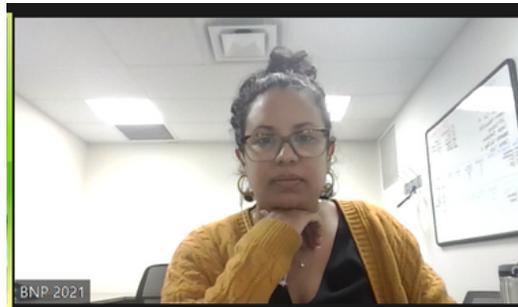
***Heather Zygmuntowicz:  
Former Director***

# Team BN

(Zoom Edition)



***Amy Amador: Program Manager***



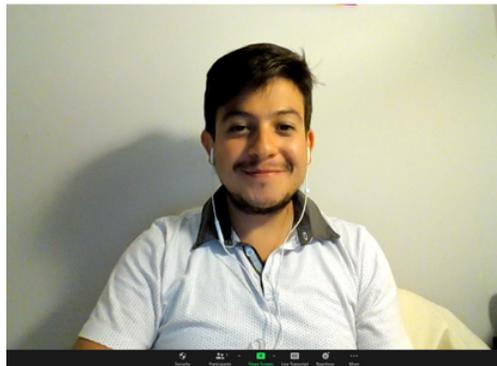
***Raquelle Seda: Operations  
Supervisor***



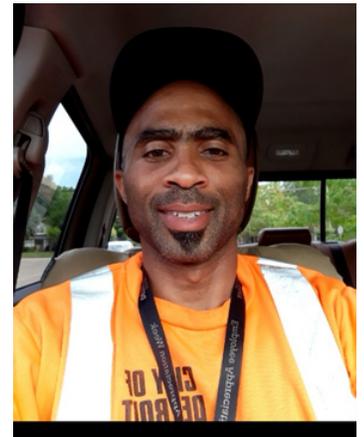
***Bob Bilderbeck: Construction  
Superintendent***



***Lawrence Young:  
Housing Inspector***



***Miguel Barajas:  
Housing Consultant***



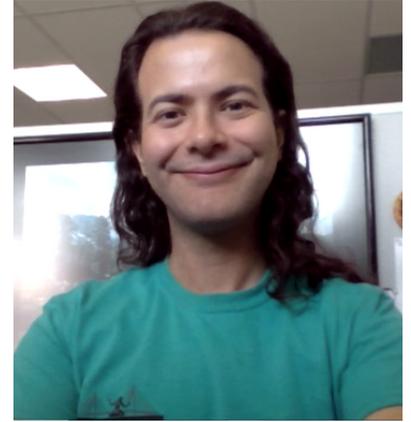
***Antoine Hayes:  
Housing Inspector***



***Ed Holman: Housing Inspector Assistant***



***Lincoln Hoey Moore: Sr. Project Coordinator***



***Evan Markarian: Housing Consultant***



***Liz Santiago: Program Assistant***



***Clarence Jefferson: Accountant***

# HIGHER OCCUPANCY HOMES (HOH)

The HOH Policy, introduced in July 2020, was intended to provide priority in matching large homes to households with 5 or more people. To achieve this, BN made budgetary and programmatic changes to the Home Swap Program Matching Process. Nearly 80% of HOH homes offered in the first year of existence, received purchase agreements.



Distel  
1,300 sq ft 4 beds 2 baths



N Solvay  
1,367 sq ft 4 beds 1 bath



29th Street  
1,469 sq ft 4 beds 1 bath

Number of  
HOH  
Homes  
Offered:



Number of  
HOH  
Homes  
Matched:



# SOUTHWEST HOME ROLL OUT

When we look at bringing in inventory to list for the Home Swap Program, we look at the entire city with a focus on neighborhoods that are familiar to our participants and areas they would like to relocate to based on assessments with our Housing Consultants.

Because of Delray's proximity to Southwest Detroit neighborhoods, providing inventory there was a high priority. While density has gone up in this area, available inventory for Home Swap has dwindled over the years. In January, we mailed a notice to all participants to prepare for the Southwest Home Roll Out. Between February 2021 and May 2021, we listed a number of Southwest Detroit homes on our website at the beginning of each month. Results are as follows:

14

Number of homes listed in the neighborhoods defined on the map to the right (Claytown, Chadsey Condon, Springwells, & Greater Southwest)

2

Number of homes listed in this roll out outside of this area (Boynton/Warrendale)

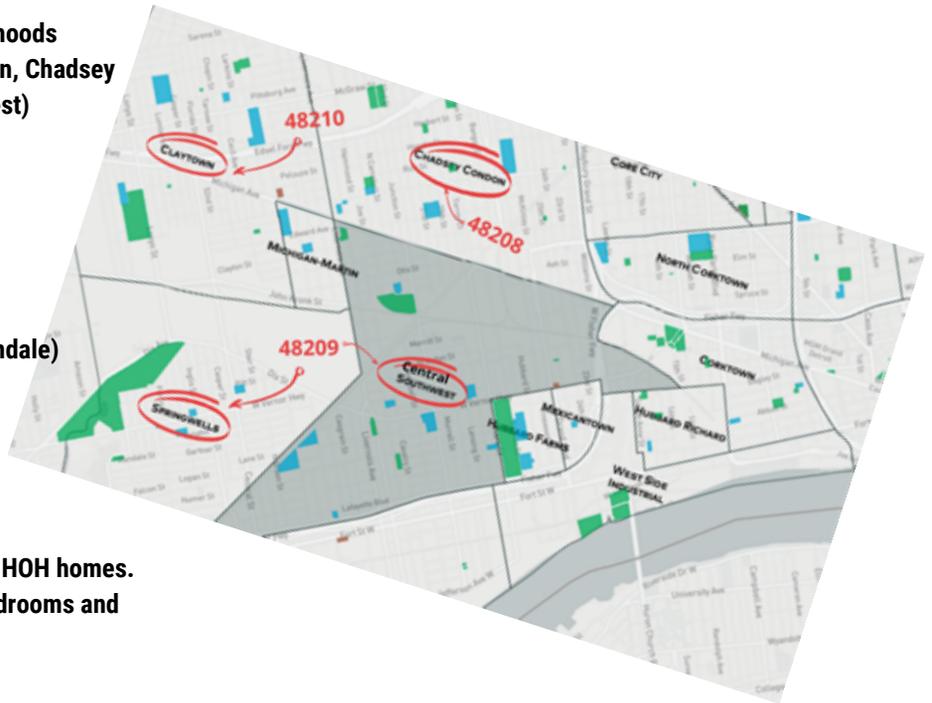
8

Out of the 16 homes offered, eight were HOH homes. This means they had a minimum of 4 bedrooms and 1,100 square feet of living space

11

=

Number of homes chosen by participants out of the 16 offered during the Southwest Home Roll Out





# HOME SWAP PROGRAM

12

Additional applications in FY21 (17 last Fiscal Year)

19

Homes matched in FY21 (13 last Fiscal Year)

11

Home closings in occurred in FY21 (23 occurred last Fiscal Year)

124

Total Home Swap Program applications (112 as of last Fiscal Year)

64

Total homes matched to Home Swap participants (45 as of last Fiscal Year)

49

Total home closings since the inception of the Home Swap Program (38 as of last Fiscal Year)

Updated map with the additional 11 homes added since last Fiscal Year. Warrendale and Southwest Detroit continue to lead the way for Home Swap participants.





# SEARCH



Where am I: Home > Mayor's Office > Bridging Neighborhoods Program > Property Listings

## PROPERTY LISTINGS



### CONTACTS

- Bridging Neighborhoods  
(313) 628-2231  
[BridgingNeighborhoods@detroitmi.gov](mailto:BridgingNeighborhoods@detroitmi.gov)
- Bridging Neighborhoods -  
1017 Springwells St., Detroit, MI  
48209
- [BNB Facebook Page](#)

### GOVERNMENT MENU

[Documents](#)

The property listing page allows individuals and families eligible for the Bridging Neighborhoods Home Swap Program to view exterior and interior images of the homes. In addition to viewing the images, eligible persons can find out how many bedrooms and bathrooms, what neighborhood the home is located in, when a home tour is scheduled, and who to contact to take a private tour of the home.

**BEDROOMS**   **BATHROOMS**   **NEIGHBORHOOD**

- Any -   - Any -   - Any -



22235 Dehner  
 929 3 1



7400 Sarena  
 1701 4 1



5641 Cecil  
 1,080 3 1



1563 Cavalry  
 759 2 1



5632 Lumley  
 1,130 5 1



6020 Central  
 1,135 3 1

# FIND YOUR HOME SWAP HOME TODAY AT [WWW.BRIDGINGNEIGHBORHOODS.ORG](http://WWW.BRIDGINGNEIGHBORHOODS.ORG)

# I-75 ENVIRONMENTAL MITIGATION PROGRAM

2,610

Total number of windows installed by the end of FY 21

83

Home retrofits completed in FY 21

201

Total HVAC units installed by the end of FY 21

21

Additional applications were received during FY 21

173

Final number of applicants who will receive retrofits

46

Homes slated for retrofits in the coming year

## 100TH RETROFIT COMPLETED IN FY21



Mayor Duggan walking the home of our 100th retrofit recipient to have received insulation, noise reducing windows, and upgraded HVAC. The upgrades have helped families mitigate noise and air pollution due to their homes' proximity to the I-75 freeway.

# HOME SWAP INVENTORY TO DATE

1,922

Homes Reviewed

*Homes submitted for initial review*

1,465

Exterior Reviews

*Homes approved for exterior  
review*

756

Full Cost Estimates

*Homes approved for full cost  
estimates*

124

Confirmed Homes

*Homes confirmed within budget  
and clear title*

# CONSTRUCTION & PROCUREMENT FY21

22

Homes Sent out to Bid

17

Notices to Proceed with renovation sent out to contractors

14

Homes fully renovated

139

Average # of Days to Complete a Full Home Renovation



# FINANCIALS FY21

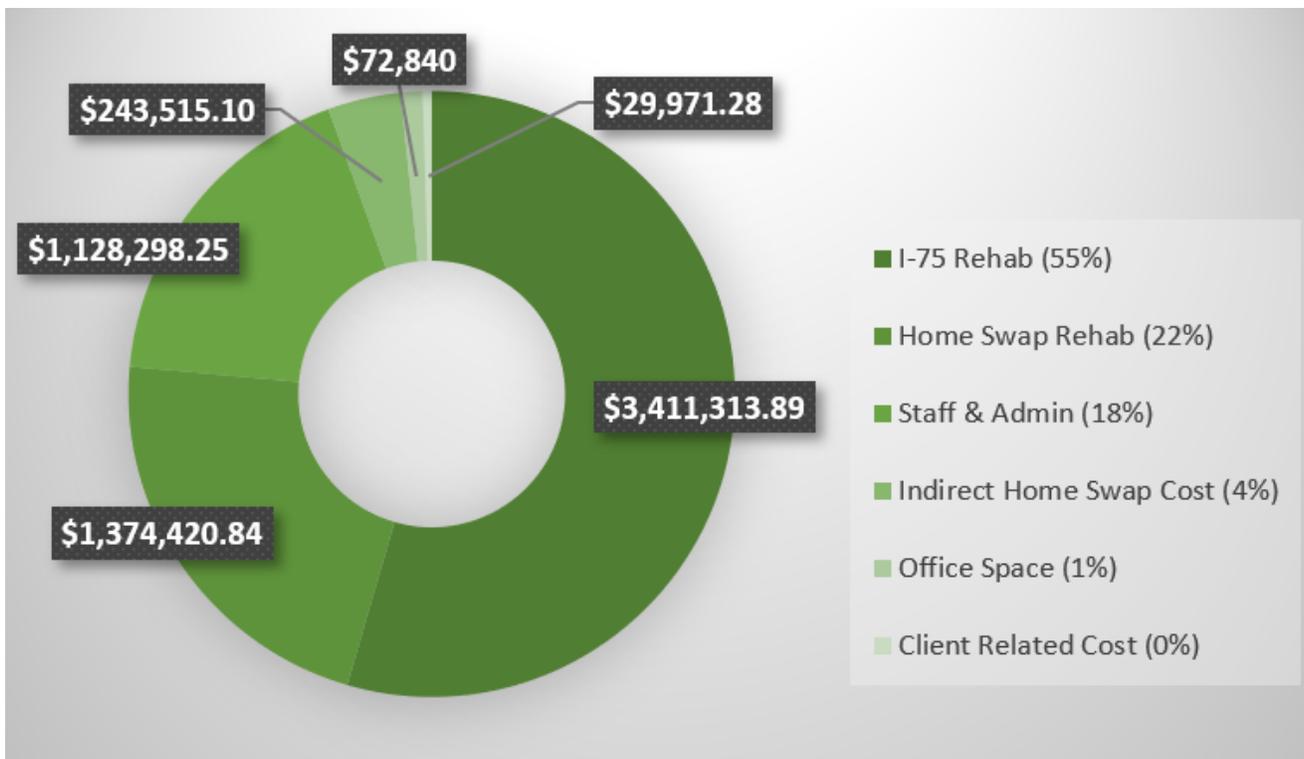
*The financial staff of BN collects, tracks and facilitates all payments and receipts of the \$32.6M budget.*

## \$29M

*Funds Collected to Date*

## \$6.2M

*Funds Spent in Year 4*



# \$32.6M

*All funds are slated to be collected by 2023*

# What Home Swap Program participants have told us after 6 or more months of living in their new home...

After living in their new home for more than 6 months, Bridging Neighborhoods conducts a survey to ensure that we are continuously improving and addressing concerns that participants may have. These are some of the responses we have received.



## When asked what they liked about Bridging Neighborhoods:

"The options to move into a new renovated home for free." -Closed on home June '19

"They made sure I was happy with the home I chose." -Closed on home November '19

"Once my concerns were heard, they were resolved." -Closed on home June '19

"Seamless process from start to finish! The staff were amazing and eager to help." -Closed on home March '20

"Program as a whole, the people involved were always willing to help." -Closed on home December '18

"Receiving attention and being able to communicate in Spanish, staff was always welcoming, great idea to rehab homes so that they are no longer vacant." -Closed on home August '19

"Everything! They keep you in the know on what's going on." -MJ, closed on home June '19

"The ability to get a new home that is up to code" - Closed on home November '19

How satisfied are you with the Bridging Neighborhoods Program?

85%

of participants were satisfied/very satisfied with Bridging Neighborhoods, overall.

Would you recommend this program to other?

95%

of participants responded by saying they would recommend the Home Swap Program.



How satisfied are you with your new house?

90%

of participants were satisfied/very satisfied with their new home.



## When asked if they would like to share anything else about Home Swap, this is what participants had to say:

"I feel the people there are caring about who they are helping about everything." -Closed on home May '20

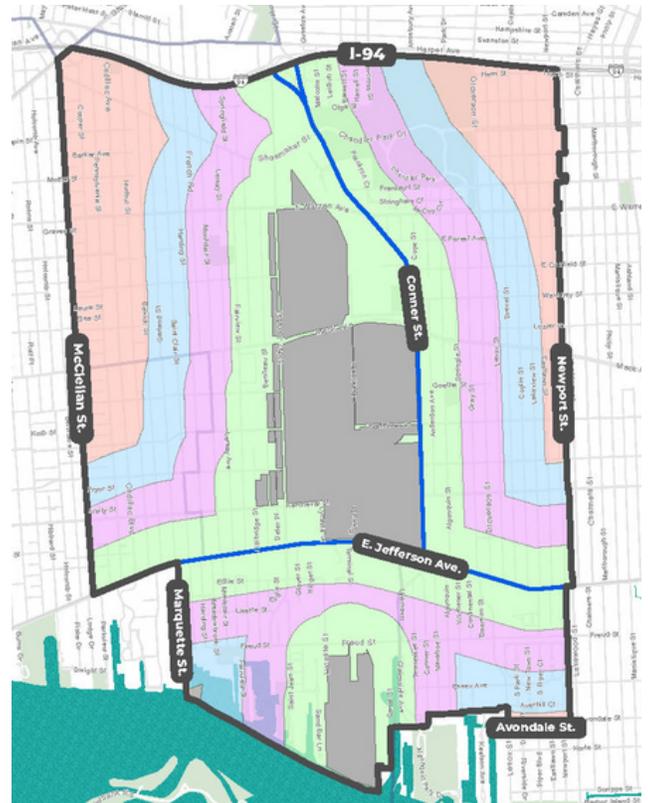
"I would like to thank BNP for everything that was done to make this beautiful home for me." -Closed on home March '19

# BRIDGING NEIGHBORHOODS TAKES ON TWO HOME REPAIR PROGRAMS

*Bridging Neighborhoods was tapped by the City's Housing and Revitalization Department to implement and manage two home repair programs related to large development projects by FCA & Ford. The respective home repair programs are funded by FCA & Ford, and managed by Bridging Neighborhoods. Although these home repair programs are not offered to our Gordie Howe International Bridge Home Swap and I-75 Environmental Mitigation Program participants, it does not detract from the service we have provided and continue to provide to our existing programs.*



**Ford Home Repair Program Impact Area around the Michigan Central Station**



**FCA Home Repair Program Impact Area around the Jefferson North/Mack Assembly Plant expansion**

## Ford Program Goals

**50**

Identified homes will receive home repair grants at \$15,000 per home



Type of repairs may include the following: Windows, HVAC, plumbing, doors, siding, foundation, roof, etc.

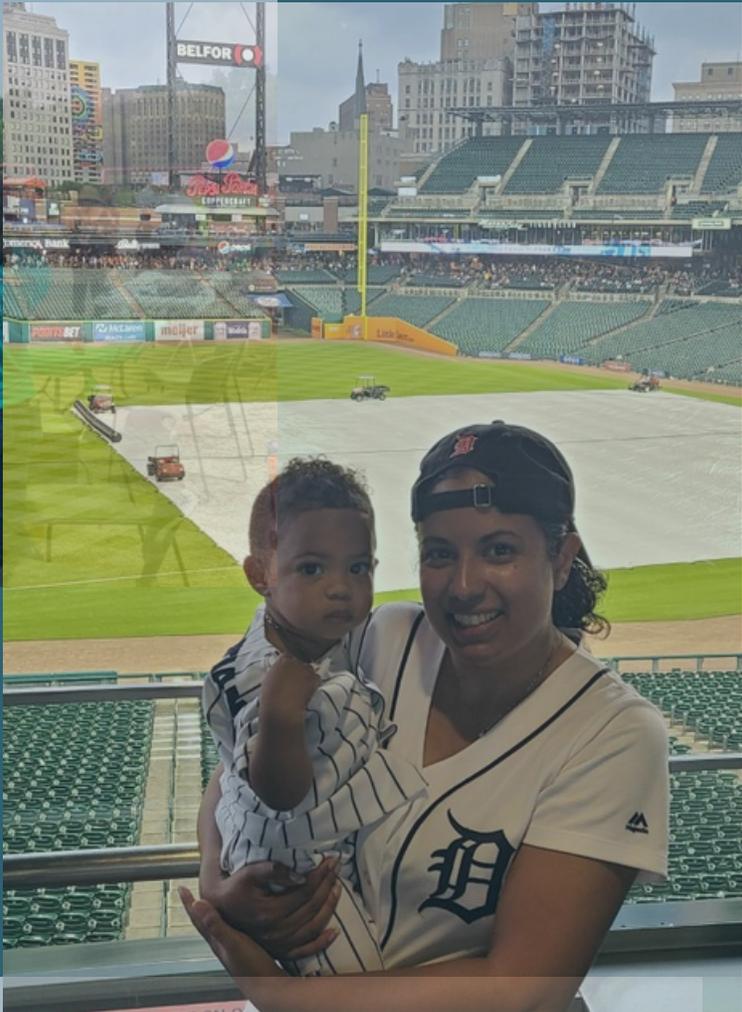
## FCA Program Goals

**60**

Identified homes will receive home repair grants at \$15,000 per home



Type of repairs may include the following: Windows, HVAC, plumbing, doors, siding, foundation, roof, etc.





**BRIDGING NEIGHBORHOODS**

**BN staff will always be committed to assisting Home Swap participants in achieving match period and program ready status**

## **A LOOK AHEAD?**

- 01** BN will increase the production of move-in ready homes in Strategic Neighborhood Fund areas
- 02** List and sell move-in ready homes that are not chosen by Home Swap Program participants
- 03** Complete all 173 retrofits in the I-75 Environmental Mitigation Program, bringing the program to a close
- 04** Increase the number of prequalified contractors who attend bid walks and increase the overall number of contractors in the Home Swap Program
- 05** Celebrate our 50th Home Swap closing and move closer to 100 fully renovated homes

