Community Facility Development in Communities in Transition

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Anticipated takeaways

- Designing a comprehensive community facility project
- Using an integrated and collaborative approach to community development
- Navigating development in an unstable environment
Neighborhood: Cody Rouge

<table>
<thead>
<tr>
<th></th>
<th>Cody Rouge</th>
<th>Detroit</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Population</strong></td>
<td>36,325</td>
<td>706,663</td>
</tr>
<tr>
<td><strong>Racial/Ethnicity</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>African American</td>
<td>79.39%</td>
<td>81.68%</td>
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<tr>
<td>White</td>
<td>15.92%</td>
<td>11.8%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>4.09%</td>
<td>7.1%</td>
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<tr>
<td><strong>Age</strong></td>
<td></td>
<td></td>
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<tr>
<td>Under 18 – 29.88%</td>
<td></td>
<td>Under 18 – 26.09%</td>
</tr>
<tr>
<td>Working Age (18-64) – 62.33%</td>
<td>Working Age (18-64) – 62.08%</td>
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<tr>
<td><strong>Income</strong></td>
<td></td>
<td></td>
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<tr>
<td>Less than $25,000 – 45.9%</td>
<td>Less than $25,000 – 48.03%</td>
<td></td>
</tr>
<tr>
<td>$25,000 to $49,999 – 25.63%</td>
<td>$25,000 to $49,999 – 26.41%</td>
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<tr>
<td><strong>Family Composition</strong></td>
<td></td>
<td></td>
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<tr>
<td>Single w/Children – 39.85%</td>
<td>Single w/Children – 32.31%</td>
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</tr>
<tr>
<td>Single Female w/Children – 35.51%</td>
<td>Single Female w/Children – 27.35%</td>
<td></td>
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<tr>
<td><strong>Housing Type</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family – 86.25%</td>
<td>Single Family – 65.67%</td>
<td></td>
</tr>
<tr>
<td><strong>Homeownership</strong></td>
<td>Owner-occupied – 56.62%</td>
<td>Owner-occupied – 51.88%</td>
</tr>
<tr>
<td><strong>Blighted/Vacant Homes</strong></td>
<td>3.56% Blighted/14.02% Vacant</td>
<td>5.0% Blighted/13.4% Vacant</td>
</tr>
</tbody>
</table>

Source: TRF Policy Map, MotorCityMapping.org
Neighborhood: Cody Rouge

- Neighborhood Investments
  - Community and education investments through the Skillman Foundation, $13.8M since 2006
  - Renovation of Brennan Pool at Rouge Park by Lear Corporation, $5.5M
  - Façade and infrastructure improvements along Joy Rd by various local and State agencies, $38.8M
  - Housing and school stabilization organized by nonprofit Life Remodeled
- “High needs” area for early childhood education
- Employment/Education Clusters – Detroit and Dearborn

Legend
- Skillman Neighborhood
- Cody Rouge
- Joy Rd - Downtowns of Promise
- Parks and Landmarks

Employment Cluster:
- Detroit Diesel
- Mercedes-Benz R&D

Employment Cluster:
- Detroit Manufacturing Systems
- Sherwood Foods
- VernDale

Education & Employment Cluster:
- Ford Motor Company
- Fairlane Town Center
- Henry Ford Community College
- Henry Ford Hospital
- U of M Dearborn campus

#OFNCONF
HOW DID YOU GET INVOLVED IN CODY ROUGE?

WHY DID YOU GET INVOLVED IN CODY ROUGE?
COMMUNITY FACILITY PROJECTS

Employment Cluster:
- Detroit Diesel
- Mercedes-Benz R&D

Employment Cluster:
- Detroit Manufacturing Systems
- Sherwood Foods
- VernDale

Education & Employment Cluster:
- Ford Motor Company
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Legend:
- Skillman Neighborhood
- Cody Rouge
- Parks and Landmarks
- Project A: New Hub
- Project B: Existing Hub

Motor City Mapping - Occupancy Status:
- Occupied
- Unoccupied
Project A: New educational hub

Comprehensive, transformative neighborhood initiative including schools and housing

- Reduce blight in community by both renovation and demolition/new construction
- Stabilize families – connect to schools and support services (Family Resource Center)
- Provide affordable housing and retain occupancy

PHASE I
Former Dixon Elementary School
Address: 19500 Tireman
Building: 56,210 SF
Proposed project: Newly renovated high school, 669 students

PHASE II
Former Kosciusko Elementary School
Address: 20220 Tireman
Building: 30,000 SF
Proposed project: Newly constructed Family Resource Center, 130 students
Project B: Stabilizing an existing hub

Stabilization of a key community hub and its surrounding housing

- Stabilize Center’s operational model
- Stabilize neighborhood families – connect to schools and support services
- Promote homeownership
- Provide quality affordable housing
WHAT WORKED?

WHAT FAILED?
LESSONS LEARNED

There is no playbook – just attack it
Don’t take a cookie cutter approach

Gather and use data, not just anecdotes
Infrastructure matters – harness it, nurture it, or build it

Every neighborhood has a future
CDFIs need to lead; we already have banks