



Michigan Historic Preservation Network and Detroit Land Bank Authority Partner to Rehab Historic Homes

May 6, 2020



On May 6, 2020, the Michigan Historic Preservation Network (MHPN) and Detroit Land Bank Authority (DLBA) signed a partnership to rehab five homes in the Russell Woods Historic District in Detroit.

The DLBA began its Rehabbed and Ready Program in 2015 to strategically rehab and sell properties in the DLBA's inventory on the traditional housing market. The Program aims to reduce blight, increase rates of homeownership and grow Detroit's stock of turn key ready homes in the city's middle-class neighborhoods. It stabilizes depressed property values in Detroit's neighborhoods and sets prices to create strong comparable sale prices to push the market. Strong property values create equity for longtime residents of the city's neighborhoods, spur private development of owner-occupied, single family homes, and support increased mortgage origination.

Russell Woods Historic District is Detroit's largest historic district with 884 homes located within 32 city blocks. Most homes were constructed in the 1920s and 30s in the Tudor and Colonial Revival styles. Properties throughout the neighborhood were in generally good condition when the area was designated in the late 1980s and even with population decline and disinvestment, a number of homes remain in fair to good condition. However, those that have deteriorated strain the potential revitalization of the neighborhood.

The work in Russell Woods will be the Rehabbed and Ready programs first venture into a historic district. The partnership with MHPN will bring knowledge of historic preservation practices and understanding of the *Secretary of the Interior's Standards for Rehabilitation* to the project team. It will ensure the work respects the historic character, special features/materials and history of each property.

The five homes are owned by the DLBA and were selected based on condition and proximity to one another to allow for the greatest impact on the neighborhood as a whole. Look for efforts to begin in Summer 2020.



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