

RENEWAL



A POAH CHICAGO NEWSLETTER

POAH Breaks Ground on New Development in Detroit

In another expansion beyond Chicago, in late August, POAH and Develop Detroit broke ground for a new residential and commercial revitalization development in Detroit's historic Sugar Hill Arts District. Located across from the John D. Dingell VA Medical Center and in the heart of a community deeply rooted in its history of jazz and entertainment and designed by the late, internationally-acclaimed Black architect Phil Freelon in partnership with Detroit-based McIntosh Poris, the \$36 million development will have 68 mixed-income rental apartments and nearly 12,000 square feet of first-floor retail space. Completion is expected in late 2021.

Speaking of the impact of the development on the neighborhood, Rodger Brown, POAH's Managing Director, Real Estate Development says: "We believe this development will contribute to the community's sustainability by providing diverse housing types and affordability levels at the same time it enhances opportunities for local businesses, services, and cultural amenities. We're proud to be part of a partnership that is contributing to the economic growth and health of Detroit."

Brown said that what made the project additionally special to many is that it was one of the last developments designed by [Freelon](#), who led the Smithsonian National Museum of African American History and Culture in Washington D.C., and the National Center for Civil Rights in Atlanta, GA. Freelon passed away in 2019.

In addition to POAH and [Develop Detroit](#), the development team includes general contractor Whiting-Turner and architects Perkins & Will and McIntosh Poris. VM3 Consulting Corp is working on the hiring and engagement of minority- and women-owned businesses as well as local workers.

The project's funding comes from a public-private partnership that includes: the: City of Detroit; Michigan Economic Development Corporation; Michigan Community Capital; PNC Bank; Prudential Financial; Cinnaire; AFL-CIO Investment Trust; Home Depot Foundation; and the Quicken Loans Community Fund.

