

## INTRODUCTION

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 developed the Delray Home Improvement Program, a \$4 million (CAD) 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 through 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 roof replacement
- window and/or door replacement
- roof insulation installation and/or wall insulation installation
- repair or replacement of heating, ventilation, and/or air-conditioning (HVAC) unit.

## IMPACT AREA

The program serves residents in the area surrounding the Gordie Howe International Bridge in Delray, Detroit. The program boundaries 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.

## PROGRAM TIMING

### INITIAL CATCHMENT AREA

- **2021/2022** – Public outreach and construction services to eligible homes in Target Area 1 (as shown above)



## **SECONDARY CATCHMENT AREA (TENTATIVE)**

- **2023** – If funding remains, outreach and construction services to eligible homes in Target Area 2 (West Delray)
- **2024** – If funding remains, outreach and construction services to eligible homes in Target Area 3 (Carbon Works)

## **PROGRAM ELIGIBILITY**

- Residential properties located within the eligible program area that are in need of one or more of the available repairs are eligible for improvements. 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.
- If a review of property tax status shows that residence is at risk of foreclosure, the resident will need to confirm enrollment in payment plan before proceeding in the home improvement program.
- If a review identifies that a property has outstanding blight violations, the resident will need to resolve the blight violation before proceeding in the home improvement program.

## **APPLICATION PROCESS**

Packages including information about the program and how to apply, as well as a paper application form, will be mailed to all households within the eligible program area in early 2021.

Visit [GordieHoweInternationalBridge.com](http://GordieHoweInternationalBridge.com) for additional information and a link to the online application form. Property owners or tenants can apply. 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.), and if taxes are current. Applicant information will not be shared with organizations outside of the Delray Home Improvement Program. Taxes do not need to be current to apply.

Applications can be submitted at any time. Once received, LISC Detroit will work with the applicant to arrange any additional paperwork and to schedule an initial assessment of the home. The home must be safe and accessible for the inspector to assess the property.

## **PREPARING FOR INSPECTION**

LISC Detroit will engage Bridging Communities and Michigan Minority Contractors Association, as well as other capable and suitably qualified contractors as needed to perform the home improvements under this program. Homes need to be safe for 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 functioning
- 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.

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

## **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

## **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.

## **QUESTIONS?**

Email [info@wdbridge.com](mailto:info@wdbridge.com) or call 1-844-322-1773 (toll-free). Spanish translation is available upon request.