

# AFFORDABLE HOUSING PRESERVATION

*Leading a multi-organization project team to develop and implement a comprehensive affordable housing preservation initiative for the City of Detroit.*

## 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.

# 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

## Project Team

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