

# DELRAY HOME IMPROVEMENT PROGRAM

The Gordie Howe International Bridge project is a once-in-a-generation undertaking. Not only will the project deliver much-needed transportation improvements for international travellers, it will also provide jobs and opportunities for growth to the Windsor, Ontario and Detroit, Michigan region. A key project element is the inclusion of a Community Benefits Plan.

The Community Benefits Plan was developed in consultation with local residents, businesses, elected officials and other stakeholders. Based on feedback and requests from the Southwest Detroit community, the project team has incorporated the **Delray Home Improvement Program**, a **\$4 million (CDN)** program that helps residents undertake home repairs for properties located in Delray.

The project team has engaged **Local Initiatives Support Corporation Detroit (LISC Detroit)** to administer the Delray Home Improvement Program throughout 2021-2024, as funding permits. LISC Detroit brings extensive experience managing similar programs in the Detroit area.

## PURPOSE

The Delray Home Improvement Program is a free home repair program for eligible homes or duplexes in the area surrounding the Gordie Howe International Bridge and US Port of Entry construction site in the Delray, Detroit neighborhood.

Successful applicants may receive items from the pre-approved repair/replacement list, based on an assessment of the home, with a per-house cap of \$20,000 (USD).

## IMPROVEMENTS OFFERED INCLUDE:



**Roof repair and/or replacement**



**Window and/or door replacement**



**Roof and/or wall insulation installation**



**Repair or replacement of heating, ventilation, and/or air-conditioning (HVAC) unit**



## BOUNDARIES AND TIMING

The program boundaries for the Initial Catchment Area (Target Area 1), with construction taking place spring 2021 through 2022, are:

- Interstate-75 (I-75) to the north
- Clark Avenue/South Clark Street to the east
- West End Street to the west
- West Jefferson Avenue to the south.

If funding remains, outreach and construction services will be offered to eligible properties located in:

- West Delray in 2023 (Target Area 2)
- Carbon Works in 2024 (Target Area 3)



## ELIGIBILITY

- Residential properties located within the program area that are in need of one or more of the available repairs.
- An on-site inspection will determine the scope of repairs for each property and confirm if the house is safe for contractors to proceed with the repair work.
- Before proceeding in the home improvement program residents will need to:
  - confirm enrollment in a payment plan if a review of property tax status shows the residence is at risk of foreclosure, and/or
  - resolve any outstanding blight violation(s) associated with the property.



## PREPARING FOR INSPECTION

LISC Detroit will engage **Bridging Communities, Inc. (BCI)** as the construction manager for the Delray Home Improvement Program. LISC and BCI will work with qualified contractors to perform the home repair services.

Homes need to be safe and accessible for inspectors, staff and contractors to work in, as well as in a condition that will not work against the improvements being installed. A home inspection will assess a property's need for the eligible repairs and help confirm these details:

- no major holes in walls, ceilings or floors
- no water leaks in ceilings (electrocution risk)
- utilities are on and functional
- access to necessary work areas, including proper egress from basement, and
- any other items deemed important for the assessment at the time of the inspection.

An inspection assessment will determine scope of repairs and priority scheduling. Residents will be responsible for addressing unsafe work conditions before contractors can proceed.

## HOW TO APPLY

- ✓ Determine eligibility. Property owners or tenants can apply.
- ✓ Visit **GordieHoweInternationalBridge.com** for additional information.
- ✓ Submit an application at any time:
  - Online through the link at **GordieHoweInternationalBridge.com**
  - Complete and mail a paper application to LISC Detroit at 3031 W. Grand Blvd, Suite 560, Detroit, MI 48202.

In addition to basic contact information, applicants can expect to provide details about:

- the type of property (single or duplex)
- property ownership
- the number and type of residents currently living at the property (e.g. seniors, children, residents with disabilities, etc.)
- tax status. Taxes do not need to be current to apply but enrollment in a payment plan will need to be confirmed if property tax status shows that the residence is at risk of foreclosure.

Once the application is received, LISC Detroit will work with the applicant to arrange any additional paperwork and to schedule an initial assessment of the home.

*Applicant information will not be shared with organizations outside of the Delray Home Improvement Program.*

## SAFETY PROCESSES

Contractors and homeowners will follow the COVID-19 protocols adopted by the City of Detroit's Housing and Revitalization Department as approved by the City of Detroit's Health Department.

Since the scope of the eligible repairs do not include removing health and safety items like lead and asbestos, residents can remain in their home during the repair process.



## CONSTRUCTION QUALITY STANDARDS

Contractors for the Delray Home Improvement Program are responsible for safe lead practices by staff and subcontractors. All contractors will have a current State of Michigan Builder's License and all work will be subject to the permit and inspection process of the City of Detroit, Buildings and Safety Department and must comply with:

- 2015 Michigan Residential Code
- 2015 Michigan Rehabilitation Code
- 2015 Michigan Energy Code

## REQUEST AN APPLICATION

Contact us for more information and to request an application form:

1-844-322-1773

info@wdbridge.com



GordieHoweInternationalBridge.com



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