



## Building the Preservation Road Map

Across the city, Detroit continues to experience redevelopment and growth. In an effort to ensure all Detroiters benefit from the continued investment, the City of Detroit created the [Preservation Partnership Initiative](#) to proactively develop preservation strategies for existing affordable housing properties. Leading this initiative is [Enterprise Community Partners, Inc.](#), who is working with multifamily affordable housing property owners, in partnership with [Elevate Energy](#) and [United Community Housing Coalition](#), to develop **long-term preservation plans**. Working with regulated and non-regulated property owners throughout the city, the team is providing full-service support for preservation, which may include:

### Strategy to Preserve Affordability:

- Develop an action plan to preserve affordability and rehab the property as needed
- Complete an “As Is” Analysis
  - Organization and partnership structure
  - Financial health
- **Elevate Energy** tailored suite of services
  - Benchmarking & assessments
  - Recommend cost-saving improvements
  - Identification and coordination of grants and incentives
  - Feasibility for solar and/or green certification
- Coordination with various technical assistance and service providers
  - Capital needs assessments
  - Property management
  - Compliance assistance
  - Uniform Relocation Act (URA) assistance (**UCHC**)
- Connections to experienced affordable housing developers
  - Partnership opportunities
  - Sale/acquisition opportunities

### Capitalization Strategy:

- Develop re-capitalization strategy, if needed
  - Evaluate and recommend affordable housing financing tools
- Coordination with government partners, including the City, DHC, MSHDA, and HUD
  - Coordinate with LISC and the Detroit Housing for the Future Fund (DHFF)
- Coordination with various affordable housing funders
  - Traditional lenders and CDFIs
- Connections to financial technical assistance providers
  - Pro forma development
  - Application assistance/management

### Tenant Engagement and Communication:

- While developing the redevelopment and financing plans, **UCHC** will
  - assist with tenant engagement
  - develop and execute an effective communication strategy
- During redevelopment activities, if need, **UCHC** will provide a wide range of temporary relocation services
  - Identifying available units
  - Collecting vital documents