



Front Entry Rendering

# FELLOWSHIP ESTATES

*AMANDLA COMMUNITY DEVELOPMENT CORPORATION | DETROIT, MI*



**Felicia Turner** has served in a leadership position in the Community Development Industry for more than 20 years. Early in her career, as Housing Director in a Detroit based CDC, she learned the nuts and bolts of the development of affordable housing. It was during this time that she was introduced to the use of the Low Income Housing Tax Credit and the HOME programs. She and her team went on to develop a total of over 174 affordable housing units, valued at approximately \$19M in investment on Detroit's Northwest side. Shortly thereafter, she went on to become the Executive Director of another Detroit based agency which had an operating budget of over \$1M, and engaged in larger scale housing development

projects. She also took on the new challenge of managing a real estate development portfolio totaling over \$50M. Currently, Ms. Turner serves as the Executive Director of the Amandla Community Development Corporation, where she manages daily operations and various programs designed to serve low- and moderate- income families. She is also actively engaged in the development of 160 affordable housing units.

# SCHEMATIC PROJECT

## PROJECT SUMMARY

Located in a residential neighborhood in Northwest Detroit, the project site is adjacent to the Fellowship Chapel Church. The 10 - acre site is located 1 block south of Outer Drive, which serves as mass transit and offers a number of commercial services. The Fellowship Estates project is the second phase of an overall re-development plan, which grew out of the ministry of the Fellowship Chapel Church. It would serve as the housing component of the planned "Village Community".

The project was designed to meet the specific housing needs of the senior population. Support from DTE Energy, the project will be developed using state of the art, energy efficient, technologically sound and secure housing that will be developed according to green building standards. Seniors will be able to benefit from the convenient supportive services. These services will include an on-site fitness center, laundry facilities, health screenings and personal grooming services. In addition, transportation services may be available for them to travel to and from medical appointments and off-site shopping. The site was designed to offer common areas that will encourage socialization and to provide added security. The professionally landscaped site will be complete with walking paths, a pond, and a fountain to add to the beauty of the site

## INSTITUTE OUTCOMES

- We want to keep the original concept for the project intact while incorporating new design elements.
- Our initial concept for the project were more suburban, but we realized it should be more urban and maintain the street grid. We would like to see what others are doing in terms of urban design.
- We want to learn what techniques designers are using to make affordable projects that don't look affordable.



Duplex Front Elevation

## PROJECT INFORMATION

### DEVELOPMENT STRATEGY

- New Construction
- Transit-Oriented Development

### HOUSING TYPOLOGY

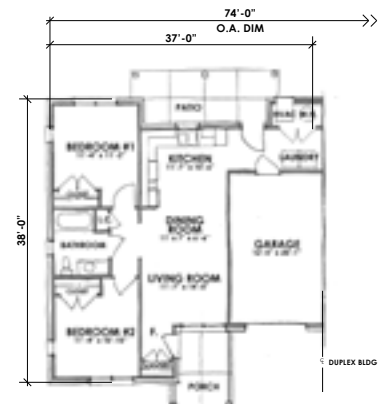
- Senior Housing

### RESIDENTIAL UNIT INFORMATION

- 2 three-story buildings each containing 70 units
- 2 phases of 5 duplex buildings each containing 10 units
- 126 one-bedroom (650sf) units
- 14 two-bedroom (850sf) units
- 20 two-bedroom (950sf) Units

### NON-RESIDENTIAL FEATURES

- Community Space
- Offices
- Service Space
- Open Space
- Recreation/Exercise Room
- Other: Transportation Services



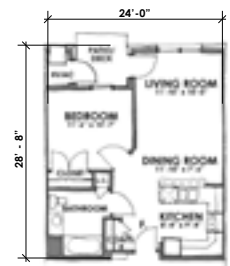
Duplex Unit P-1 Floor Plan



Site Plan



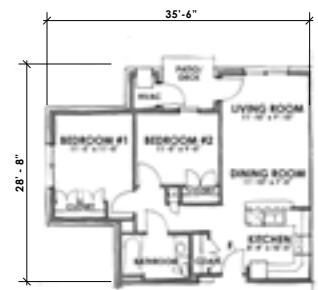
Neighborhood Plan



Unit A-1 Floor Plan



Apartment Building Floor Plan



Unit B-1 Floor Plan



Front (Street) Elevation



Right Side Elevation