Steven C. Flum is an architect that established the architectural firm Steven C. Flum, Inc. in 1991. He is grateful to his many clients for the 25 years of professional service. Clients that have brought a diversity of building types that have included historic preservation, commercial retail and office, industrial, market rate and affordable housing. He earned a bachelor’s degree in architecture from Lawrence Technological University, Southfield, Michigan. He holds Michigan licenses in architecture and building, and a state certification as an experienced historic architect. Mr. Flum has served on many civic and philanthropic organizations. Service has included Commission of the Detroit Housing Commission and was appointed by the governor to serve on the Michigan State Board of Architects. Mr. Flum has committed his professional career to redeveloping urban space in creative ways which respect the historic built environment, conserving environmental resources, promoting economic investment, and improving the social fabric.

Andrew (Drew) Creamer is owner and managing member of Nova Development Group of Detroit, a seasoned general building contractor and licensed building contractor working on Low Income Tax Credit, Neighborhood Stabilization, and American Reinvestment and Recovery Act Weatherization Assistance Program projects. Drew comes with extensive experience in grant administration, construction management, housing development and real estate/property management. Prior to working with Nova, Creamer served as Property Manager for the City of Detroit Housing Commission from 1995 to 1999. There he earned experience in affordable housing community relations, capital asset management and HUD Housing compliance. He additional development/construction management expertise from his time as the Director of Housing for Volunteers of America, Michigan Affiliate, from 1999/2000. He has been dedicated to Nova Development ever since.

SCHEMATIC PROJECT
**PROJECT SUMMARY**

Mack/Alter Housing is the new “steel” construction of a 36-unit rental community located on Detroit East side just south of the Mack/Alter shopping center. It is near bus routes on Charlevoix and Alter, thus giving it easy access to downtown and other major employment, shopping, and entertainment areas. The location has several retail centers within a few miles.

With decent housing above the City average, it is worth the investment to preserve the neighborhood, and less expensive than allowing vacant and dangerous buildings to remain in the neighborhood, possibly engendering further decay.

The City of Detroit and the Detroit Land Bank are the sellers of the land. Before approving site control, the City must determine design and density parameters for the development in conjunction with area residents.

The total project cost is approximately $6 million. This request for Detroit HOME funding of $750,000 and the proposed LIHTC equity of $5.25 million from NEF are the two funding sources.

**INSTITUTE OUTCOMES**

- We want to understand how best to present the project and gain neighborhood support for the level of density we are proposing.
- We want to understand what the particular benefits are for this middle-density type of housing.
- We want to promote the use of new building technologies, including shipping containers, in the city of Detroit.

**PROJECT INFORMATION**

**DEVELOPMENT STRATEGY**

- New Construction

**HOUSING TYPOLOGY**

- Multi-Family (Mid-High Rise)

**RESIDENTIAL UNIT INFORMATION**

- 36 rental units, 33,280 sf divided into three buildings on three separate parcels
  - Parcel A: 16 Units, 14,400 sf
  - Parcel B: 10 Units, 9,440 sf
  - Parcel C: 10 units, 9,440 sf
- 7 three-bedroom
- 17 two-bedroom
- 12 one-bedroom

**NON-RESIDENTIAL FEATURES**

- 45 off-street parking spaces
- 4 accessible parking spaces