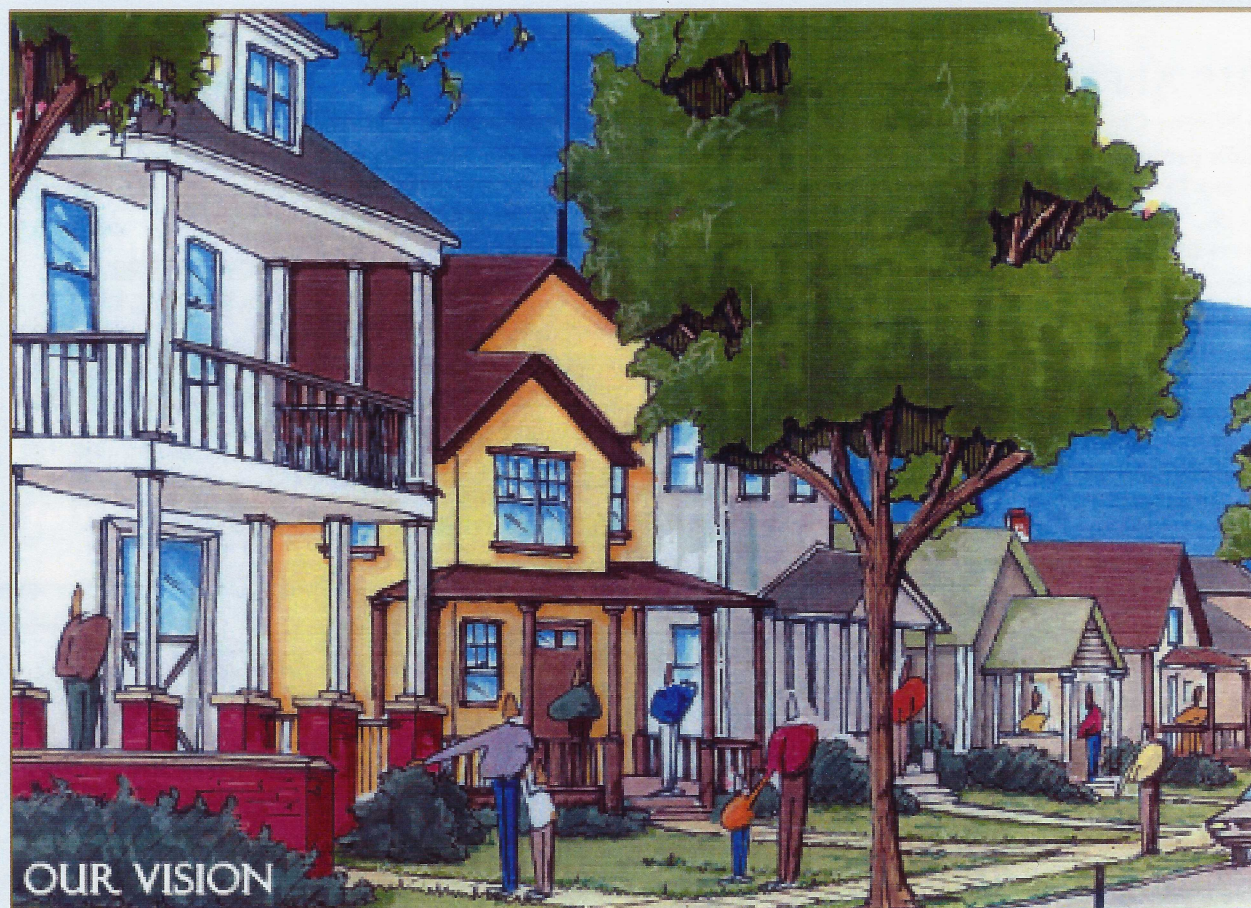


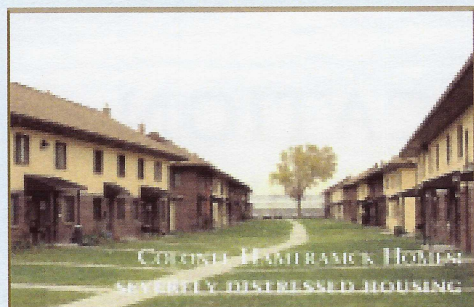
# 2002 HOPE VI APPLICATION EXECUTIVE SUMMARY



## Colonel Hamtramck Homes Grand Haven Neighborhood Hamtramck, Michigan

**Award of this HOPE VI Grant to redevelop Colonel Hamtramck Homes** will provide a critical link in a much-needed initiative to revitalize the City of Hamtramck's Grand Haven Neighborhood. This area was first severely impacted by the construction of a federally-funded Interstate highway in 1965, which was found by the United States 6th Circuit Court of Appeals to have been purposely positioned to isolate this predominantly African-American neighborhood from the rest of Hamtramck. The resultant civil rights and fair housing litigation in the name of displaced residents has dragged on unresolved for over thirty years.





Resolution of this situation is at hand with the implementation of a revitalization plan for the Grand Haven/Dyar/Dequindre Neighborhood, which abuts the Colonel Hamtramck Homes public housing complex. The terms of the court settlement preclude the inclusion of Hamtramck Homes in that plan. This HOPE VI application offers the opportunity to remedy this exclusion, and bring the residents of Hamtramck Homes comparable opportunities to live in new housing, achieve greater economic independence and improve the overall quality of their lives.

## THIS APPLICATION IS UNIQUE

The Wayne County Commission voted to have their Housing Division act as developer for this HOPE VI revitalization project through an intergovernmental agreement with the Hamtramck Housing Commission. This is significant in that Wayne County has a well-proven, substantive track record with respect to the development of high-quality housing, and the ability to directly interface with other agencies from whom funding for associated services has been committed. With the help of an outstanding team of consultants, Wayne County Housing took the lead in getting the HOPE VI application prepared and submitted to HUD in record time.

The Hamtramck Housing Commission's 2002 HOPE VI Grant Application differs from typical HOPE VI proposals in several important ways. HOPE VI projects usually begin with a distressed public housing project located in a poor and deteriorated residential neighborhood. HOPE VI funds are used to redevelop public housing as the basis of a new mixed-income community. The hope is that the commitment of public dollars will attract other public and private investment dollars to the neighborhood targeted for revitalization.

In the case of this revitalization proposal for Hamtramck Homes, substantial funding is already in place to begin rebuilding the adjacent residential neighborhood.

Approval of this HOPE VI Grant Application will ensure that current public housing residents benefit from the neighborhood revitalization that is in progress. It will assure that they are not left behind in an overcrowded, obsolete and severely distressed concentration of the urban poor.



## PROGRAM OVERVIEW

Colonel Hamtramck Homes is a 300-unit, barracks-style public housing project built in 1940. It is functionally isolated from the neighborhood of which it is a part and is further disconnected by its one-way street grid system. It is highly congested with inadequate parking, resulting in serious human safety issues related to the provision of fire protection. The interior layouts of individual units are deteriorated and obsolete. Rooms are too small by today's standards, and units do not have adequate storage capacity. Residents report rodent infestation due to



significant cracks in building foundations and concrete block walls. These structures have been certified as severely distressed, are near the end of their usable life cycle, and are a significant blighting factor to the neighborhood. Sinking public money into these units year after year is a very poor use of public funds.

This HOPE VI Revitalization Plan involves both on-site and off-site replacement housing in order to provide housing choices to current public housing residents. In place of the site's 300 units, there will be a mix of single-family homes, two-flats, townhouses and apartments that will create an exciting new environment for 151 households. Off-site locations for single-family homes, two-flats and apartments are proposed in established residential neighborhoods within Hamtramck. These sites are in public control, and have appropriate zoning designations in place to facilitate immediate development.

This plan responds to the anticipated unit-size needs for current residents as determined through a comprehensive resident survey, a multi-step inclusive design process, and one-on-one interviews with the residents. Redevelopment will be phased so that current Hamtramck Homes households who wish to remain in the Grand

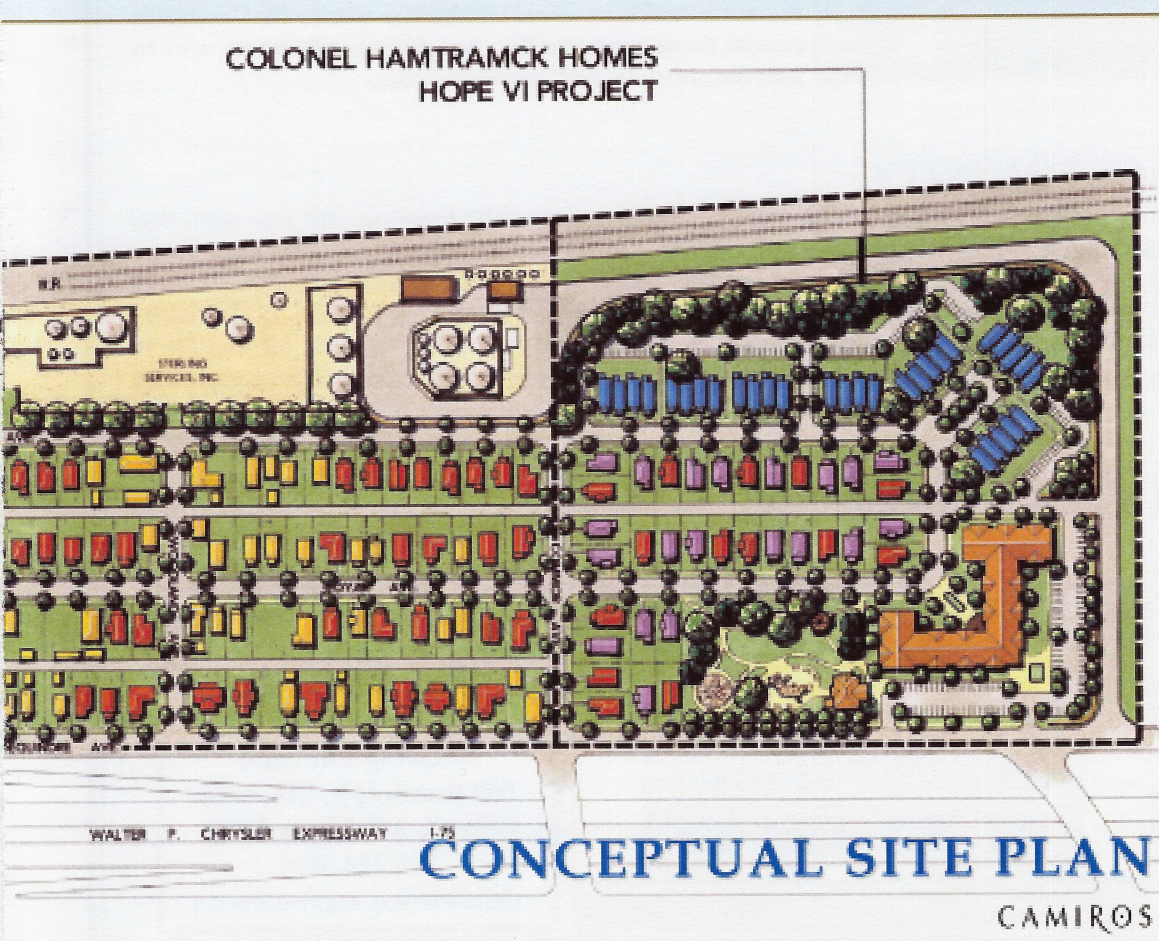
Haven Neighborhood may do so. Off-site development will be initiated promptly so that those housing resources are available for relocation when needed.

To serve resident families, a new community building will be constructed to house a day-care center, computer center, meeting rooms, recreational activities and space for social service providers. A new neighborhood park will complete the transformation of the Hamtramck Homes public housing site into a seamless component of the revitalized Grand Haven Neighborhood. For both on-site and off-site units, the Hamtramck HOPE VI revitalization project will result in increased access to municipal services, jobs, mentoring opportunities,

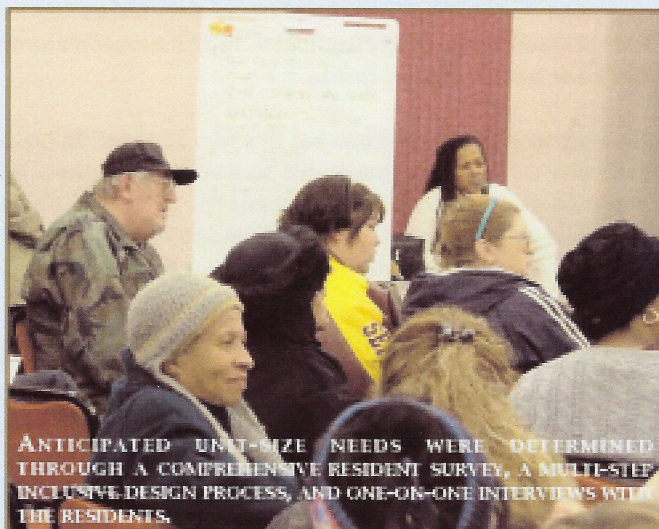
transportation and educational facilities. The physical plan and self-sufficiency strategy are well integrated and have strong linkages with appropriate federal, state and local agencies, non-profits and private sector investors.

## PROGRAM COSTS

A HOPE VI award of **\$17.9 million** will successfully leverage more than **\$37 million** in private and public funds for physical development activity. A unique Community and Supportive Services (CSS) program will bring significant levels of new program activity to the neighborhood. The \$2.2 million CSS component of this HOPE VI budget will be supported by \$9.5 million in other funding, a leverage factor of better than 1:4.







ANTICIPATED UNIT-SIZE NEEDS WERE DETERMINED THROUGH A COMPREHENSIVE RESIDENT SURVEY, A MULTI-STEP INCLUSIVE DESIGN PROCESS, AND ONE-ON-ONE INTERVIEWS WITH THE RESIDENTS.

The proposed site improvement budget is estimated at approximately \$3.4 million. This includes \$2.3 million for necessary site improvements such as site preparation, new streets, sidewalks, parking areas, new water and sewer lines, and public landscape improvements, including street trees and landscape buffering of adjacent industrial facilities. A new street grid pattern will physically link the function of this redevelopment to the larger Grand Haven Neighborhood, and the construction of a truck access road and screen wall will separate heavy truck traffic bound for adjacent industrial use from neighborhood residential streets, at a cost of approximately \$1.1 million. This dedicated industrial ring road will greatly improve the safety and function of the residential neighborhood, and limit the wear and tear upon residential streets that currently results from truck traffic. Neighborhood streets will be safe for children and seniors to cross.

## HOPE FOR THIS COMMUNITY

Award of this HOPE VI Grant will assure that the residents of Hamtramck's public housing will live with dignity in safe, decent housing. It will provide significant opportunities and supportive services with which people can improve the quality of their lives. It will create a racially-integrated, mixed-income neighborhood of homeowners and managed rental housing, and redress past racial discrimination. It will provide high-quality housing for seniors, the disabled and other residents for whom homeownership is not a realistic alternative in a predominantly single-family residential setting. Award of this HOPE VI Grant will make this community whole.

## PLEASE GIVE HOPE TO OUR COMMUNITY!



FOR MORE INFORMATION,  
PLEASE CONTACT:  
**Mr. Ty Hinton**  
Wayne County  
Housing Division  
600 Randolph, Ste. L-14  
Detroit, Michigan 48226  
313.224.5011  
[thinton@co.wayne.mi.us](mailto:thinton@co.wayne.mi.us)



NEW HOUSING WILL "FIT IN" WITH THE ESTABLISHED CONTEXT OF THE NEIGHBORHOOD.