

City of Detroit

Housing & Revitalization Department

2021 Annual Report



TAKE PART
Opportunity Rising



Message from the Director

The City of Detroit's Housing and Revitalization Department (HRD) is proud to present our 2021 annual report. HRD is charged with sustaining and growing neighborhoods with quality affordable housing and economic opportunities for all. With more than 120 staff members managing housing, economic and community development funding, we work every day to ensure those investments positively impact Detroiters' lives.

In this report, you will learn about our 2021 efforts to support and manage affordable housing construction and preservation projects. You will also see how we deploy federal funds to assist households and community organizations, repair homes, and spearhead neighborhood growth and revitalization. Finally, you will get to read the stories of neighborhood organizations and residents who have directly benefited from this work.

I hope you will be as proud of the work this department has done for our city and our neighborhoods as I am.

Julie Schneider, Director



Table of Contents

Introduction	4
Compliance and Financial Monitoring	5
Housing & Real Estate	7
Preservation Progress Report	19
2021 Special Projects	23
Housing Services	28
Community Development	40
Looking Ahead: Deploying ARPA	47

HRD Overview:

Stewarding public funding for public good

The City of Detroit Housing and Revitalization Department (HRD) manages federal housing, economic, and community development funding to help grow and sustain inclusive, resourced neighborhoods. HRD also steers housing policy to ensure greater housing stability for Detroiters, and leverages public-private partnerships to develop mixed-income and mixed-use housing developments. This work results in the creation and preservation of affordable housing units, home repairs, small business growth, and new programs to support neighborhoods.

As a steward of public funding, the department works every day to ensure these dollars are spent effectively and in compliance with governmental regulations, including labor standards, environmental regulations, and federal housing program requirements.



Compliance and Financial Monitoring

The Administration & Finance Division promotes and maintains fiscal responsibility, regulatory compliance, and accurate reporting of federal, state, local and philanthropic awards. This work is the cornerstone of running housing and community development programs in an accountable, transparent manner. These activities also are critical to maintaining the public trust that funds are being used properly and effectively and in compliance with regulations.

HRD must maintain compliance with federal regulations that are related to ensuring construction projects:

- Meet environmental quality standards to protect the health of residents
- Preserve historic buildings or architecture
- Pay construction workers in an equitable manner

Compliance and Financial Monitoring

2021 compliance efforts of HRD's Administration & Finance Division included:

27 projects
totaling **\$177M**
monitored for
Federal Labor
Standards
compliance

42
environmental
reviews for
CDBG projects
totaling **\$63M**

14 reviews for
CARES
funding-related
projects
totaling **\$23M**

10 trainings
conducted
for HRD staff
and external
partners

Housing & Real Estate:

HRD's Role in Development

HRD's mission includes promoting development that leads to the creation and preservation of affordable housing. The department provides project management support and direct funding to developments that bring affordable housing, commercial space, jobs and community amenities to Detroit neighborhoods. For any given project, HRD staff members provide a suite of services, including:

- Assistance navigating City and State development processes
- Assistance accessing public financing tools, acquiring public land and pursuing tax abatements
- Direct financial assistance and pre-development support to move projects forward



Development Pipeline (1 of 3)

HRD supported **24 projects** that were completed or actively under construction in 2021, representing **889 units of affordable housing (1,186 total housing units)**. Supports include assistance navigating the City of Detroit development processes, direct financial assistance, and public land sales.

Project Name	Status	Neighborhood	Type	Housing Units	Affordable Housing	Total Investment	HRD/City Support		
							P3*	\$\$**	Land
Cathedral Towers	Complete	Midtown	Multifamily	236	236	\$12M	X		
Kiefer Neighborhood-Phase I	Complete	Rosa Parks/Clairmount	Single Family	15	15	\$1M	X		X
Midtown West (for sale)	Complete	Midtown	Multifamily	26	0	\$9M	X		X
Milwaukee Junction Apts	Complete	Milwaukee Junction	Multifamily	25	20	\$7.2M		X	
Parker Durand	Complete	Villages	Mixed Use	92	46	\$22.5M	X	X	
The Murray	Complete	SW/Vernor	Rowhouse	12	3	\$4M	X	X	
University Meadows	Complete	Woodbridge	Multifamily	53	53	\$9.7M	X	X	

*P3 denotes support from HRD's Public Private Partnerships team, including assistance navigating City of Detroit development processes, accessing public financing tools, and acquiring public land.

**\$\$ denotes that the project received financial support from the City or as part of a City collaborative initiative (eg, Strategic Neighborhood Fund, Detroit Housing for the Future Fund)

Development Pipeline (2 of 3)

Project Name	Status	Neighborhood	Type	Housing Units	Affordable Housing	Total Investment	HRD/City Support		
							P3*	\$\$\$**	Land
655 W. Willis	Construction	Midtown	Mixed Use	36	7	\$6.9 M	X		X
Belnord Apartments	Construction	Midtown	Multifamily	29	29	\$2.9M		X	
Brush 8	Construction	Brush Park	Townhomes	8	0	\$5M	X		X
Brush Watson	Construction	Brush Park	Mixed Use	122	97	\$39.7M	X	X	X
Fitzgerald Neighborhood	Construction	Livernois/McNichols	Single Fam	13	6	\$1.7M	X	X	X
IVGV Single Family Rehab	Construction	Villages	Single Fam	16	0	\$1M	X		X
Mack-Alter Homes	Construction	Mack/Alter	Multifamily	14	14	\$5.4M	X	X	
Marlborough Main St.	Construction	Jeff-Chalmers	Multifamily	23	12	\$6.6M	X	X	X
Marwood + Marston	Construction	North End	Multifamily	71	71	\$17.4M	X	X	X



TAKE PART
Opportunity Rising

Development Pipeline (3 of 3)

Project Name	Status	Neighborhood	Type	Housing Units	Affordable Housing	Total Investment	HRD/City Support		
							P3*	\$\$\$**	Land
Midtown Square Apts	Construction	Midtown	Multifamily	73	72	\$18.5M	X	X	
OSI Apartments	Construction	Woodbridge	Mixed Use	30	15	\$6.6M		X	
Rev. Dr. Jim Holley Residences	Construction	Piety Hill	Mixed Use	60	60	\$17.7M	X	X	
Ruth Ellis Center	Construction	Rosa Parks/Clairmount	Supportive	44	44	\$15.2M	X	X	X
Sawyer Art Apartments	Construction	Livernois/McNichols	Mixed Use	38	38	\$10.8M	X	X	X
Sugar Hill	Construction	Midtown	Mixed Use	68	14	\$36.3M	X	X	X
The Charlotte	Construction	Gateway	Multifamily	25	25	\$3.2		X	
W. Boston Apts.	Construction	Dexter-Linwood	Multifamily	27	27	\$2.3		X	



Direct Investment in Affordable Housing

In 2021, HRD invested **\$7.7 million** into **five developments**. This investment will yield **196 new units** of affordable housing and leveraged **\$52.4 million** in additional investment.

Project Name	City Investment	Total Cost	Affordable Units	Total Units	Affordability
Rev. Dr. Jim Holley Residences	\$1.80M	\$17.7M	60	60	30-60% AMI*
Mack Alter Homes	\$1.97M	\$5.4M	14	14	30% AMI
Brush+Watson (Beaubien)	\$1.05M	\$19.2M	48	60	30-80% AMI
Marwood+Marston	\$2.44M	\$17.4M	71	71	30-80% AMI
LifeBuilders II	\$612,000	\$793,000	3	3	80% AMI



*AMI stands for Area Median Income. As of July 2022, the Area Median Income for the Detroit-Warren-Livonia area for a 2-person household was \$71,600. For reference, a 2-person household in a 30% AMI unit would make no more than \$21,480. A 2-person household in a 60% AMI unit would make no more than \$42,960.

Direct Investment in Affordable Housing

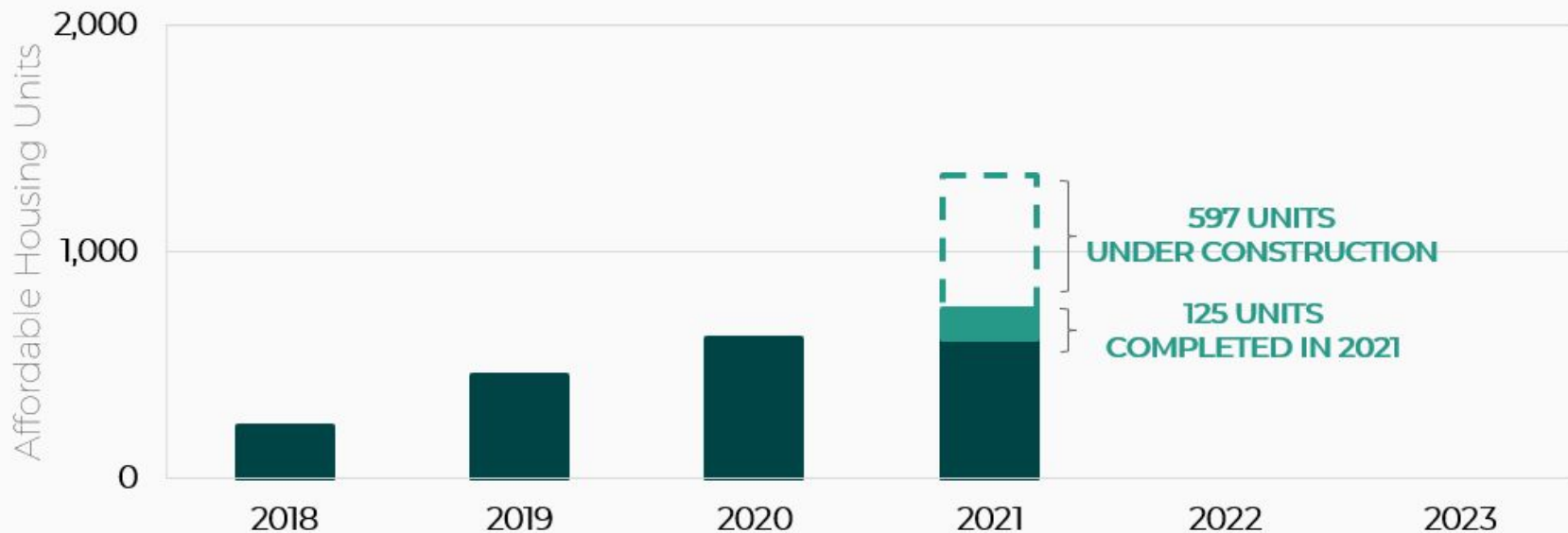
Due to housing production cost increases as a result of the COVID-19 pandemic, HRD made supplementary investments into affordable housing projects to ensure these units would still be available for residents. HRD made **\$1.3 million** in additional investments to **three developments** to support the development of **68 units**.

Project Name	City Investment	Total Cost	Affordable Units	Total Units	Affordability
Marlborough Main Street	\$600,000	\$7.77M	12	23	50-60% AMI
NSO Clay Center	\$230,523	\$11.81M	42	42	30% AMI*
Sugar Hill	\$500,000	\$36.63M	14	68	30% AMI

*Units at lower AMI levels are often made possible through rental assistance from project-based vouchers. When units have these vouchers, they can be leased out to lower-income households.

Affordable Housing Development Progress

In 2018, the City of Detroit set a goal of developing 2,000 new units of affordable housing by the end of 2023. By the end of 2021, **745 new units** of affordable housing have already been developed.



2021 Tax Abatements

HRD helps oversee tax abatement applications to support development activities that bring new commercial space, jobs, amenities and housing to Detroit neighborhoods. Generally, tax abatements reduce the increase in property taxes paid that would have occurred as a result of investment into a property.

Abatements can be used for a variety of projects, such as rehabbing obsolete commercial properties, rehabbing industrial and manufacturing properties, and facilitating mixed-use commercial redevelopment. Abatements are approved by the Detroit City Council.



20

**Projects
Supported**



\$600.3M

Total Investment



454

**Housing
Units**



3,238

Jobs



TAKE PART
Opportunity Rising

Land Sales & Site Marketing

In partnership with the Detroit Building Authority, HRD supported the sale of City-owned commercial properties totaling more than **\$2.9 million** in calendar year 2021.

HRD led efforts to match strategically important land with developers to deliver on the City's housing development and commercial corridor revitalization goals. A total of **6 sites** were marketed by staff for future residential and/or commercial development.



Site	Neighborhood
7326 W. McNichols	Livernois McNichols
16703 E. Warren	E. Warren/Cadiuex
Brush & Edmund	Cass Park
Burbank School	Gratiot/7 Mile
Medbury Park	Milwaukee Junction
Taxes R Us Building	E. Warren/Cadiuex

“HRD’s central goal is to support real estate development that provides and preserves affordable housing opportunities for Detroit residents at all income levels, as well as contributes to the revitalization of the surrounding neighborhoods.”

-Kelly Vickers, Chief Development & Investment Officer

Asset Management

HRD provides asset management functions to steward past affordable housing investments. This includes ensuring properties remain financially stable so that they can remain home for low- and moderate-income Detroiters. As of the end of 2021, HRD had managed a portfolio consisting of:



128

Developments



5,800

Affordable
Housing Units



\$154M

Outstanding
Investments

“Asset Management works on a daily basis to protect the City’s investments in affordable housing. Through intensive oversight and partnerships with property owners, HRD’s Asset Management team protects low-income Detroiters from displacement and preserves affordable housing for future generations.”

- Corey Feldpausch, Director of Asset Management

Preservation Progress Report:

HRD's Role In Preserving Affordable Housing for Detroiters

In 2018, the City of Detroit, led by the Housing and Revitalization Department, committed to preserving 10,000 affordable housing units over five years. Because income restrictions on affordable housing properties tend to expire after a set number of years, the City embarked on a mission to preserve affordable housing, ensuring that Detroit remains a home for everyone. Affordable housing preservation activities aim to maintain quality affordable homes and apartments for residents. To date, HRD's work to preserve affordable housing has included:

- Establishing the Preservation Partnership, which developed a framework to prioritize preservation projects and collaborates with owners to preserve affordability
- Facilitating affordable housing preservation projects with developers
- Overseeing properties financed by the City to ensure accountability and financial stability
- Establishing the Detroit Housing for the Future Fund to finance affordable housing preservation projects



Affordable Housing Preservation

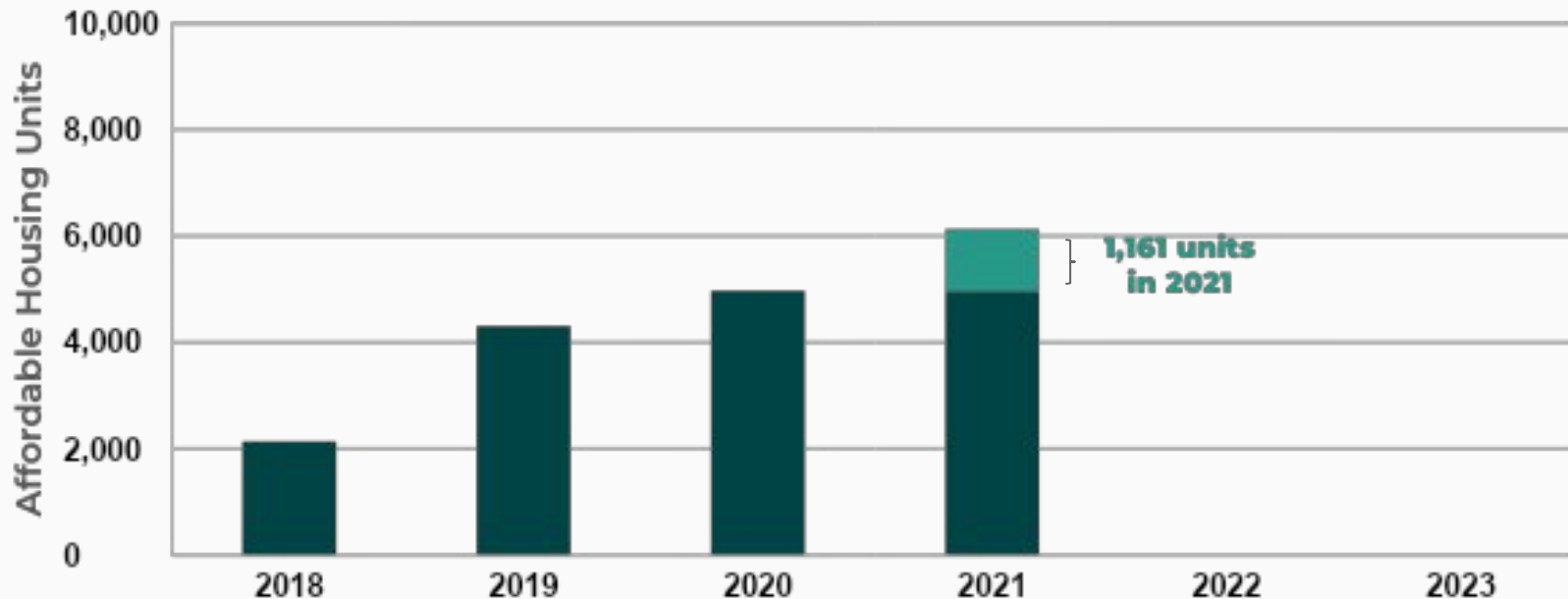
In addition to making new investments in affordable housing, the Housing Underwriting team works to ensure that existing investments in properties enable the preservation of affordable housing units for the future. In 2021, HRD modified or extended loan terms on **6 multi-family affordable developments**. They also modified loan terms on **35 single-family homes** to enable the sale to low-income occupants. Modifying or extending debt agreements often relieves financial pressure on property owners so that they can keep rents low for residents. These modifications supported the preservation of **279 affordable units**.

Project	Units Preserved
Whittier-Stanislas	21
Cadieux	17
Connor Creek	48
Midtown Square	73
University Grove	45
Savannah-Wilshire	40
Single-Family Homeowner Conversion	35



Affordable Housing Preservation Progress

In 2018, the City of Detroit set a goal of preserving 10,000 units of affordable housing by the end of 2023. By the end of 2021, **6,127 units** of affordable housing have already been preserved.



SPOTLIGHT: Detroit Housing for the Future Fund

The City of Detroit partnered with Local Initiatives Support Corporation to launch the Detroit Housing for the Future Fund in late 2020. The fund supports the development and preservation of affordable housing. In 2021, the fund grew to **\$65.5 million**.

6

Developments

\$12.7 M

Invested

224

Housing Units

\$28 M

Leveraged



Built in 1915, the Belnord at 324 Hendrie received a \$2.46 construction loan from the DHFF, which enabled the preservation and creation of affordable housing units.

2021 Special Projects:

Combating displacement and housing barriers

In 2021, during the COVID-19 pandemic, HRD staff worked to keep Detroiters in their homes, both in the short term and for the future.

Amid rising rents and property values in Greater Corktown, HRD underwent a years-long application process for a federal Choice Neighborhoods grant, which would preserve and build new affordable housing in the neighborhood. HRD was selected for the \$30 million grant in May 2021.

Other projects centered on creating programs to support residents living in single-family homes and building a web portal to make it easier for residents to find affordable housing.



Choice Neighborhoods Initiative

In May 2021, after a competitive application process, the City of Detroit was one of five cities nationwide to receive a federal Choice Neighborhoods grant to support affordable housing and community investments in the Greater Corktown neighborhood. This **\$30 million grant** will:

- **Create 620 affordable housing units, 182 market-rate rental units, and 50 homeownership units**
- **Fund neighborhood improvements like streetscape fixes, green stormwater infrastructure, and enhanced public spaces**
- **Support education, health, and workforce programming for residents in Clement Kern Gardens (the target housing site for the grant)**
- **Leverage over \$1 billion in investment from community partners**



Choice Neighborhoods Initiative

The Choice Neighborhoods Initiative in Detroit is anchored by the development and preservation of affordable housing at Clement Kern Gardens (CKG), a subsidized property at Bagley and Trumbull. Without the grant, the property was at risk of losing its affordability restrictions for residents.

During the Choice application process, the City, its partners, and the residents of CKG partnered together to understand CKG residents' needs and visions for their community. Community engagement spanned surveys, interviews, and multiple in-person meetings. Input from CKG residents serves as a cornerstone of the Greater Corktown transformation.



“I feel like our voices were heard, I feel like our opinions mattered. If I had to say what I’m most excited about, it’s just that I feel like it is definitely time. I feel like our residences here are long overdue for an upgrade and, like I said, this is like a dream come true for me.”

- CKG Resident Rhonda Ellington

“In a city that is increasingly seeing new investment and growth, the CNI grant will serve as an integral tool to ensure that Detroit remains an affordable place to call home for all residents.

The CNI grant is transformative because it addresses every part of neighborhood revitalization, from housing and public infrastructure to resident services. It is also a grant anchored by community voice, where resident needs and dreams are the backbone of planning decisions.”

- Rebecca Labov, Director of Strategic Projects

Policy Development & Implementation

HRD's Policy Development & Implementation team develops programming, researches and evaluates policies, and collaborates with other HRD units and departments to ensure services for residents are effective, equitable, and based in best practices. In 2021, the team's work included:

- Developing several American Rescue Plan Act (ARPA)-funded programs to provide down payment assistance, housing counseling and home repair assistance
- Leading a year-long community engagement and product development process to create the City of Detroit's new affordable housing portal, called Detroit Home Connect, which helps residents find and learn about affordable housing opportunities
- Convening a five-part virtual series on lead hazards in housing in collaboration with the Detroit Health Department
- Commissioning studies to increase understanding of Detroit's rental market to help inform future policies and programs

Housing Services:

Ensuring housing security for Detroiters

At its core, HRD's mission is to fund organizations and provide services that help residents gain access to safe, secure and affordable housing.

In response to the COVID-19 pandemic, HRD collaborated with several community agencies to administer rental assistance to households behind on rent and provide legal assistance to those facing eviction. To help those experiencing homelessness, HRD also distributed \$5 million to homelessness response services.

To promote long-term housing stability, HRD also supports home repair services for residents. In 2021, HRD's Single-Family Repair team mobilized **\$7.4 million** in home repair grant and loan funds.



Grandmont resident Michele Emerson received a Senior Emergency Home Repair grant from HRD to repair her roof and electrical systems.

Emergency Rental and Legal Assistance

Since the beginning of the COVID-19 pandemic in 2020, the Housing and Revitalization Department has deployed millions of dollars in rental and legal assistance in partnership with community organizations to assist Detroiters facing eviction brought on by COVID-related hardships.

To provide legal assistance to families facing eviction:

- The City of Detroit contracted with United Community Housing Coalition (UCHC), Michigan Legal Services (MLS), and Lakeshore Legal Aid (LLA) since Aug. 2020.
- In 2021, HRD launched the Detroit Landlord Tenant Legal Counsel Program to provide additional legal assistance (986 referrals to this program as of April 2022).

**14,851 Detroiters
have received
legal
representation
or advice since
August 2020**



Emergency Rental and Legal Assistance

In response to the COVID-19 pandemic, the Housing and Revitalization Department worked with several community-based organizations to distribute rental assistance to households.

**Eviction Diversion
Program
(07/20-12/20)**

**Assisted 2,200
households**

**CERA Program
(03/21-Present)**

**Assisted 15,100
household**

**CDBG/ESG
Funding**

**\$6M for rental
and legal
assistance**

Detroit Housing Network

The Housing and Revitalization Department's Policy Development and Implementation team helped develop the Detroit Housing Network, a system of six community-based organizations that provide housing stability and homeownership services for residents. The system, led by CHN Housing Partners, provides several services, including:

- Financial/mortgage counseling for homeowners
- Property tax solutions
- Home repair assistance
- Utility assistance
- Homebuyers counseling
- Credit and financial assistance for homebuyers

Detroit Housing Network members include:

- Bridging Communities
- Jefferson East, Inc.
- U SNAP BAC
- Central Detroit Christian
- Matrix Human Services
- Wayne Metro Community Action Agency

Housing & Financial Counseling

HRD invested COVID relief funds to support the Detroit Housing Network, a group of six community-based housing and financial counseling agencies providing assistance for low-income residents.

\$608,000

Invested

6

Counseling Agencies

2,093

Residents Served



In December, community members celebrated the opening of Jefferson East Inc.'s Neighborhood Resource Hub. The hub provides the eastside Jefferson-Chalmers community with several critical services and resources designed to help keep residents in their homes.

2021 HRD Home Repair Programs

HRD administered funding for **five** major repair programs in 2021:

0% Interest Home Repair Program: In partnership with Detroit LISC and community intake sites, HRD offers no-interest loans of up to \$25,000 to help Detroiters repair their homes.

Lead Hazard Reduction Program: This effort aims to remediate lead-based paint hazards in residential dwellings with children under the age of 6.

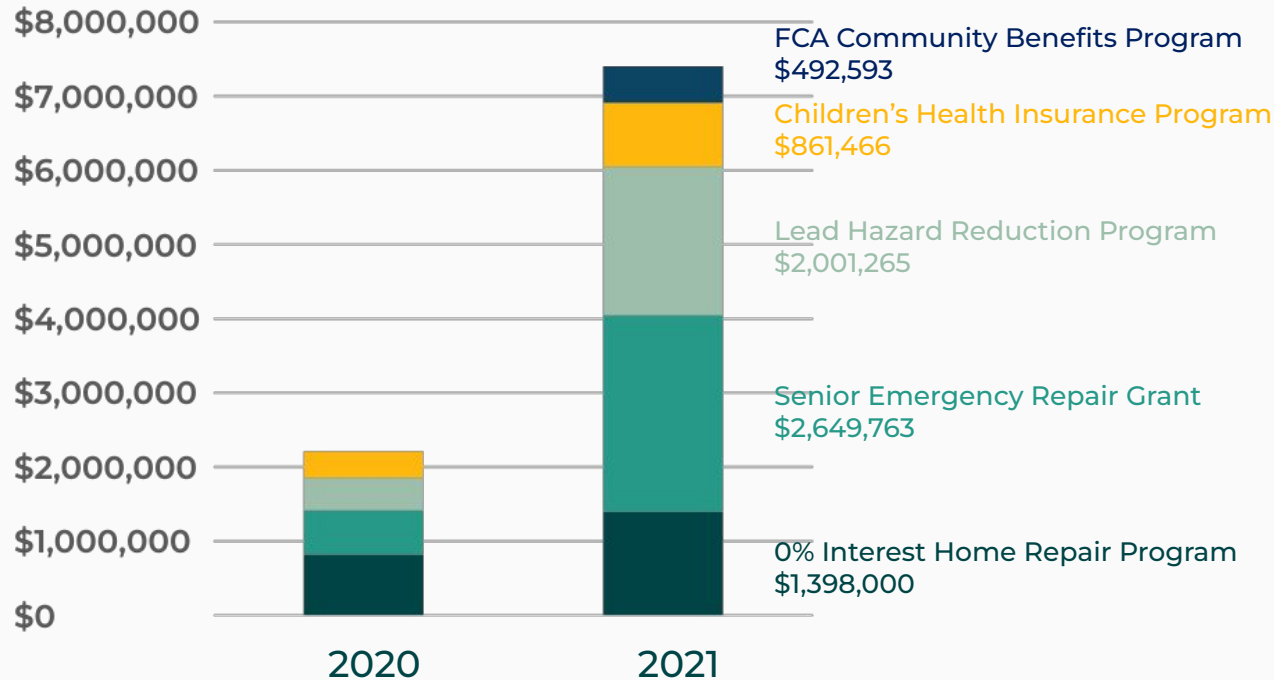
Senior Emergency Repair Grant: Qualified seniors and older residents with disabilities can apply for this HRD grant, which helps pay for emergency repairs or fixing code violations.

Children's Health Insurance Program: In partnership with the Michigan Department of Health and Human Services, this program reduces lead hazards in homes with young children.

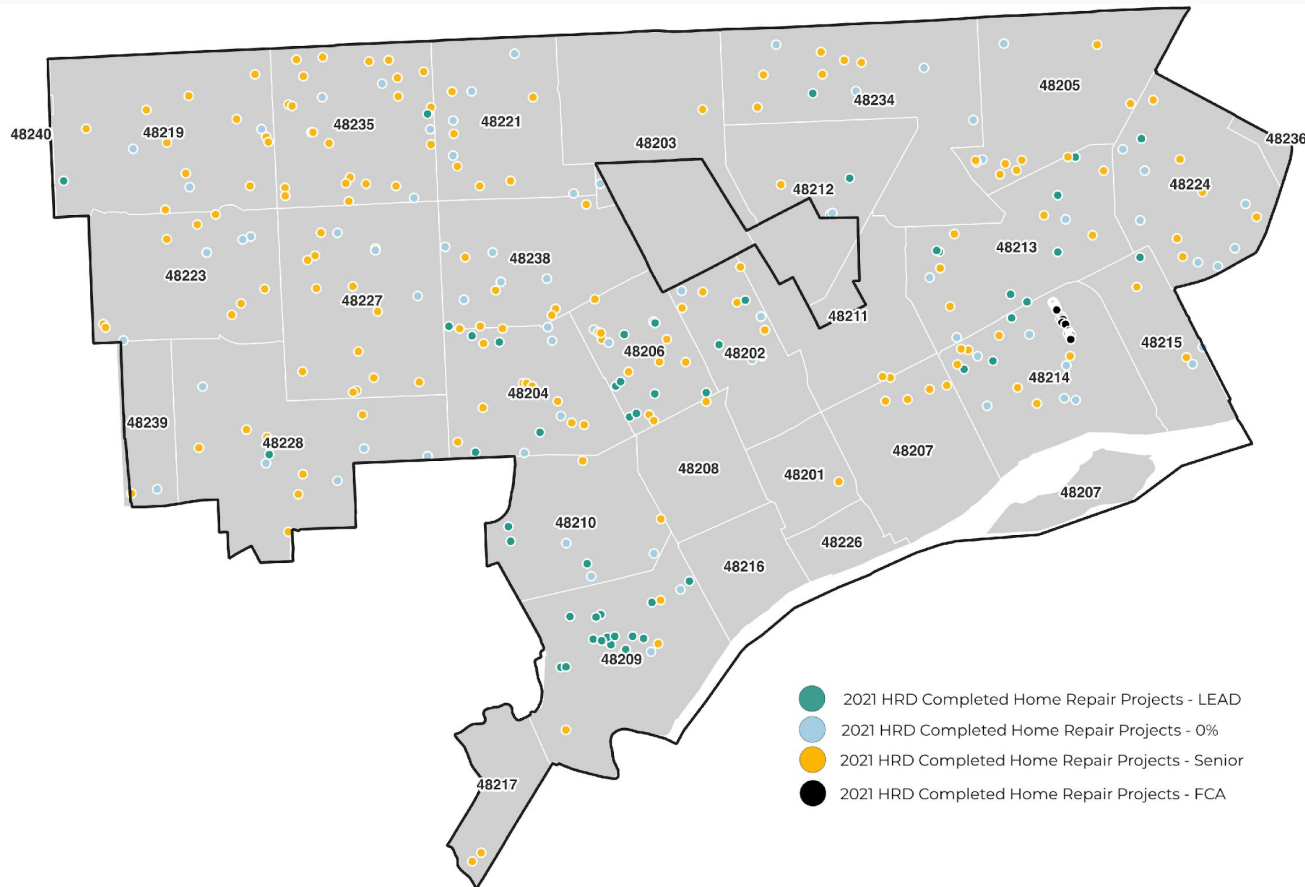
FCA Community Benefit: HRD-administered funds made available through the Community Benefits Agreement with Fiat-Chrysler for residents living adjacent to the Mack Avenue/Jefferson North facility.

2021 Home Repair Projects Completed

HRD's Single-Family Repair team mobilized **\$7.4 million** in home repair grant and loan funds in 2021, an increase of nearly 350% over the pandemic-limited 2020 totals.



2021 Home Repair Projects Completed



360

Repairs Completed

Program	Repairs
CHIP	17
Lead	54
Senior Emergency	184
0% Interest Loan	71
FCA Program	34

Spotlight: Detroit LeadSafe Housing Program

When Southwest Detroit resident Genoveva Varela became a homeowner, her new house represented something that had been long out of reach: stability for her family.

But like many Detroiters, this lifeline to independence and stability also came with several home repair and home finance issues that were difficult to overcome.

Amid these struggles, Varela found hope in the Detroit Housing & Revitalization Department's LeadSafe Housing Program.

The free program, which is available to qualified families in the 48209 ZIP code in Southwest Detroit, addresses lead paint-based hazards for families with children under the age of 6. Homeowners and landlords receive lead inspections, and the City hires contractors to conduct home repairs to address these lead hazards that endanger the safety of small children..

Crews redid the porch, completed roof work and put siding on the house. They also addressed lead hazards around doors, windows, baseboards and the basement stairwell.

“To see it from the outside,” Varela said, “it is something that gives me a lot of satisfaction, happiness and optimism.”



“HRD's home repair and lead hazard reduction programs help spread awareness of the dangers of lead and increase access to safe and quality housing, a critical component of child development and public health.”

- Karina Odom, Project Director

Homelessness Services

In an effort to help Detroit's most vulnerable residents, HRD invests federal entitlement funds into homelessness services by making grants to nonprofits organizations. These nonprofits help connect residents experiencing homelessness to temporary and permanent housing, case management and other critical resources. In 2021, HRD allocated **\$5.5 million** for homelessness response services.

Service Area	Sites/Partners	2021 Calendar Year Metrics	
Emergency Shelter	19 Sites	2,945 Households Served	Average length of stay 55 days
Street Outreach	5 Program Partners	458 Households Served	86% of exited unsheltered individuals went to permanent housing
Rapid Re-Housing (RRH)	7 Program Partners	408 People Housed	91% of exited clients moved from RRH to permanent housing
Prevention	5 Program Partners	345 Households Served	94% of current and exited clients remained in permanent housing
COVID Isolation Shelter	1 Site	681 People Served	Isolation shelter provided temporary living arrangements for households due to illness

“Detroit’s homelessness service providers are the safety net for the city’s most vulnerable population. The Homelessness Solutions team ensures these providers have the funding, support and training they need to help residents experiencing homelessness gain long-term housing stability.”

- Terra Linzner, Homelessness Solutions Director

Community Development: *Sustaining Thriving Communities*

As one of the cornerstone missions of the department, HRD deploys millions in federal funds every year to support community development and resident services in the City of Detroit.

These funds directly support residents, nonprofits and neighborhood-based organizations. They provide financial assistance to a variety of efforts, including aiding residents experiencing homelessness, providing young people job and creating resources for senior residents.



Southwest Detroit-based nonprofit LA SED has funded its senior wellness center with a HRD Neighborhood Opportunity Fund Grant.

Neighborhood Opportunity Fund

HRD invests in resident services and neighborhoods by making grants to nonprofit community organizations in five service categories. HRD selects organizations through an annual competitive application process.

36

Grant Recipients

\$2.7M

Invested

27,587

Detroiters Served

Service Area	# Grants Made	Total Investment
Education	17	\$1.28 million
Seniors	7	\$535,620
Recreation	6	\$389,725
Health	4	\$311,785
Public Safety	2	\$145,890



“The City of Detroit is proud to partner with organizations that provide valuable services to Detroit’s most underserved residents.

We believe these investments have improved the social conditions and outcomes for all Detroit residents and help to build better neighborhoods and communities.”

- **Tamra Fountaine Hardy, Director, Neighborhood Services Division, on the importance of the Neighborhood Opportunity Fund**

Office of Immigrant Affairs

HRD's Office of Immigrant Affairs supports new and existing immigrant communities by creating programs and connecting residents to resources. In 2021, the office worked on several initiatives to help immigrant and refugee communities, including:

- Providing assistance for **150 refugees** in securing housing.
- Collaborating with realtors, landlords, and Detroit developers to secure a listing of more than 200 housing options for placement by refugee resettlement agencies.
- Assisting the City of Detroit in receiving a Certified Welcoming designation, which is a formal designation by Welcoming America for cities and counties that have created policies and programs reflecting their commitment to immigrant inclusion.



Economic Development

HRD invests Community Development Block Grant dollars into economic development programs that increase employment opportunities for Detroiters. Major economic development investments in 2021 totaled **\$3.9 million** in two main programs:

Motor City Match



Partner: Detroit Economic Growth Corp.
HRD \$\$: \$2.5 million
Outcomes: Through 18 rounds, **1,481** businesses have received business planning, space design and build-out, and/or financial assistance. Businesses receiving support have subsequently created **1,932 jobs**.

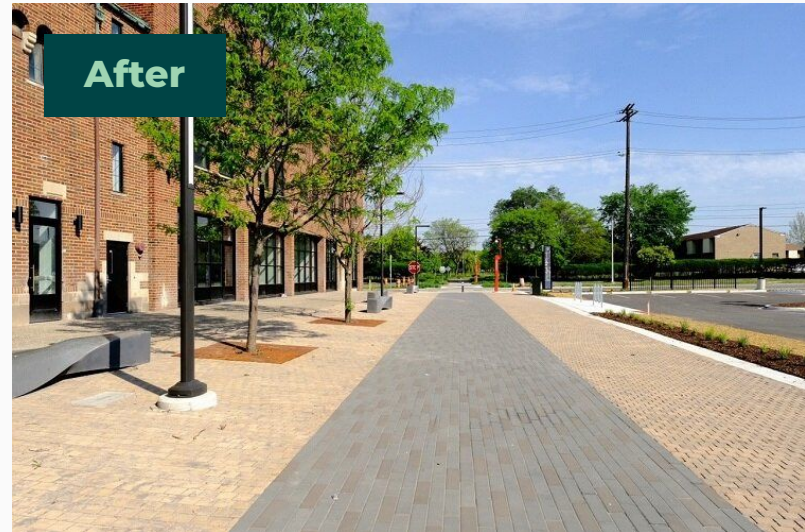
Grow Detroit's Young Talent



Partner: Detroit Employment Solutions Corp.
HRD \$\$: \$1.4 million
Outcomes: More than **1,000** youth summer jobs were supported with CDBG investment, contributing to more than **8,000** summer jobs for youth across the City.

Spotlight: Mayor Dennis W. Archer Greenway

In July 2021, the City of Detroit celebrated the dedication of the Mayor Dennis W. Archer Greenway, a **1.2-mile greenway** connecting residents of Elmwood Park to the Riverwalk. HRD invested **\$2.3 million** into the second phase of construction in 2021, as part of a **\$4.9 million** total investment. The greenway features a 10-foot-wide path for pedestrians and cyclists, new benches and lighting, and green infrastructure to avoid flooding.



Spotlight: Public Facility Rehabilitation Grant

In the 1990s, Matrix Human Services purchased a church on Detroit's east side for a dollar.

The church is home to Matrix's social mobility center, where residents can participate in high school diploma completion, workforce development and financial education programs.

With the help of grants from the Detroit Housing & Revitalization Department, the center recently received a facelift to provide residents a space where they could feel inspired.

The grants from the Housing and Revitalization Department helped support a variety of improvements to the center. They added building features that help residents with disabilities navigate the space, improved the center's fire alarm systems, and added energy-efficient windows. Matrix also added more bathrooms and repainted the space.

"When people come into the Matrix Center, we want them to be transformed," said Kerrie Mitchell, Matrix Human Services' vice president of marketing and development. "That's what these new developments are helping us to be able to do."



Looking Ahead: ARPA Funding

HRD is administering \$55 million in American Rescue Plan Act funds to develop and strengthen programs that will increase access to safe and quality affordable housing, neighborhood improvements and homeownership support. Programs will cover the services below, and work to design and launch these programs began in 2021.

Housing Resource
Navigation
Assistance

Neighborhood
Opportunity
Fund

Affordable
Housing
Preservation

Property Tax
Foreclosure
Prevention

Down-
Payment
Assistance

Public Facility
Accessibility

Landlord
Repairs

Homelessness
Prevention

Veterans
Housing

Home
Repair

Neighborhood
Beautification

Stay Connected with HRD

 detroitmi.gov/hrd

 facebook.com/DetroitHRD

 [@DetroitHRD](https://twitter.com/DetroitHRD)

 youtube.com/CityofDetroit



TAKE PART
Opportunity Rising

