

Michigan Bell Building - Detroit, MI

155 new units of supportive housing for homeless individuals



Michigan Bell Building

This acquisition and rehabilitation project in Detroit, MI of a local historical landmark combines over 74,000 sq. ft of commercial and common space and 155 units of permanent supportive housing for long-term homeless individuals.

Owner/ Sponsor: Neighborhood Service Organization

Property Management: KMG Prestige

Service Provider: Neighborhood Service Organization

Tenant Profile:

Individuals experiencing homelessness who have a disability, including those who have been homeless for long periods of time, those with mental health concerns, substance abuse history, and/or co-occurring conditions.

Key Features and Innovations:

- Over 19,000 individuals experience homelessness in Detroit each year
- The project has 155 project-based vouchers administered by the Michigan State Housing Development Authority.
- In addition to on-site residential space of over 178,000 square feet, the project also has over 74,000 sq. ft. of commercial space to accommodate over 200 agency staff.
- The project features a wide range of on-site community and recreational spaces including a gym, chapel, art studio, music room, and computer lab.
- The largest supportive housing project in the state of Michigan.

CSH and the Sponsor

CSH and Neighborhood Service Organization have partnered on a variety of projects designed to aid homeless individuals and families in Detroit. Both continue to work together to create supportive housing opportunities, build the array of available services, and build community awareness around homelessness and “Moving Forward Together”, the 10 Year Plan to End Homelessness in Detroit. Currently, CSH and NSO are collaborating on the Detroit Frequent Users Service Engagement (FUSE) Project to house frequent users of jails and hospitals in Detroit and build on the growing body of best practice research into the positive effects of supportive housing.

For the Bell Building Project, CSH has been providing technical assistance since its inception and also provided a predevelopment loan for \$50,000 and a \$1.3M bridge loan.

Financing Information

Capital

MSHDA LIHTC	\$21,893,430
Federal and State Historic and Brownfield Tax Credits	\$10,391,388
Detroit & Wayne County HOME & CDBG	\$6,150,000
Sponsor Leverage Loans	\$5,088,628
New Market Tax Credits	\$1,992,701
Deferred Developer Fee	\$1,296,343
NSO Bell Commercial	\$325,731
Philanthropic	\$49,124
Total	\$47,187,345

Operating (Annual)

155 Project Based Housing Choice Vouchers	
HUD PSH Grant	\$400,000

About NSO

Founded in 1955, NSO is the largest organization in Michigan serving older adults with mental illness and is the only 24-hour/7 days a week organization serving chronically homeless people who have nowhere else to go due to behavioral difficulties, mental illness or because they use wheelchairs. NSO is recognized as one of the leading non-profit organizations in Detroit in working to revitalize the community.

NSO provides support to people with developmental disabilities, mental illness, and substance abuse and gambling addiction disorders. Additional services include crisis intervention, support services to the homeless, home-based Head Start, youth violence prevention, intergenerational custodial support services, and community development.

NSO has residential development experience, working as a co-partner with Pathway Senior Living on an 83-unit senior development. The organization also acts as an approved MSHDA Housing Counseling Agency, contracts with the Michigan Department of Community Mental Health for Shelter Plus Care subsidies, and is a lead provider of Tenant Based Rental Assistance and Homeless Assistance Recovery (Housing Choice Vouchers).

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 of 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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