Mack-Ashland project adds to east-side revitalization

Seeing his brand new apartment for the first time, Regis Rousicek moved excitedly around the space, taking fixtures and furniture in to make sure they were new.

“This is an amazing dream come true,” Regis said. “It’s my home now, and a shopping spree to get it all perfect.”

An hour before entering his apartment, Regis had spoken to the crowd of more than a hundred people gathered for the new development’s grand opening. It was on the same day that he moved into his new apartment. At first, he wasn’t sure if he was in the right apartment. He had heard stories of people moving into the wrong apartment.

The program featured the partners and organizations that worked together to build Mack-Ashland, as well as donors and dignitaries. Mack-Ashland was created through a unique collaboration between the City of Detroit, Southwest Housing Solutions, Southwest Community Housing Network of Michigan, Michigan State University, and Urban Neighborhood Housing Solutions.

The SHTF project provides 29 units of quality affordable housing and 600 feet of commercial space, and is another important piece in the revitalization of the area. Southwest Housing Solutions served as the developer of the project, and secured funding through public and private sources. The residents are also assisting in the building of the project.

All 39 apartment units at Mack-Ashland are occupied and there is a waiting list. The units are completely furnished, thanks to donations from A Good Night’s Sleep Foundation and Humble Design.

Mack-Ashland is an Enterprise Green Community, meaning that it meets construction criteria to provide significant health, economic and environmental benefits to low-income residents and the community. The apartments in the facility are energy-efficient and ADA (Americans with Disabilities Act) compliant.

Mack-Ashland residents are already taking advantage of the Mack-Asher Square community shopping center across the street. There is easy access to grocery and retail stores, banks, and much more. At the same time, the ample commercial space inside the project further unites the building and its residents into the community.

“Mack-Ashland is a building where people can find their lives,” said Tim Thorland, executive director of Southwest Housing Solutions. “This is an opportunity to care for people in each other, to serve the neighborhood, and to bring a better future opportunity. It’s a place that respects the dignity of the individual and communities, in order to achieve self-sufficiency and success.”

Our program has assisted about 1,000 veterans and their families in the past year. 33% of the veterans helped by our program are veterans who have returned from the Iraq and Afghanistan conflicts.

Through our SSVF program, Michael obtained rental assistance and was able to move into his own apartment, along with his fiancée and their two-year-old daughter, who stays with them regularly. He, too, received rental assistance and was able to move into his own apartment, along with his fiancée and her young child. He decided to live in a building with commercial space inside the project.

Michael received probation for his return to Detroit after serving in the Navy for six years, including a tour in Iraq. Although he is comfortable in a distant land for now, he is still in touch with his family. According to the SSVF, there are more than 300 SSVF programs in the country. Southwest Solutions’ SSVF program is recognized as one of the best in the country.

There are more than 300 SSVF programs in the country. Southwest Solutions’ SSVF program is recognized as one of the best in the country. Southwest Solutions has selected it to serve as a “mentor site” for other SSVF programs. In addition, through a partnership with Community Housing Network of Oakland County, our program is expanding its services into Oakland and Macomb counties.

For more information about SSVF, call 313-481-7900.

The names Michael Gold and Diane King are alleles for veteran status within SSVF.
In this classroom, the mother is Lidia Jiang. She is in her second year of participating in ELLP. Before she began, she spoke only a few words of English. Now, she has an eidelfnt understanding for English.

“This year I want to learn to speak perfect English,” says Lidia. “Like me, those who are dependent on my children’s education need to know the language. I want to be able to read and write the paper. But the best thing is that I can help my kids with their homework. And I can talk to them about their programs. ELLP is a library initiative focusing on non-English-speaking families. It provides the necessary tools to learn English to live an independent life. It offers classes to learn English to the children and adults. ELLP is the perfect program to learn English.”

Lidia also offers supplementary children for the young children of the children. The programs is very effective. Last school year, 95% of the parents realized their goals of improving their English skills and helping their children understand their schoolwork and the value of education. As a result, their children did better in school, and 94% of parents were promoted to the next grade level.

Both Lidia and her husband have some level of education in their home Mexico. They have high aspirations for their children to have better lives. “We want the best for our children,” Lidia says. “They have changed the way she looks at herself. She has become a part of the community and our community’s success.”

“Children need the building blocks to succeed in school,” Lidia says. “I will help them reach their goals by helping them achieve their success.”

Lidia says, “I hold my kids’ hands so that they can get through the process of learning English. They can have a bright future.”

This holiday season, we are asking for your help to continue the work of ELLP. Every dollar we receive will help to change the lives of families in our community.

Thank you for your support. Together, we can make a difference in the lives of families in our community.
Helping families learn and succeed together: ELLP

Asking the door of a second-grade class at Waynefield Elementary, you might believe you have stepped back in time, while a familiar tune plays on the radio.

Outside the classroom, a mother is seated next to her child, in a same small chair, sharing her lessons with her own set of words.

In this classroom, the mother is Lidia Rojas, next to her daughter Natali. Lidia is in her second year of ELLP before she began the program, Lidia has been able to gain confidence in her English, she has changed the way she looks at her children’s education and she has been able to get more involved in their schoolwork and the school’s activities. At the moment, Lidia has been able to promote a new guide line for the students.

“This year, I want to learn to speak English,” says Lidia. “I want my children to be able to speak English, to be able to understand their schoolwork and the school’s activities. This is my goal, I want to be able to help my children with their homework and I want to be able to understand their schoolwork.”

In the classroom, there are also parents who are learning English. This is part of the ELLP program, which serves non-English-speaking families with teachers about their progress. "This arrangement is part of the English Language and Literacy Program (ELLP) that helps parents learn English in adult education classes."

"I can help my kids with their homework and read the paper. But the best thing is to have my child’s support, and I can’t have a person who’s not able to help me with my child’s support," says Lidia.

"ELLP is a literacy initiative focusing on non-English speaking parents in kindergarten through grade eight. ELLP students who are English proficiency levels 1, 2, and 3 are eligible for English language classes. ELLP classes are taught by certified teachers who provide parents with the opportunity to increase their English proficiency levels from being a "beginner" to a "very good". ELLP offers support for children who need help with their homework, and it helps them learn with their children and learn to communicate with their children’s school.

This year, Lidia and her daughter Natali are in the second year of ELLP. Lidia has been able to gain confidence in her English, she has changed the way she looks at her children’s education and she has been able to get more involved in their schoolwork and the school’s activities. At the moment, Lidia has been able to promote a new guide line for the students.

"This year, I want to learn to speak English," says Lidia. "I want my children to be able to speak English, to be able to understand their schoolwork and the school’s activities. This is my goal, I want to be able to help my children with their homework and I want to be able to understand their schoolwork."
Helping families learn and succeed together: ELLP

Parrying the door of a second grade class at Madison Elementary, you will meet a family whose life has come together. One of these things is very real, the other one is just a dream.

Inside the class, a mother is seated next to her child, a small first-grader, leaning on her own two small feet for support. This arrangement is part of the English Language Learners Program (ELLP) at Madison Elementary. The class is a new experiment in helping non-English-speaking families with their children. ELLP teaches parents English in adult schools in southwest Detroit: Maybury, Rocheclair, and Maybank. ELLP is a literacy initiative focusing on non-English-speaking families with children in their homes. Before she began, Lidia (left) was unable to read the paper. But the best thing of all is that her daughter Natali (right) is now a second year of learning English.

“Now you want to learn to speak proper English,” says Lidia. “Now I hope, I please have depended on my husband to translate for me. Now I can read and read the paper. But the best thing I can help my kids with is homework, and I can’t talk to them about their program.”

ELLP is a literacy initiative focusing on non-English-speaking parents and children in kindergarten through third grade. Southeast Solutions has weathered the downturn in the real estate market, and the education needs of families. ELLP offers support and services to families in their homes. ELLP is a program that helps parents and children in their homes.

In this classroom, the mother is Lidia Rodriguez (left), and her daughter Natali. Lidia has an education goal for her daughter.

“Now she has set an ambitious goal for her daughter,” says Lidia. “My dream is to get my GED and go to college. But she’s not like the others; one of these things come to mind: One of these things is that Lidia is Lidia and Natali is Natali.”

In her first year of ELLP, Carmen’s proficiency went from being a “low beginner” to a “high beginner.”

“Now I can give back in some way,” Carmen says. “ELLP is a program that helps keep your family together. The program is really powerful. It is a great opportunity for Lidia’s English, she has changed the way she looks at her children and her home.”

This holiday season, ELLP is serving 100 households, and 20 children. ELLP is currently recruiting more families to enroll in the program.

“We have a class this week, and we are coming to your house,” says Carmen. “We are going to spend time in their homes and learn with their children and learn to help their children’s learning and development.”

ELLP also offers support and services for each of the children in their homes.

“The program has helped our family so much. I can’t believe it’s here in our school,” says Carmen. “It’s remarkable.”


text continues...
Mack-Ashland project adds to east-side revitalization

Seeing his brand new apartment for the first time, Regis said, “It’s my home now, and a stomping ground for my twosome.”

An hour before entering his apartment, Regis had spied on other developers moving furniture into common areas, for the Mack-Ashland mixed-use project. The event in the summer attracted about 150 people to celebrate this new development on the east side of Detroit that provides supportive housing for veterans.

The program featured the partner organizations that worked together to build Mack-Ashland, as well as donors and dignitaries. Mack-Ashland was created through unique collaboration between the City of Detroit, the Detroit Housing Authority, the CDFI Fund and U-SNPAC CDC.

The SSVF program provides 29 units of quality supportive housing and full-utility commercial space, and is another important piece in the revitalization of the area. Southwest Solutions served as the developer of the project, and secured affordable mortgage and equity financing from the Detroit Housing Authority. In addition, the building includes 29 units of commercial space with a shared kitchen and laundry facilities, and other funding to construct the building.

All 29 apartment units at Mack-Ashland are occupied and there is a waiting list. The units are completely furnished, thanks to donations by A Humble Design, Just Before Christmas, and the Good Night Sleep Foundation.

Visit our website: www.swsol.org

Our 2013 Holiday Wish List

Our 2013 Holiday Wish List

Helping returning veterans stabilize their lives: SSVF

Just before Christmas last year, returning veteran Michael Goldfield left desperate. He was back in Detroit after serving with the Air Force from 2005 to 2010, including time in Kuwait during Operation Iraqi Freedom. After returning to Detroit, she experienced depression after the deaths of her close relatives in a short span. She lost her job and then became homeless, living out of a pickup truck and a secret house for a time.

Through our SSVF program, Michael obtained rental assistance and was able to move into his own apartment, along with his fiancée and their young child. He enjoys living in the city for the first time in many years. Michael is employed and manages his household well.

Because of the success of our SSVF program, the VA has selected it to serve as a “mentor site” for the Supportive Services for Veterans Families (SSVF) program, which is an effort to assist veterans and their families who are homeless. In addition, through a partnership with Community Housing Network of Oakland County, our program is expanding its services into Oakland and Macomb counties.

For more information about SSVF, call 313-401-7900.

The names Michael Goldfield and Shanie Keij are aliases for veterans served in the SSVF program.
Mack-Ashland project adds to east-side revitalization

Seeing its first new apartment since the turn of the 21st century, the Mack-Ashland project recently celebrated its grand opening, marking a significant milestone for residents and community leaders alike.

"This is an amazing dream come true," said Johns Hopkins, executive director of Southwest Housing Solutions. "We are thrilled to be a part of this revitalization effort and to see the positive impact it will have on the community."

Situated on the east side of Detroit, the Mack-Ashland project aims to transform a historically underprivileged area into a vibrant, supportive community. The project received funding from the Michigan Housing Development Finance Authority (MHDF), the Community Development Block Grant (CDBG), and the Neighborhood Stabilization Program (NSP). In addition, Southwest Housing Solutions served as the developer for the project, with the assistance of the Land Bank of Michigan and the City of Detroit.

The Mack-Ashland project adds 39 units of affordable housing, including 24 units for people with disabilities. The apartments feature modern amenities such as central air conditioning, high-speed internet access, and energy-efficient appliances.

"This project not only provides much-needed housing for our community, but it also contributes to the overall revitalization of the east side," said Joan Coghill, president of the Mack-Ashland project.

The Mack-Ashland project is part of a larger effort to revitalize the east side of Detroit, with the goal of attracting new businesses, increasing property values, and improving the overall quality of life for residents. The project is expected to attract about 150 people to celebrate this new development on the east side of Detroit that provides supportive housing and employment opportunities.

"This is an amazing dream come true," said Johns Hopkins, executive director of Southwest Housing Solutions. "We are thrilled to be a part of this revitalization effort and to see the positive impact it will have on the community."