

WAYNE COUNTY

Community

Development

Projects;

Reuse, Restore, Rebuild



NSP1 HOUSING REHABILITATION



WAYNE COUNTY COMMUNITY DEVELOPMENT, JUNE 2015

NSP3 HOUSING REHABILITATION



WAYNE COUNTY COMMUNITY DEVELOPMENT, JUNE 2015

NEIGHBORHOOD STABILIZATION PROGRAM 1 AND 3 OUTCOMES:

- 80 abandoned or foreclosed homes acquired and rehabilitated
- 552 homes demolished
- Complete Lead and Asbestos remediation
- 76 homes sold to income-eligible families
- 100% of the homes are first-time homeowners

WAYNE COUNTY COMMUNITY DEVELOPMENT, JUNE 2015

LINCOLN PARK LOFTS

A 38 unit, low-income residential facility. The units consist of one, two and three bedroom options. Total Project cost was \$16 Million. Wayne County funded \$600,000.00.



WAYNE COUNTY COMMUNITY DEVELOPMENT, JUNE 2015

EPIC ONE-INKSTER, MI



Before ...

\$2,200,000.00 Project. Twelve 1-bedroom apartments for Veterans. This project was 100% funded by Wayne County and currently has a 100% occupancy rate.



...and After

WAYNE COUNTY COMMUNITY DEVELOPMENT, JUNE 2015

DECONSTRUCTION

- \$1.94 Million of NSP 3 funds Allocated to Demolition
- Workforce Availability: Over 700 individuals trained through Department of Labor Funding
- Job Needs + Demolition Needs = Deconstruction



WAYNE COUNTY COMMUNITY DEVELOPMENT, JUNE 2015

DECONSTRUCTION AT WORK: HAMTRAMCK



WAYNE COUNTY COMMUNITY DEVELOPMENT, JUNE 2015

PROJECT OUTCOMES

- 112 homes deconstructed
- 69 jobs created
- 80% of materials salvaged
- Site Selection; 328 sites assessed, 130 selected
- Average abatement costs: \$2000-9000/home
- Average cost per unit; \$17,300



WAYNE COUNTY COMMUNITY DEVELOPMENT, JUNE 2015

END USE: RIVER ROUGE

Then...



...and now



WAYNE COUNTY COMMUNITY DEVELOPMENT, JUNE 2015

CDBG – PROJECTS & ACCOMPLISHMENTS

- SER Metro Youth Build



WAYNE COUNTY COMMUNITY DEVELOPMENT, JUNE 2015

CDBG – PROJECTS & ACCOMPLISHMENTS

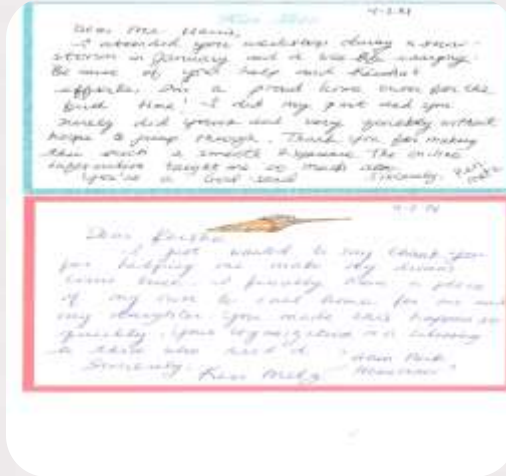
- SER Metro Youth Build



WAYNE COUNTY COMMUNITY DEVELOPMENT, JUNE 2015

DOWN PAYMENT ASSISTANCE- COUNTYWIDE

162 families received first time
homebuyer down payment
assistance between 2011-2013.
184 children experienced their
first home.



WAYNE COUNTY COMMUNITY DEVELOPMENT, JUNE 2015

PINEWOOD CONDOMINIUMS-TAYLOR

The Pinewood project resuscitated a condominium project that was abandoned in 2004. The \$900,000 Development was entirely funded by NSP1 (Taylor) and HOME (Wayne County) funding. Six low-income families will reside in these condominiums.



WAYNE COUNTY COMMUNITY DEVELOPMENT, JUNE 2015

ARTSPACE-DEARBORN

City Hall Artspace Lofts will combine 53 units of affordable live/work space for artists and their families, work studios, co-working space for entrepreneurs and artists, a live/work unit for an artist-in-residency program, and galleries. \$16 Million development cost. Wayne County allocated \$500,000.00.



WAYNE COUNTY COMMUNITY DEVELOPMENT, JUNE 2015

WHAT TO EXPECT NEXT...

- New parks in Belleville, Romulus and Hamtramck
- 40 income eligible condominiums will be available to Seniors in Detroit
- 10 completed Townhomes will be constructed in Taylor
- Updates and rehabilitation for several Highland Park facilities; including the local recreation center
- New ADA accessible kayak launch dock will be installed in Grosse Ile Township – Waters Edge Marina
- Approximately 80 back-flow pumps will be installed to qualified residents in Southgate to help mitigate flooding
- Newly completed Senior Center Activity Center will be constructed in Huron Township

WAYNE COUNTY COMMUNITY DEVELOPMENT, JUNE 2015