The Problem

Federal affordability requirements are set to expire for more than 45% of the affordable housing units in Detroit by 2023. Additionally, much of the affordable housing stock needs rehabilitation and repair. With thousands of low-income families at risk of sharp rent increases and possible displacement from their homes, preserving and producing affordable housing has become a pressing challenge for the city.

Our Solution

Enterprise has been selected by the City of Detroit to lead a multi-organization team that will drive its housing preservation efforts. With the city committing millions of dollars in funding to produce and preserve affordable homes, our efforts will focus on developing a prioritization framework for the initiative, creating comprehensive property-level action plans, and monitoring the implementation progress.

The Preservation Initiative will address three housing types: multifamily regulated, which includes apartment buildings with any form of rent or income restriction; multifamily nonregulated; and scatter-site units, which are single family homes or duplexes developed as affordable rental housing.
Taking Action
In collaboration with the rest of the project team, Enterprise will deliver a multi-phase approach:

PHASE 1: PRIORITIZE
• Convene intergovernmental group with key agency stakeholders.
• Develop prioritization framework for at-risk affordable housing.
• Build and manage a new affordable housing database.
• Create a supporting data maintenance guide and training program.

PHASE 2: DEVELOP ACTION PLANS
• Design targeted interventions for prioritized properties.
• Identify additional public and private funding support.
• Develop a technical assistance program and resource network for affordable housing owners.
• Provide critical guidance on NOAH preservation and tenant retention strategies.
• Recommend cost-effective energy efficiency measures to control long-term operating costs.
• Design a set of policies to support preservation and strengthen tenant protections.
• Engage tenants to inform preservation planning.
• Develop a lease-purchase program for single-family homes.

PHASE 3: IMPLEMENT AND MONITOR
• Establish benchmarks and report on progress toward preservation goals.
• Implement action plans.

OUTCOMES
The goals of the preservation effort are as follows:
• Preserve long-term affordability, prevent displacement and improve housing quality for at least 2,000 units of regulated affordable and naturally occurring affordable housing (NOAH).
• Develop lease-purchase program to convert an estimated 700 low-income renters in scatter-site units to homeowners.
• Build and maintain affordable housing database.
• Improve developer capacity for preservation through technical assistance.

Project Team
• Cinnaire
• Cleveland Housing Network
• Community Investment Corporation
• Data Driven Detroit
• Elevate Energy
• Enterprise Community Partners
• United Community Housing Coalition

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10,000
Number of affordable homes whose federal affordability requirements are set to expire by 2023.

“With Enterprise leading this effort, we’ll ensure Detroiters are able to stay in their homes and participate in our city’s revitalization.”
–DONALD RENCHER, DIRECTOR OF HOUSING AND REVITALIZATION, CITY OF DETROIT

10,000
Number of affordable homes whose federal affordability requirements are set to expire by 2023.