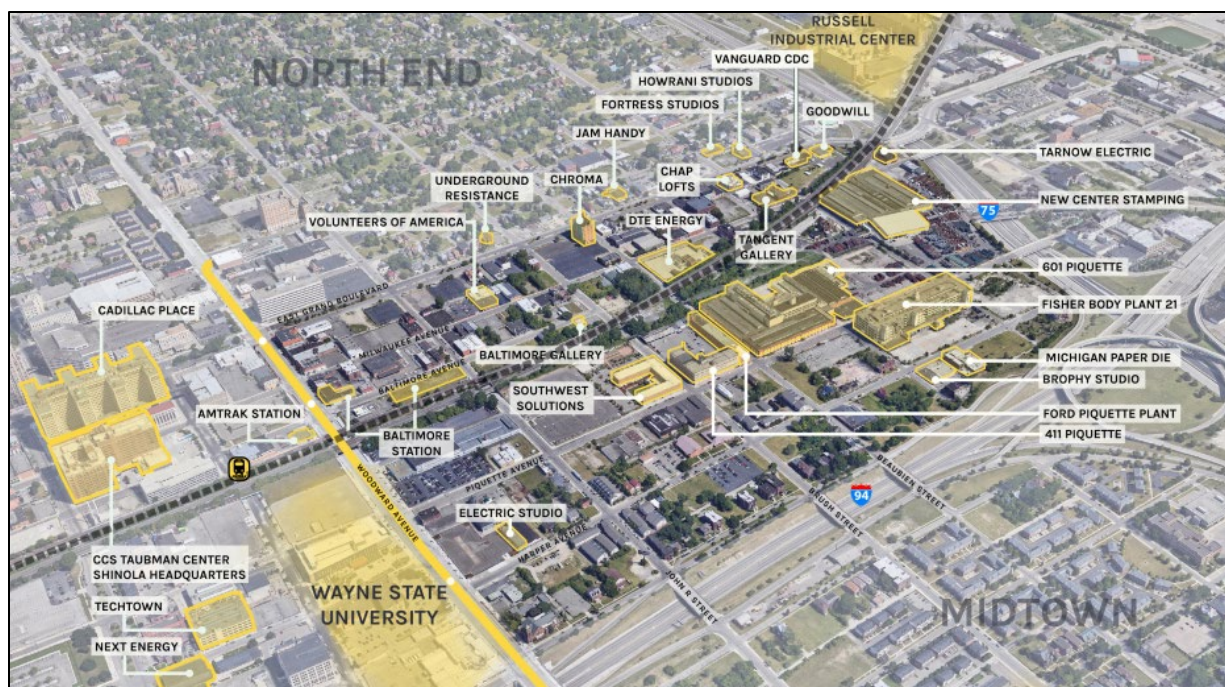




Milwaukee Junction District Framework Study: Implementation + Impact Report

June 2023



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Cover: Ford Piquette Avenue Plant

Introduction

In 2018, the **Detroit Local Initiatives Support Corporation** (LISC Detroit) engaged **Detroit Future City** (DFC) to facilitate a framework study process for the Milwaukee Junction neighborhood as part of [LISC's National Community-Centered Economic Inclusion Approach](#), developed in partnership with The Brookings Institution. This approach aims to build wealth within underinvested communities and reduce economic inequities by connecting more people, places, and small businesses to regional economic opportunity. The initiative builds upon LISC's decades of experience working as a convener, investor, and capacity builder in 38 cities and rural communities across the country.

This document summarizes the changes that have occurred in the Milwaukee Junction District since the completion of the [Milwaukee Junction District Framework Study](#) in 2019, highlighting the work of [Vanguard Community Development Corporation](#) as well as other stakeholders and developers. Since the publication of the Framework Study, the Milwaukee Junction area has continued to develop as a growing, mixed-use district, with numerous development projects currently planned or underway.

Listed below are the General Recommendations, Early Action Priorities, and Catalytic Projects contained in the Framework Study, followed by brief updates regarding the status of these recommended strategies. It is not possible to capture all of the activity that has occurred within the district in the past three years, but these summaries give a general sense of what has been accomplished and what work lies ahead to continue to make progress toward the goals outlined in the community-centered framework.



Since launching this initiative, **LISC Detroit** has provided over \$650,000 in grants to community-based organizations in Milwaukee Junction to increase their capacity in support of equitable economic development. The investments have supported creative placemaking, public space improvements, and small business growth and sustainability initiatives in the district. **LISC Detroit** continues to work with and support **Vanguard CDC** and **Detroit Future City** to implement and update the 2019 Milwaukee Junction District Framework Study.

General Recommendations

(See Framework Study Pg. 40)

1. **Encourage development of a vibrant, mixed-use, mixed-income district within the study area, while respecting the area's rich historical legacy and protecting the interests of current residents, businesses, and organizations.**

At the time the Milwaukee Junction Framework Study was released in mid-2019, development momentum in the Milwaukee Junction area was starting to grow. The onset of the COVID-19 global pandemic in early 2020 had a significant impact on Detroit's economy, but it did not halt development activity in Milwaukee Junction. As described below, several development projects have been completed and additional developments have been announced.

Several new buildings and businesses have opened in Milwaukee Junction in the last few years. Many of the new businesses enhance the area's long-standing reputation as a center for art, music, and nightlife. New housing developments have also been announced, which will increase the residential population in the area and strengthen the mixed-use, walkable character of the district.

[Chroma](#), a multi-story, multi-tenant development by [The Platform](#) opened in 2021. The building located at 2937 E Grand Boulevard includes office, co-working, and event spaces. Chroma's website lists 39 tenants and co-working members, including a variety of non-profit and creative sector businesses, with additional space still available.

[Method Development, LLC](#) acquired almost an entire block of buildings between St. Antoine and Oakland Ave. and has been renovating them since 2020. The building at [2857-2863 E Grand Boulevard](#) is a mixed-use development with first floor commercial space and two floors of loft-style apartments. First floor tenants already include Vault of Midnight Comics and I M Weiss Gallery. The 60,000 square foot building at [6540 St. Antoine](#) is also being redeveloped for office and commercial use. The latter development is directly across the street from the [Dodge Building](#), an early adaptive reuse project in Milwaukee Junction supported by **LISC Detroit**.



The Platform: Chroma

Adjacent to Chroma are two new and highly acclaimed restaurants: Oak & Reel and Freya. Each restaurant also has an adjacent bar (The Upright and Dragonfly). Baobab Fare, which opened down the street at the corner of E Grand Boulevard and Woodward in 2021 has also garnered many accolades, including being named Best New Restaurant in Detroit by the Detroit Free Press in 2022. This restaurant was started by refugees from Burundi and serves East African cuisine. Two new coffee shops have opened

in the area. Milwaukee Caffe is a walk-up coffee bar adjacent to Kiesling bar. The Gathering Coffee Company describes itself as a “philanthropic coffee company” with a community-minded mission. In 2021, plans were announced to renovate the historic Stanley Hong’s restaurant building at [265 E Baltimore](#) for use as a music and performing arts venue.

In the Framework Study, the property at [234 Piquette](#) was highlighted as a potential catalytic project. At the time, this historic single-story industrial building was owned by the City of Detroit. The City issued a Request for Proposals (RFP) for this property in January 2020, using the Framework Study as part of the marketing package for the property. The RFP was issued right before the beginning of the COVID-19 pandemic. The property was vacant for over two years but is currently under renovation and is being marketed as flexible space for office, retail, food and beverage, and light industrial use. (See Catalytic Projects below.)

2. Support existing businesses and organizations and help them grow. Assist businesses and organizations in danger of displacement due to rising rents and property values.

Vanguard CDC is currently helping to create a District Business Association (DBA) that will include businesses in Milwaukee Junction and the Historic North End. An initial board of directors has been established and the public launch is expected in summer 2023. The purpose of the DBA is to be a vehicle for local businesses to work together to support the business environment in the area and address concerns identified by members. In 2020, **Vanguard CDC** applied for and was accepted into the [Michigan Main Street Program](#) for the Historic North End/Milwaukee Junction Main Street District, only the second commercial district in Detroit to receive this distinction. In conjunction with this program, **Vanguard CDC** established a Main Street Advisory Board that has both business and community members but is more narrowly focused on the Main Street District than the planned DBA.

Since 2020, Vanguard has provided technical assistance to 25 business owners in the North End/Milwaukee Junction area. A façade improvement grant program was also established with a \$30,000 grant from **LISC Detroit**. Thus far, four businesses have been awarded façade grants, including Parks Old Style Bar-B-Q, Submerge, Freya and Grand Haus.

3. Preserve or develop long-term affordable commercial space for small businesses. Create an incubator program to provide support for entrepreneurial and small business growth.

The **Vanguard CDC** community campus has been a de facto business incubator over the past three years, providing reduced rent to minority entrepreneurs. All current entrepreneurs have grown their businesses and are outgrowing their spaces, highlighting the need for additional affordable commercial space. [Atlantic Impact](#), a non-profit organization that runs a job training program centered on the construction trades, is now a service provider for the City of Detroit. Artist Phil Simpson has seen his business grow since relocating to the **Vanguard CDC** campus following the closing of the Baltimore Gallery in Milwaukee Junction in 2019. Vanguard also supports NETTEworks Artistry Entertainment, a neighborhood entrepreneur who has grown her poetry business to multiple locations on the East Grand Boulevard corridor. Cocoon, a small business co-working space is also part of the **Vanguard CDC** campus.

With funding from **LISC Detroit** and the Michigan Economic Development Corporation, Vanguard hosts business support training sessions. For example, in May 2023 they offered a free course for small business owners to learn about business credit. They are also working on a plan to expand their campus by purchasing an adjacent office building creating additional commercial space they can offer at under-market affordable rates to incubate additional locally owned businesses.



Atlantic Impact

Property values in Milwaukee Junction continue to rise along with commercial lease rates. Current listings in the area start in the \$6-25 NNN range, depending on building conditions. As more commercial space is developed, there are concerns that current businesses could be displaced by rising rents. **LISC Detroit and Vanguard CDC**, along with other community partners, are exploring innovative strategies to support small businesses facing displacement.

4. Preserve affordable housing within Milwaukee Junction and encourage new housing that serves a range of households and income levels.

At the time of the Framework Study, there was limited housing development in the Milwaukee Junction study area. Existing housing included a mix of affordable housing developments, small apartment buildings, single-family and duplex homes, and a number of loft condominiums within former commercial buildings. As a sign of the rapidly appreciating market, area condominiums, located primarily along Baltimore, Milwaukee, and Oakland Streets, are commanding very high prices.

[Genesis Villas](#), located in the southwest quadrant of the neighborhood, is an affordable housing infill development which has been in operation for over twenty years. It is owned and operated by MHT Housing, a non-profit affordable housing provider. [Piquette Square](#), a 150-unit permanent affordable housing development for formerly homeless veterans was developed by Southwest Housing Solutions and opened in 2010.

In 2021, a mixed-income affordable apartment building developed by Detroit Catholic Pastoral Alliance and MHT Housing opened at [258 E Milwaukee Street](#), financed in part with Low Income Housing Tax Credits (LIHTC) and including 25 subsidized and market rate one-bedroom units.

Vanguard CDC is an established affordable housing developer and has developed more than 200 housing units in the North End neighborhood. All of its housing development has been north of East Grand Boulevard, adjacent to the Milwaukee Junction study area. [The Marwood & Marston](#) project developed by **Vanguard CDC** and Develop Detroit recently opened and a large scale mixed-income development called [North End Landing](#) is currently under development a few blocks north of East Grand Boulevard.

For-profit housing developers have also been active in Milwaukee Junction. A historic apartment building at 5918 St. Antoine was a vacant shell at the time of the original study but has since been renovated into market rate loft apartments known as the [Elaine Lofts](#). The developer is a for-profit

company called [Design Build Detroit](#), and their website indicates that they have plans to develop additional housing in the same vicinity.

The mixed-use adaptive reuse project by Method Development at [2857-2863 E Grand Blvd](#) mentioned above is nearing completion and includes 18 units of market rate loft apartments.

Two major new housing projects have been announced in the last year for Milwaukee Junction. The most notable is a plan by local developers to renovate the long-vacant [Fisher Body 21](#) auto factory into 433 for-rent apartments, 28,000 square feet of commercial and retail space, and 15,000 square feet of co-working space. Twenty percent of the rental units will be set aside with below-market rents for income-qualified residents.



McIntosh Poris Architecture

The Platform announced plans to renovate the historic Studebaker sales and service center at 411 Piquette into 161 studio, one-bedroom, and two-bedroom loft style apartments to be known as [Piquette Flats](#). The project will provide “workforce” housing for households with incomes between 60% and 120% of area median incomes. Sixty percent of the units will be offered at rents that are affordable to households earning less than 80% of the area median income.

The Platform had previously developed a 23-unit adaptive reuse project at Baltimore and Woodward known as [Baltimore Station](#). This mixed-use, market rate project opened in 2019. Construction on a second phase of Baltimore Station planned for [66 E. Baltimore](#) was halted during the COVID-19 pandemic. The vacant property is still owned by The Platform, but no specific plans have been announced.

New development within Milwaukee Junction is likely to continue to fuel increases in rents and housing prices in the district. Efforts will still be needed to add deeply affordable units to the housing mix and preserve naturally occurring affordable housing where possible.

Undeveloped land remains within Milwaukee Junction that could accommodate new housing development. The area has many large surface parking lots that could be more intensively developed in the future. However, land values have risen significantly as development momentum has increased. The City owns very little land in the area (outside of Fisher Body 21), but the Detroit Land Bank Authority (DLBA) does own several residential parcels on the south end of the neighborhood that could be developed. There are also privately-owned residential lots in the same area that could be used for infill housing.

5. Reinforce existing sub-district clusters, concentrating creative enterprises north of the rail line, developing job creating manufacturing uses in the southeast quadrant and developing new housing options on vacant land in the southwest quadrant.

At the time the Framework was released, new development activity was primarily focused on the north half of the district, where property had recently been re-zoned to SD2 (Special District.) As noted above,

development has continued in this area reinforcing a vibrant mix of food and beverage, entertainment, arts-related, and non-profit businesses.

The announcement of the Fisher 21 Lofts and Piquette Landing projects will change the trajectory of the southeast quadrant of the neighborhood toward more residential and office development and away from industrial use. The Fisher 21 Lofts project will include not only housing but also retail and office space. Some of the smaller industrial businesses in this area appear to be taking advantage of rising property values to market their properties for redevelopment.

This is likely to leave only two large industrial properties in the southeast quadrant: [New Center Stamping](#) and [601 Piquette](#). Given the size and nature of the stamping plant, it seems likely to remain in industrial use for the foreseeable future. The future use of the building at 601 Piquette is less certain. The



Tafari Stevenson-Howard

building has been mostly vacant since the time of the original study. However, it is in good shape and is currently marketed for industrial use. This building could be appropriate for a single large industrial user, subdivided for multiple light industrial tenants, or potentially adapted to non-industrial commercial uses. Given the size of the building, new businesses locating there could be an important source of job opportunities for local residents. If new industrial tenants are identified, it will be important that

they be compatible with the new non-industrial developments planned for the area.

For the southwest quadrant of Milwaukee Junction, it is likely that new housing or mixed use development will remain both possible and desirable. This is one of the only places in the district where the City and DLBA own vacant property. As redevelopment of the area continues, there is likely to be more demand to develop these parcels and housing would be an appropriate use.

6. Discourage expansion of satellite parking lots and encourage infill development on existing lots to create greater density and improve the pedestrian environment.

Although surface parking still occupies a significant amount of land in Milwaukee Junction, there has not been any expansion of satellite parking lots since the Framework Plan was completed. Although the proposed Fisher 21 Lofts development does include a large area of surface parking, this parking will be kept to the periphery of the neighborhood and will not undermine the pedestrian character of the district.

7. Prioritize preservation and adaptive reuse of historic building stock over demolition wherever possible.

Redevelopment in the area has been focused on the preservation and adaptive reuse of existing buildings. This trend is likely to continue. No plans to demolish historic buildings in the area have been announced at this time. There are multiple historic districts within the overall Milwaukee Junction District which can

provide some impetus for continued preservation. For example, the historic Peerless Weighing Machine Factory at [603 Milwaukee St.](#) was purchased by a developer in 2021 and is currently under renovation.

Until recently, it was not clear that the Fisher Body 21 plant would escape demolition since several previous attempts at redevelopment had failed to gain traction. However, the most recent Fisher 21 Lofts plan would preserve an important part of Milwaukee Junction's role in Detroit's automotive manufacturing history.

8. Invest in public infrastructure and streetscape amenities throughout the district, with special emphasis on the East Grand Boulevard corridor and the pedestrian connections to the Q Line streetcar stations.

Vanguard CDC is leading the improvement of the streetscape along East Grand Boulevard with new signage, banners, seating, and landscaping. (See Early Action Priorities section below.) A significant grant was received from the Knight Foundation to support this project. The project is well underway with additional improvements planned for 2023.

At the time of the Framework Study, The Ford Piquette Avenue Plant Museum had been planning streetscape improvements along Piquette Street in order to improve the visitor experience between the museum and the Amsterdam Q Line Streetcar Station. This project has not yet been implemented, due in part to higher priority capital improvements needed at the museum. In the meanwhile, the renovation of buildings at 234 Piquette and 401 Piquette will go a long way toward making Piquette St. more pedestrian friendly. Enlisting the support of these two developments, as well as the planned Fisher 21 Lofts developers, could help catalyze improvements along Piquette Street.



Vanguard CDC

9. Change the zoning on the north side of East Grand Boulevard from B4 to SD2, to mirror zoning on the south side, and encourage development of a unified commercial corridor.

Currently, the north and south sides of East Grand Boulevard have different zoning designations. The south side was rezoned to SD2 (Special District) a few years ago to encourage mixed use, pedestrian-oriented development. To encourage cohesive development, it would be advantageous to extend this zoning designation to the entire Main Street district, which would include the north side of Grand Boulevard as well. The current zoning of B4 (General Business) allows uses that are not compatible with the vision of a pedestrian-oriented district.

The City of Detroit is currently conducting a planning study in the North End neighborhood (north of Milwaukee Junction). It may be desirable to advocate for zoning changes along Grand Boulevard as part of that planning process.

10. Change the zoning of some areas currently zoned M4 (Intensive Industrial Use) to discourage industrial uses that would negatively impact surrounding areas, while still allowing clean industries and light manufacturing uses.

While a portion of Milwaukee Junction was rezoned from industrial use to Special District use, other industrial zoned areas south of the railroad line were not rezoned. The Framework Study recommended down-zoning some of this industrial land to prevent heavy industrial uses that would be inappropriate given the changing character of the neighborhood.

At the time, the fate of the Fisher Body 21 site was unknown, with the idea of redevelopment as residential property seemingly unlikely. That has since changed and it seems that the development of Fisher 21 Lofts is likely to spur even more residential development in the south half of Milwaukee Junction, rather than heavy industry. The New Center Stamping and 601 Piquette properties may remain as M4 zoning, but efforts should be made to minimize the impact of industrial uses on the surrounding areas.

11. Utilize surplus public land to create accessible public open spaces at strategic locations.

The Framework Plan highlighted a triangular piece of surplus land owned by the City of Detroit along Milwaukee Street across from the Tangent Gallery as an opportunity to develop a city-managed park (Milwaukee Railside Park). For the time being, this lot continues to be used in an informal way by the Tangent Gallery and others.

Last year, the City Recreation Department published an update to their strategic park master plan. Although this plan does acknowledge that a gap in park access exists in Milwaukee Junction, no new parks are proposed for the area. As development accelerates in the area and more land is developed, it would be worth revisiting this issue with the Recreation Department. Some portions of the City and DLBA-owned land could be reserved for future park development in the southern half of the neighborhood as well.

Vanguard CDC is developing land it owns along Hastings Street behind its headquarters building into a public open space called Black Bottom Park. The park is an integral part of Vanguard's place making strategy for Milwaukee Junction and they have already hosted numerous community events there.

However, a comprehensive open space plan for the district, including permanent public open space, should be incorporated into future development plans for the district as development intensifies.

12. Connect local employers, incoming businesses, workforce development organizations and local residents to better understand workforce needs and increase the potential for local employment.

As development continues in Milwaukee Junction, this represents an area of opportunity for equitable development. (See Early Action Priorities below.)

13. Encourage greater coordination and collaboration between neighborhood stakeholders. Develop mechanisms for ongoing community engagement and representation in decisions that effects the future development of the area.

Vanguard CDC is leading the establishment of a district management program for Milwaukee Junction that includes a Main Street program focused on East Grand Boulevard, and a broader District Business Association that will encompass the entire Historic North End and Milwaukee Junction neighborhoods. Each of these bodies will help to identify goals for the district and build collaboration across a variety of stakeholder groups. (See Early Action Priorities number 1 below.)

Early Action Priorities

(See Framework Study Pg. 41)

1. Establish a District Management Program

Shortly after the Framework Study was published, **Vanguard CDC** applied for and was awarded Main Street designation by the Michigan Main Street program. The Main Street district includes E. Grand Boulevard, E. Milwaukee Street, and a few other adjacent blocks. **Vanguard CDC** is using the Main Street program to strengthen ties between the Historic North End and Milwaukee Junction areas. Program accomplishments are summarized in **Vanguard's** 2023 [Main Street Impact Report](#).



Main Street District

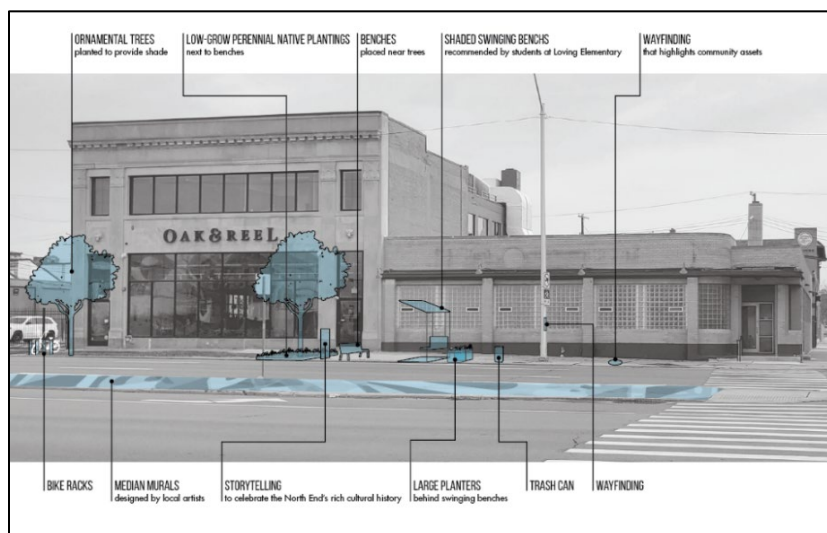
Vanguard CDC developed a [Main Street website](#), cataloged a list of area businesses, conducted a market assessment, and created a Main Street Advisory Committee. The Main Street strategy is built around a 4-point approach that works simultaneously on Organization, Design, Promotion, and Economic Development. **Vanguard CDC** is acting on all four points through streetscape improvements, placemaking and promotional events, district marketing, and business and housing development in and around Milwaukee Junction.

Vanguard CDC is receiving technical support from the Michigan Economic Development Corporation (MEDC) through the Main Street Program. This includes assistance with developing a communication plan, including a monthly business newsletter and new logo and branding materials, and participation in a Real Estate Training Series focused on redevelopment of vacant lots and buildings in the business district. After the training, Vanguard will host planning charrettes with local businesses and community residents. Operational support from **LISC Detroit** supports **Vanguard's** district management activities.

Efforts are also currently underway to develop a business association that includes businesses from all of North End and Milwaukee Junction, beyond the designated Main Street district. **Vanguard CDC** is leading the establishment of the business association which will define its own goals and leadership as it gets more established. A public launch of the District Business Association is expected in summer 2023.

2. Support Short-Term Placemaking Activities And Plan For Comprehensive Improvements

Vanguard CDC is leading an effort to make streetscape improvements along East Grand Boulevard as part of the Main Street program. A major grant was obtained from the Knight Foundation to implement the streetscape project which will include signage, landscaping, and public art. Placemaking is an integral part of the Main Street approach to redevelopment, including physical improvements as well as community events and district branding.



Detroit Collaborative Design Center

At the completion of the framework study, **LISC Detroit** provided a \$20,000 grant to **Vanguard CDC** to make initial improvements to Black Bottom Park, and to activate the park through community events. **Vanguard CDC** intends to continue active programming in the park and has ambitious plans for further improvements including a permanent stage structure that could be used for future events.

A number of activities have been established as annual events including a partnership with Tangent Gallery for activities during the Movement Festival, a Juneteenth celebration, “Bikes on Main”, Small Business Saturday, and other events. A weekly poetry event called “Lyrics and Libations” started in the fall of 2022 and will become another new annual tradition. These placemaking activities encourage a sense of community within the district and draw visitors to the district as well.

3. Promote Workforce Development and Employment Opportunities for Local Residents

As development continues in Milwaukee Junction, connecting residents to job opportunities remains a priority. **Vanguard CDC** has strengthened its relationship with their tenant and neighbor [Goodwill Industries](#) to amplify opportunities for workforce development.

The organizations are collaborating on two jobs fairs to be held on **Vanguard's** campus in June and September of 2023. Extensive outreach to local businesses and residents is planned to connect residents and business owners to fill specific job opportunities. *As development continues in the district, increased efforts will be needed to ensure that local residents can take advantage of job opportunities being created.*

Catalytic Projects

[\(See Framework Study Pg. 42\)](#)

1. Autocar Service Building

In the Framework Study, the historic Autocar Service Building at [234 Piquette](#) was highlighted as a potential catalytic project. This single-story industrial building was owned by the City of Detroit. The City issued an RFP in January 2020, using the Framework Study as part of the marketing package for the property.

A proposal was accepted from the [Ferlito Group](#) to purchase and redevelop the property. Ferlito is a construction company that also engages directly in development. Due in part to the COVID-19 pandemic, the property sat vacant for over two years but is currently under renovation and is being marketed as flexible space for office, retail, food and beverage, and light industrial use. The property is listed with O'Connor Real Estate for lease at \$16/SF NNN. *This property is a great opportunity for new businesses to locate within Milwaukee Junction at a reasonable rent, including small manufacturing and maker uses.*



234 Piquette LLC

2. Vanguard Community Campus

Since the Framework Plan was published, **Vanguard CDC** decided to pursue development of the land behind their offices for open space use as Black Bottom Park. The Park is intended to celebrate the rich cultural heritage of music and entrepreneurship throughout the historic North End and Milwaukee Junction. Some landscaping and other improvements have already been made and the space has been activated for a wide variety of community events. An ambitious master plan has been developed, including a permanent stage structure, but additional funding is needed to realize this vision.

Vanguard CDC is also pursuing the acquisition of an underutilized building at 2817 E Grand Boulevard to expand their campus to include the entire block. This would enable them to support more entrepreneurial businesses with affordable office space and expand their capacity for small business and

workforce development programming. The current concept also includes a commercial kitchen which would support community events at adjacent Black Bottom Park.

3. Milwaukee Street Railside Park (See General Recommendations number 11 above.)

4. Ford Piquette Plant Museum capital improvements/green stormwater infrastructure

The museum is continuing to raise money for an \$8.5 million dollar capital improvement plan. The museum's priority projects include addressing electrical and mechanical improvements that are essential for museum operations. They have raised nearly \$2.0 million just to address electrical issues.

Vanguard CDC has been assisting the museum with seeking opportunities for grant funding to make improvements to the museum's parking lot and create a multi-functional space that can be activated for car shows, festivals, and other community events.

What's Next?

Much has happened since the publication of the Milwaukee Junction District Framework Study in 2019. This brief summary captures some, but not all, of this activity. **LISC Detroit** and **Vanguard CDC** have played key roles in implementing recommendations of the framework, with an emphasis on workforce development and support for local businesses

As momentum toward further development continues in Milwaukee Junction, **Vanguard CDC** and **LISC Detroit** are committed to promoting an equitable path toward community-centered economic inclusion and working with other area stakeholders to produce tangible benefits for the residents, entrepreneurs, and cultural institutions of the Milwaukee Junction District. With ongoing support from **LISC Detroit**, **Vanguard CDC** will continue to implement the framework with an emphasis on these priority goals for 2023 and beyond:

- Complete implementation of the streetscape improvement project along East Grand Boulevard.
- Launch an area-wide District Business Association and expand association membership.
- Activate the **Vanguard CDC** campus through partnerships with workforce agencies, entrepreneurs, and other service providers and plan for campus expansion.
- Host multiple community focused events and activities throughout the year in Black Bottom Park.
- Explore innovative strategies to support small businesses within the district who are at risk of displacement due to rising rents.
- Strengthen communications with local stakeholders and expand efforts to "tell the story" of the Milwaukee Junction District.

For more information regarding the Milwaukee Junction District and the Historic North End/Milwaukee Junction Main Street Program contact:

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Vanguard Community Development Corporation is a non-profit organization working in Detroit's Historic North End to cultivate a vibrant and healthy community where people live, work, and play.

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LISC is one of the country's largest community development organizations, helping forge vibrant, resilient communities across America. LISC works with communities and partners to close systemic gaps in health, wealth and opportunity and advance racial equity so that people and places can thrive. Since its founding in 1979, LISC has invested \$26.7 billion to create more than 463,000 affordable homes and apartments, develop 78.5 million square feet of retail, community and educational space and help tens of thousands of people find employment and improve their finances.