Partnership Park is a 20 square block neighborhood in the City of Jackson, Michigan. The neighborhood is adjacent to the downtown business district and includes businesses, churches and dense residential areas. CAA became involved with the neighborhood in 2000 by adding Head Start Classrooms to the new addition at St. John’s United Church of Christ. Since then CAA has worked with residents and stakeholders through two phases of planning and implementation for a large scale redevelopment project to affect the physical aspects of the neighborhood, increase the number of homeowners and increase the capacity of the Partnership Park Downtown Neighborhood Association, a 501(c)3 operating to improve conditions for the residents of the area. Over the past 10 years CAA has coordinated the following funding sources for use in the neighborhood for a total investment of: $15,310,012

**FEDERAL**
- US Department of Housing and Urban Development (HUD)
  - Supportive Housing Program
  - YouthBuild
- US Department of Health and Human Services (HHS)
  - Head Start
  - Assets for Independence
  - Communities Empowering Youth
  - Community Services Block Grant
- US Department of Energy (DOE)
  - Weatherization
- US Department of Labor (DOL)
  - YouthBuild
- Federal Home Loan Bank (FHLB)

**STATE**
- Michigan State Housing Development Authority (MSHDA)
  - HOME
    - Neighborhood Preservation Program
    - Neighborhood Improvement Program
    - Housing Resource Fund
    - Low Income Housing Tax Credits
- Michigan Department of Transportation (MDOT)
  - Enhancement Grant

**LOCAL**
- City of Jackson
  - CDBG
  - HOME
- Jackson County
  - Brownfield Redevelopment Authority

**PRIVATE**
- Great Lakes Capital Fund
- United Way of Jackson County
- Greater Jackson Habitat for Humanity
- Jackson Community Foundation
- St. John’s United Church of Christ
- Trinity Lutheran Church
- Comerica Bank
- Private developers and investors

### Investment Results
- 16 New Homes through Tax Credit
- 5 Homes built through YouthBuild & Habitat for Humanity
- 44 units Rehabilitated & 12 Demolitions
- 57 YouthBuild members have attained their GED and 48 have earned National Apprenticeship Certificates
- 17 Homes Weatherized
- 52 Streetlights
- 107 Sidewalk squares
- Paint Blitzes and Community Garden
- 25 Grants from 18 different funding sources
- Facilitated the hiring of the Partnership Park Downtown Neighborhood Association Executive Director

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4/26/2014
The Partnership Park Story

In order to demonstrate results for large scale neighborhood redevelopment Community Action Agency utilized any and all tools available through private/public partnerships which included options for housing development and infrastructure work to change the physical aspects of the neighborhood and community organizing and capacity building to build on the assets of residents of the neighborhood and neighborhood stakeholders. Initial investments from CAA and partners also spurred the private sector to invest in the area.

Founding Partner

• Great Lakes Capital Fund was an integral partner for the Partnership Park Revitalization efforts. When CAA began the process with an idea, GLCF was instrumental in securing support from MSHDA to move forward with the planning process. GLCF provided upfront funding to allow for a community planning process called a neighborhood design charrette. This charrette provided the blueprint for development in the neighborhood for the first 5 years of the project. GLCF provided pre-development funding is an equity partner for the Partnership Park Low Income Housing Tax Credit Development so that CAA could secure properties to use in the project.

• Great Lakes Capital Fund also assisted in funding the second round of planning for the revitalization effort and their staff members were active participants in the planning process. Today, GLCF staff provides technical assistance and guidance to CAA staff when potential projects develop. The staff is knowledgeable about the funding environment and those working in the field in order to provide a safe and trusted referral system to CAA.

• Partnership Park resident leaders and youth participated in the summer Art of Leadership Academy. Art of Leadership provided resident volunteers with training and skill development to engage youth in leadership training throughout the school year. Most recently, GLCF has provided support to CAA’s YouthBuild program that exemplifies their support of CAA and their commitment to youth in our community.

Housing Development & Rehabilitation - $6,143,508

New Development:
• Habitat for Humanity has been an active partner in the Partnership Park neighborhood, building the first new home in the neighborhood as part of the initial redevelopment plan.
• Through a partnership with a private developer, CAA utilized the Low Income Housing Tax Credit Program to build 16 new single family homes in the neighborhood. These homes will be rental property through 2021 and then will be sold to increase the number of homeowners in the neighborhood.
• CAA’s federally funded YouthBuild program operates as a partnership with Habitat for Humanity, the local public school system, and the area Homebuilder’s Association. Through this initiative, 5 houses have been built in Partnership Park, increasing the number of homeowners. This investment in youth provides employment training opportunities and gives options to youth who have been unsuccessful with the general education system. Youth attend educational training in the morning and work on-site to build Habitat homes in the afternoons. YouthBuild also boasts a strong leadership component, and participants have worked with the Partnership Park Downtown Neighborhood Association to build compost bins for the community garden as well as signage as part of their community service projects. This project is supported by the Jackson County Community Foundation.

Rehabilitation:
• One of the initial projects in Partnership Park included the purchase and rehabilitation of 2 structures – a 4-plex and a single family home as part of the U.S. Dept. of Housing and Urban Development’s Permanent Supportive Housing Program and the Michigan State Housing Development Authority. CAA owns and manages these 5 units to provide housing options for formerly homeless families in which one adult has a disability. CAA provides case management services to the residents of these units.

• CAA has utilized HOME funds through the Michigan State Housing Development Authority and through the City of Jackson to rehab both homeowner and rental units. Private landlords were required to invest in each property in addition to funds provided through the program. When possible, these rehabilitation projects included Weatherization funds for energy efficiency measures. CAA has also completed a renovation of a foreclosed property that is currently on the market to increase the number of homeowners in the area.
Infrastructure - $1,308,163

• CAA worked with the City of Jackson to submit an Enhancement Grant to the Michigan Department of Transportation to include historic street lighting in Partnership Park. The need for lighting in the neighborhood was an issue identified by residents at our first planning meeting.

• The City of Jackson invested CDBG funds to repair sidewalks and streets in the neighborhood as part of their Participating Jurisdiction match for CAA’s Neighborhood Preservation Project funded through MSHDA.

• CAA received grant funds from MSHDA to make upgrades to the Partnership Park which included new playground equipment, landscaping, fencing and signage. The majority of the work to install equipment and the landscaping was done through volunteer labor of Partnership Park residents. Volunteer labor provided the required in-kind match in order to receive the grant funds.

Resident and Association Development - $1,847,894

• CAA has supported the Partnership Park Downtown Neighborhood Association through funding by the Michigan State Housing Development Authority Neighborhood Preservation Program. This allowed CAA to provide organizational support such as creating the PPDNA logo, providing marketing materials for neighborhood activities like t-shirts and other items containing the logo, and creation of the quarterly newsletter.

• At the request of a PPDNA Board Member, CAA applied for and was awarded an HHS Compassion Capital Fund Communities Empowering Youth Grant. This grant was specifically for capacity building activities and provided direct assistance to that PPDNA of $187,500 over 4 years. Through this work, the PPDNA has updated organizational bylaws and policies and procedures and has hired the first ever Executive Director of the organization.

• To assist residents and at the request of St. John’s United Church of Christ a Head Start classroom and playground was added at the church, in the neighborhood.
Social Capital: **Priceless**

- Impossible to put a price on is the social capital that has been utilized at every stage of this project. Neighborhood churches (St. John’s United Church of Christ, Trinity Lutheran, St. Paul’s Episcopal and St. Mary’s Star of the Sea) have all used their connections to assist in different aspects of the project. Most of them have made either direct investment to the PPDNA for programming or invested in the community by completing large rehabilitation projects. They invest their time and energy to sit on the PPDNA Board and use their influence in the community to help others understand the needs of the area and bring credibility to the project.

- Time and energy put forth by neighborhood residents has helped to leverage grant dollars and has guided the planning and implementation of the project from the beginning. More residents are involved today and are known throughout greater Jackson because of the work being done. Wanda Beaver’s, a long time neighborhood resident, was honored as the Jackson Citizen Patriot’s Citizen of the year in 2010. She and other residents were asked to attend the State of Michigan Poverty Summit where we completed a “Best Practices” presentation on Partnership Park.

**Future Projects - $277,000**

- The City of Jackson provided funding for CAA to acquire property for future development in Partnership Park. One of the parcels, previously a gas station, has been identified as a potential site for a mixed use development that would create an urban grocery store and include a residential component. This project was also brought about by being identified in our initial planning as a need by area residents. CAA has utilized funding through the County Brownfield Redevelopment Authority to have environmental assessments completed and submitted to the Michigan Department of Environmental Quality. In addition, feasibility studies and market studies have been completed for the grocery store project and funded through the use of CSBG.

**Other Investment - $5,733,447**

- When faced with the choice to move to the suburbs or stay in the neighborhood, the members of St John’s United Church of Christ voted to remain in the Partnership Park Neighborhood and invest in an addition to the church. This renovation included the addition of Head Start classrooms to provide services to area residents.

- United Way of Jackson invested funds for services for area residents and too coordinate services through the Full Circle Initiative.

- CAA has invested developer fees and discretionary funds for land acquisition and programming.

- Klein Brothers, a private investor in Jackson, purchased an abandoned building that had been sitting vacant in the neighborhood for years with an absentee owner who was difficult to negotiate with. The property has been fully restored through a historic renovation into a mixed use property with office space and residential space.

- Brookstone Capital was able to obtain a Low Income Housing Tax Credit designation for a property in Partnership Park because of our participation in Governor Jennifer Granholm’s Cool Cities Initiative. The project included the purchase of a 3-story historic building that was previously a bar/restaurant which was renovated into eighteen 1 and 2 bedroom apartments.