

Piquette Square – Detroit, MI

Supportive Housing for Homeless Veterans



Piquette Square

This unique new construction project in Detroit combines 11,000 square feet of commercial and common space with 150 units of permanent supportive housing for homeless veterans. It is a unique collaboration between Southwest Housing Solutions, Southwest Counseling Solutions, John Dingell VA Medical Center and the Veterans Benefit Administration.

Owner/Sponsor: Southwest Housing Solutions

Property Management: Southwest Housing Solutions

Service Provider: Southwest Counseling Solutions

Tenant Profile: Veterans experiencing homelessness

Service Approach: Detroit Regional Office to provide supportive services and housing opportunities, in collaboration with John Dingell VA Medical Center.

Key Features and Innovations:

- Approximately 18,000 individuals experience homelessness in Detroit each year—4,000 being veterans.
- 150 project-based vouchers administered by the Michigan State Housing Development Authority, including 25 HUD VASH project-based vouchers.
- In addition to on-site service space, the project is located within one mile of the John Dingell VA Medical Center, which will provide greater access to inpatient and outpatient services.
- The project is situated on the site of the historic Studebaker factory, which was destroyed by a fire in 2005.
- Once completed, this will be the largest supportive housing project in the state of Michigan.

Financing Information

Capital

MSHDA Tax Exempt Bond	\$10,000,000
LP Capital Contribution	\$6,713,770
GP Capital Contribution	\$519,026
MSHDA HOME Funds	\$1,744,447
FHLB AHP	\$500,000
Wayne County	\$510,000
Brownfield Credit	\$1,664,802
Deferred Developer Fee	\$295,204
Total	\$21,947,249

Operating (Annual)

150 Project-Based Housing Choice Vouchers

About Southwest Solutions

Southwest Solutions is the holding company of Southwest Counseling Solutions and Southwest Housing Solutions. Southwest Solutions is nationally recognized as a model of holistic community building, as a leading provider of both human services, housing and economic development in Southwest Detroit.

Southwest Counseling Solutions (SWCS) encompasses a broad range of programs for children, youth, adults and families. All these programs provide services that enable and empower individuals and families to change their lives toward a healthier and more hopeful future. SWCS is a contracted, community mental health provider, providing mental health counseling, advocacy and support services. Additionally, SWCS serves individuals and families who are homeless by connecting them with housing and a full range of support services. Supportive housing brings together the housing and counseling sides of Southwest Solutions to create an innovative strategy for ending homelessness and highlights the deep commitment to the principle that homelessness can be resolved.

Southwest Housing Solutions (SWHS) leads community revitalization in southwest Detroit by developing and managing innovative projects and services that are an asset to the community, advancing opportunities for a rich mix of population, enhancing economic potential, and offering a special focus on affordable and supportive housing. SWHS has developed, owns and manages 375 units of affordable housing utilizing LIHTC and 36,000 square feet of fully leased street-front retail space in 24 properties. SWHS has financing commitments in place to develop an additional 241 units of housing and 40,000 square feet of retail and office space in six properties.

CSH and the Sponsor

CSH and Southwest Solutions have partnered on a variety of integrated supportive housing projects in southwest Detroit. Both continue to work together to create supportive housing opportunities, build an array of available services, and build community awareness around homelessness and “Moving Forward Together”—the 10-year plan to end homelessness in Detroit. CSH provided predevelopment and acquisition lending, totaling \$376,000, and great deal of technical assistance for the Piquette Square development.

About CSH

CSH transforms how communities use housing solutions to improve the lives of the most vulnerable people. We offer capital, expertise, information and innovation that allow our partners to use supportive housing to achieve stability, strength and success for the people in most need. CSH blends over 20 years of experience and dedication with a practical and entrepreneurial spirit, making us the source for housing solutions. CSH is an industry leader with national influence and deep connections in a growing number local communities. We are headquartered in New York City with staff stationed in more than 20 locations around the country. Visit csh.org to learn how CSH has and can make a difference where you live.



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