


**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.

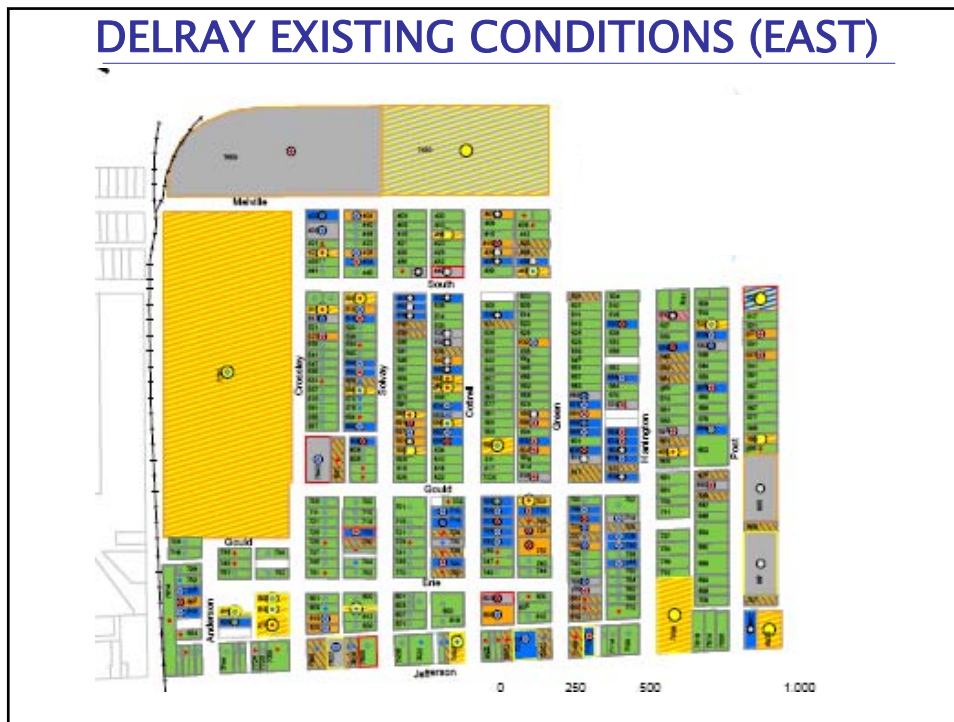


## DELRAY PROPERTY CONDITIONS

- 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.

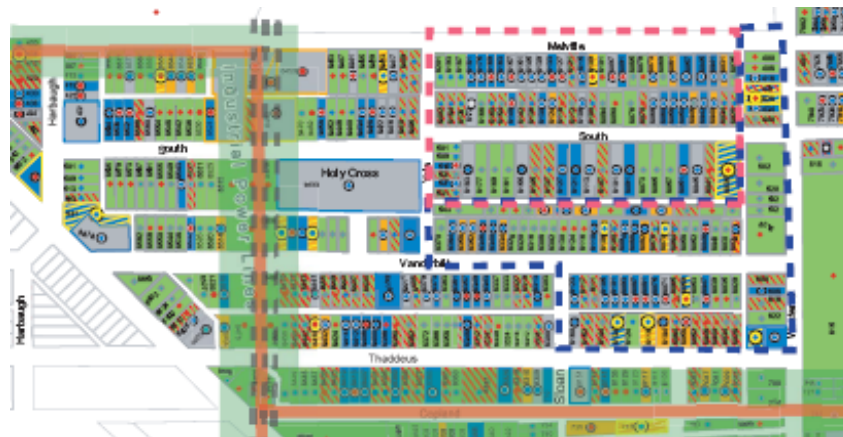
Residents will benefit from a safer and sustainable community.



## 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

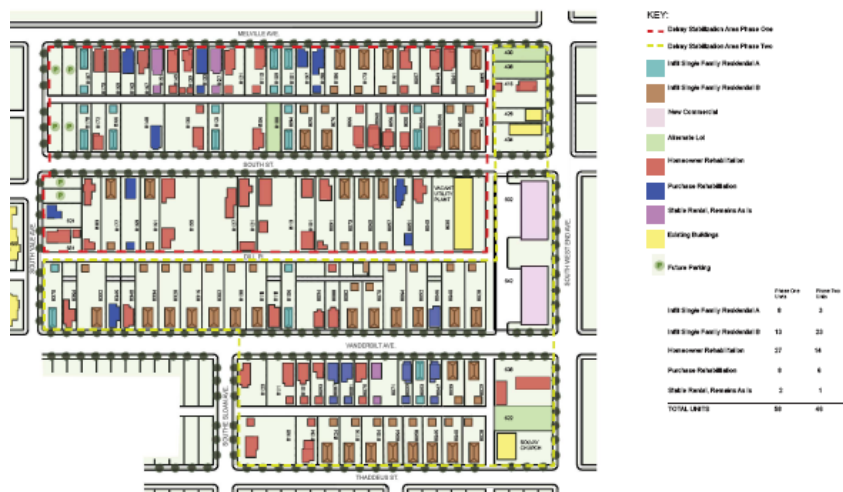
## PROPOSED PHASING (EXISTING)



## 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

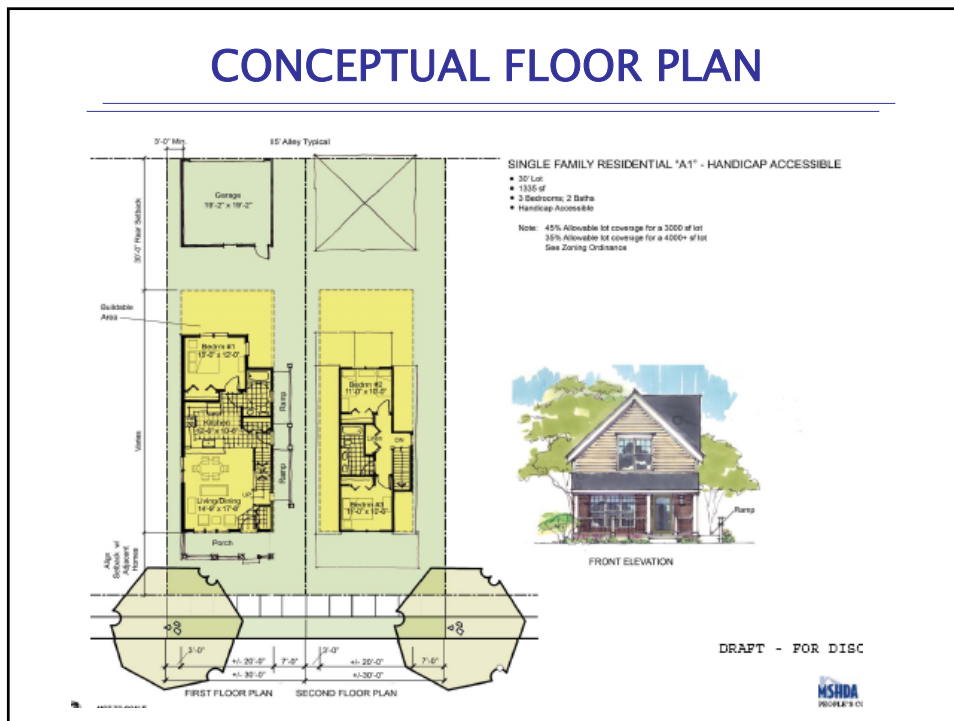
## PROPOSED PHASING (SITE PLAN)



## Production Goals: Delray Stabilization

	Phase 1	Phase 2	Total
<b>Acquisition &amp; Site Preparation of Target Properties</b>	<b>32</b>	<b>67</b>	<b>99</b>
<b>Existing Homeowner Rehabilitation</b>	<b>27</b>	<b>14</b>	<b>41</b>
<b>Homeownership Production</b>			
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
<b>Subtotal Home Production:</b>	<b>29</b>	<b>32</b>	<b>61</b>
<b>Total Housing Units</b>	<b>56</b>	<b>46</b>	<b>102</b>

## CONCEPTUAL FLOOR PLAN



## CONCEPTUAL FLOOR PLAN



### SINGLE FAMILY RESIDENTIAL "B1" MULTI-GENERATIONAL & HANDICAP ACCESSIBLE

- 40' (Min) Lot - Deep Lots Only
- 2200' sq ft Without Bonus Space Above Garage
- 3 Bedrooms, 2 1/2 Baths, Plus Apartment: 1 Bedroom, 1 Bath
- Handicap Accessible
- Attached Garage

Note: 45% Allowable lot coverage for a 3000' sq lot  
35% Allowable lot coverage for a 4000' sq lot  
See Zoning Ordinance

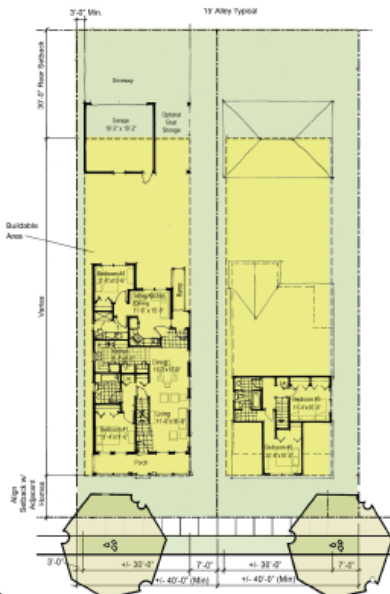


FRONT ELEVATION OPTIONS

MSHDA hamiltonanderson  
PEOPLE'S COMMUNITY SERVICES  
OUTREACH COMMUNITY SERVICES COALITION

NOT TO SCALE  
Delray Neighborhood Stabilization (Central)  
City of Detroit, Wayne County Michigan

## CONCEPTUAL FLOOR PLAN



### SINGLE FAMILY RESIDENTIAL "B4" - MULTI-GENERATIONAL & HANDICAP ACCESSIBLE

- 40' (Min) Lot - Deep Lots Only
- 1800' sq ft
- 3 Bedrooms, 2 Baths Plus Apartment with 1 Bedroom, 1 Bath
- Handicap Accessible
- Garage with Optional Steel Storage

Note: 45% Allowable lot coverage for a 3000' sq lot  
35% Allowable lot coverage for a 4000' sq lot  
See Zoning Ordinance



FRONT ELEVATION

DRAFT - FOR DISCUSSION

MSHDA hamiltonanderson  
PEOPLE'S COMMUNITY SERVICES  
OUTREACH COMMUNITY SERVICES COALITION

## 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!**



CAPITAL ACCESS

[www.capitalaccessinc.com](http://www.capitalaccessinc.com)

