


DELRAY
Neighborhood
Stabilization:

Planning &
Implementation
Strategy Update

November 18, 2009

MSHDA
Michigan State Housing
Development Authority

PEOPLE'S COMMUNITY SERVICES SOUTHWEST COMMUNITY BENEFITS COALITION



CAPITAL ACCESS

Agenda

- I. Neighborhood Revitalization Implementation Strategy Defined
- II. **Assessment: What We Learned**
- III. Vision and Strategic Direction
- IV. **Implementation Phasing**
- V. Next Steps



Definition of Neighborhood Revitalization Plan

A Neighborhood Revitalization Plan crafts a **Vision** for a defined geographic area that provides a path to improved quality of life for ***existing*** and ***new*** stakeholders.

After analysis of physical and market data and stakeholder input, the Plan identifies a range of interventions to realize the Vision.

An Actionable Revitalization Strategy must answer the following:

How will the interventions be ***prioritized?***

How will they be ***funded?***

Who is going to do ***the work?***



Neighborhood Revitalization Planning Process

1. **Identify Target Area** based on Strategic Significance
2. **Seek Stakeholder Input** -- *Before During and After*
3. **Assess Existing Conditions:** Physical, Ownership, Market
4. **Develop a Vision for a Revitalized Neighborhood**
5. **Identify Target Markets:** Who Do You Seek To Serve?
6. **Determine Range of Products & Services**
7. **Develop a Land Use Plan**
8. **Generate Budget and Fundraising Plan For Each Intervention** (Project or Program)
9. **Determine Acquisition Plan**
10. **Clearly Answer Who Is Going To Do The Work**
11. **Make The Conceptual Sale EVERYDAY!**



ASSESSMENT COMPONENTS

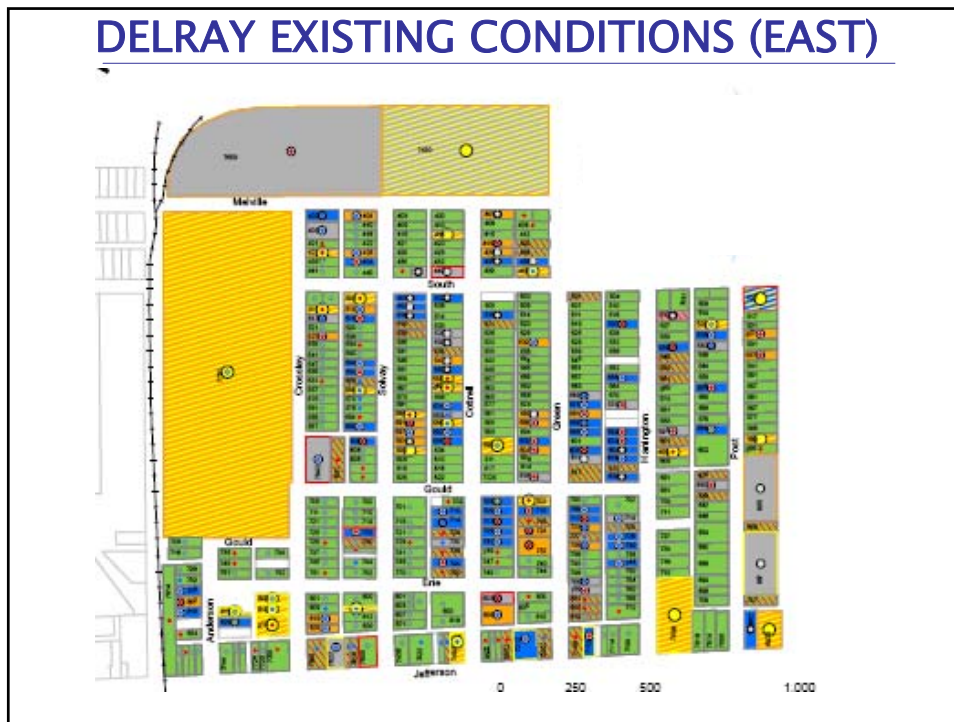
1. **Property Database.** Surveyed 1400+ properties and updated Property Ownership Database.
2. **Existing Conditions Maps.** Generated Color Coded Existing Conditions Maps that helps to focus how to cluster acquisitions and project phasing.
3. **Neighborhood Relocation Analysis.** Reviewed initial relocation surveys conducted by Michigan Department of Transportation to determine how many would like to stay and what are their housing needs.
4. **Stakeholders Interviews.** Interviewed stakeholders from City, neighborhood, elected officials, and foundations.



DELRAY PROPERTY CONDITIONS

- Of the 1,420 parcels surveyed:
 - 66% are **Vacant Lots (933)**
 - 6% are **Vacant Structures (87)**
 - 6% are **Blighted & Occupied (86)**
 - 15% are **Needs Assistance & Occupied (214)**
 - 7% are **Stable & Occupied (100)**
- Of the **Occupied Properties**:
 - 58% are **Owner-occupied Residences (232)**
 - 29% are **Renter-occupied Residences (116)**
 - 9% are **Commercial/Mixed/Industrial (36)**
 - 4% are **Institutional (16)**





Draft Vision for Delray Village

The Delray Village will emerge as a neighborhood of choice for existing and new residents relocated by the DRIC and, as the market emerges, for those that earn a range of incomes. It will continue to uphold its values of diversity, commitment to community, and inter-generational living.

New and rehabilitated homes surrounding Holy Cross Church will enhance the historic legacy of the Delray Neighborhood and Southwest Detroit.

Quality green space, mixed-use retail, and traffic and streetscape improvements will promote sustainable development and a safe quality of life in Delray.

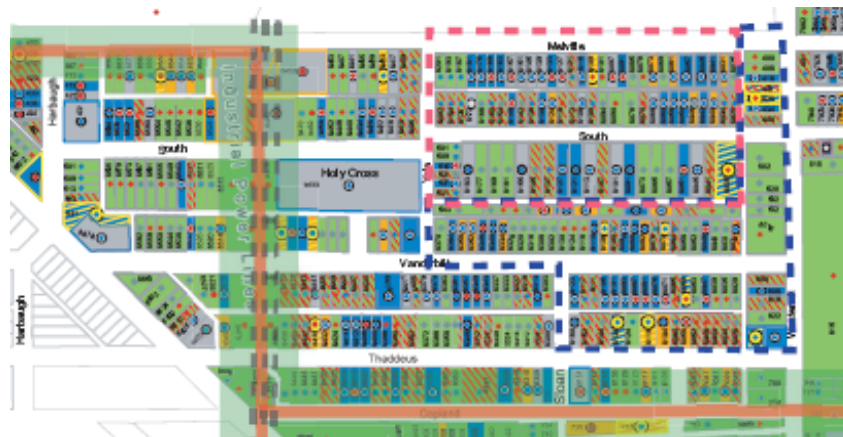
Residents will benefit from a safer and sustainable community.



Implementation & Phasing

1. Acquire Everything in Each Phase Before Building New
2. **Every Parcel** Must Have a Preservation or Re-Use Strategy
3. Block-By-Block, House-By-House Clustered Development

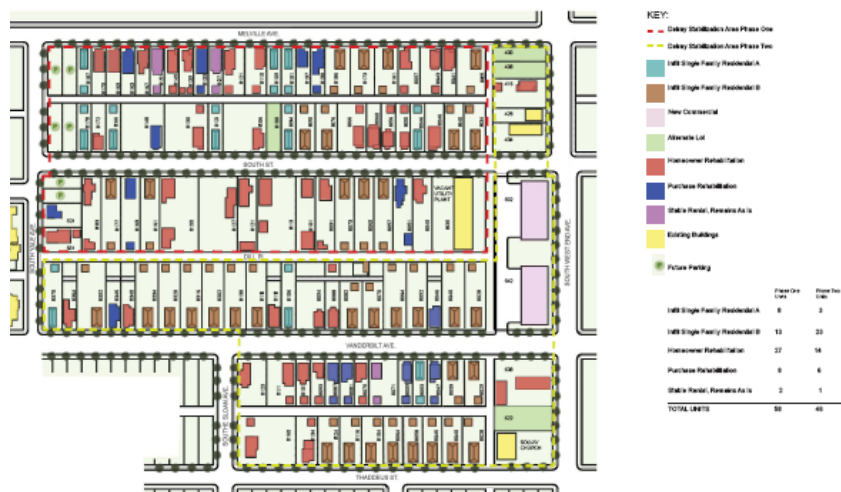
PROPOSED PHASING (EXISTING)



Draft Range of Projects & Services

- A. Code Enforcement
- B. Acquisition and Demolition of Blighted Properties
- C. Existing Homeowner Rehab
- D. Site Preparation and Environmental Remediation to produce buildable-lots for future redevelopment
- E. New Infill Construction and Rehabbed Homes for DRIC Relocates and, as Market Opportunities emerge for People who earn a Range of Incomes
- F. Infrastructure Improvements: Trees, Lights, Traffic flow, Streets, Curbs, Sidewalks
- G. Master Planning to prepare for the long-term success of Delray and promote sustainable development

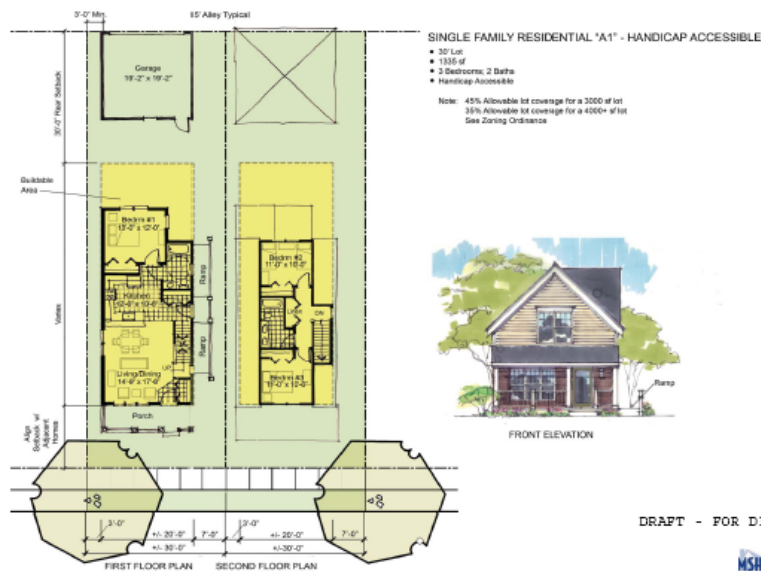
PROPOSED PHASING (SITE PLAN)

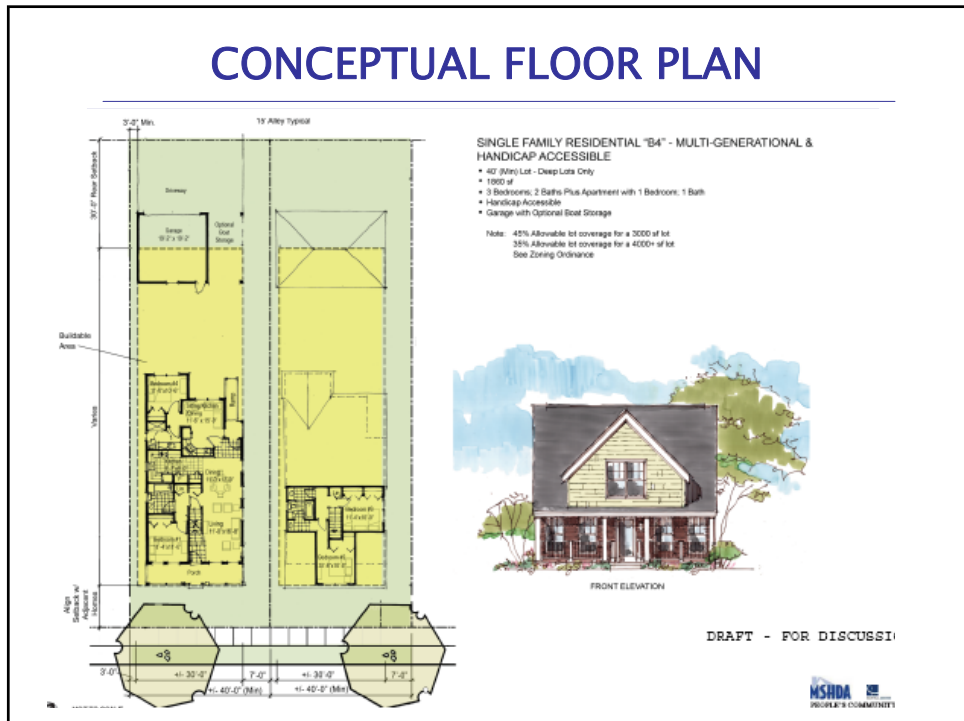
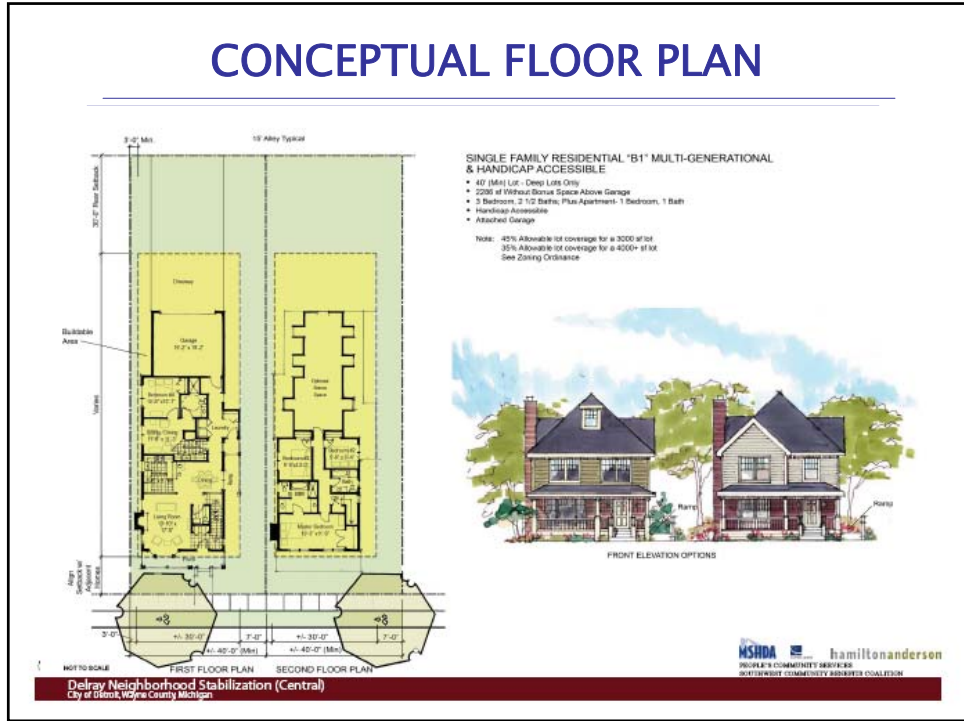


Production Goals: Delray Stabilization

| | Phase 1 | Phase 2 | Total |
|--|-----------|-----------|------------|
| Acquisition & Site Preparation of Target Properties | 32 | 67 | 99 |
| Existing Homeowner Rehabilitation | 27 | 14 | 41 |
| Homeownership Production | | | |
| Infill New Construction - Type A (30' Lots) | 8 | 3 | 11 |
| Infill New Construction - Type B (40'+ Lots) | 13 | 23 | 36 |
| Purchase Rehabilitation | 8 | 6 | 14 |
| Subtotal Home Production: | 29 | 32 | 61 |
| Total Housing Units | 56 | 46 | 102 |

CONCEPTUAL FLOOR PLAN





CURRENT STREETScape



STREETScape RENDERING



Existing Homeowner Repair and Rehabilitation

- Program for Homeowners to repair & rehabilitate their home to meet health & safety standards and improve the exterior cosmetics, such as:
 - **Roof**
 - **Lead-based Paint Removal**
 - **Windows**
 - **Exterior Painting and Siding**
 - **Heating, Electrical and Plumbing**
- Helps existing homeowners, many of whom earn low incomes, remain in their homes and benefit from revitalization.

Revitalization Plan Success Factors

- A. “Turn Urban Renewal Upside Its Head.”**
Cultivate Existing Residents as Constituents to Make the Conceptual Sale
- B. Acquire as much property as possible before building new for Optimal Impact**
- C. Raise a pool of unrestricted, patient funds for predevelopment & land assembly**
- D. Build Beautiful, Legacy Homes and sell them at Compelling Prices. Do High Value Mixed-Income Housing**
- E. Make The Conceptual Sale Every Day.**

Next Steps

- A. Cultivate Community, Institutional and Stakeholder Support of Plan
- B. Generate Budget and Fundraising Plan for Each Proposed Intervention
- C. Develop Acquisition Strategy
- D. Define Role and Identify Implementation Manager

**Go Make Something
Good Happen!**



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