



Amazingly beautiful honeycomb

What's This About, Then?

Crow House is differentiated from many past projects in that it embodies a wide breadth of sustainability categories, including energy, water, food sovereignty, public health, sanitation, site ecology, the built environment and community engagement. This breadth creates multiple access points for practitioners and researchers, and it maximizes the lay-community's exposure to diverse sustainability topics. Although it provides specific programming for women and youth, with nodes currently sited in Southwest Detroit, it serves the larger Detroit community. The project is being co-created with community, based in a transformative paradigm, using service learning methodology and pedagogy. Periodic status reports have been made, including a poster session and final fellowship report in 2016. This report reflects the progress, achievements and status as of October 2017.

Migration

Crow House actually began as the Boulevard House (BH), so named because it was located on West Grand Boulevard in Southwest Detroit. BH was a UM-sponsored urban settlement house concept administered by the School of Social Work and supported by faculty in architecture, art and Latinx studies programs. It also included a robust community advisory network, comprised of local activists and non-profit agencies. The mission of the Boulevard House was experimental and its programming was fluid from 2010-14, taking on projects from a pop-up Latinx history museum, Museo del Norte, to an artist in residency term. In September 2014, the project began to solidify with a clearer mission and administrative leadership, but at the end of 2014, the partner non-profit which owned the building, Peoples Community Services, decided to sell the property to off-set the agency's dire financial circumstances.

As a result, the new leadership team decided to acquire a property, believing that this route led to many collateral advantages. One, it supported neighborhood revitalization by investing into a structure rehabilitation. Two, it provided an opportunity to select a site with a larger lot footprint, supporting urban agriculture projects. Three, the rehabilitation project, itself, presented a community building opportunity through shared work, education and service-learning on green retrofit methods. A property and side lot were acquired in 2015 through the Detroit Land Bank auction in the Condon neighborhood, which is located in Southwest Detroit. The team spent nearly nine months in the field, conducting assessments, networking and laying the groundwork for the project.

Renamed Crow House in February 2016, the project was proposed as the interdisciplinary sustainability focus of a Dow Sustainability Fellow team. The team

was represented by Masters students in Urban and Regional Planning, Business, Social Work, Architecture, Environment and Natural Resources. The team agreed to contribute its entire budget to implementing the project, and garnered additional small grant funds through Dow's seed grant. Toward the end of the fellowship year, the fellows entered a competitive award process for the project, the Dow Distinguished Award for Interdisciplinary Sustainability, and won substantive funding to continue moving the project forward. Largely supported by the funding, the leadership transitioned from the Dow Sustainability Fellow team to a student-led non-profit.

Beginning to Roost

Crow House was initially a highly place-based project located in the distressed Condon neighborhood of Detroit, MI, four blocks from an elementary school. Focused on a structure and adjacent lot, the concept was to renovate the house using sustainable methods, materials and technology, then develop the side lot as a permaculture demonstration and teaching site. It also had a political element embedded, in that it sought to demonstrate acquiring property through the controversial Detroit Land Bank (DLBA) to use in community-driven development, reclaiming place and steering the effects of social policy. Some elements have shifted, while the overall mission remains.

As previously stated, Crow House is an urban settlement house model which uses sustainability programming and implementation for community and personal development. Although it provides specific programming for women and youth, it serves the whole Detroit community. The project is being co-created with the community: based in a transformative paradigm, we are applying service learning methodology and pedagogy.

The initial curriculums center around ecological and sustainable building skills. The rehabilitation of the

One of Museo del Norte's exhibits



house is not a product being developed to "deliver," but a process through which the community is being engaged. Each stage of the rehabilitation process offers service learning workshops to teach low-cost, low-tech green retrofit methods: these learnshops are open to all participants, but emphasize participation among women head-of-households. This

inclusive outreach emphasis reflects feedback from the needs assessment conducted in 2015, which revealed strong interest among local women in learning basic home maintenance and improvement skills. Green retrofit skills and education include insulating, installing substantive potable water cisterns (1,000 gallons +), heating and cooling choices which maximize efficiency, grey water retrofits, rain gardening and site water management to avoid flooding and foundation failures, composting, options in sewage management (eg, composting toilets), and education on alternative energy options, such as leasing solar panels. What is critical about our approach is that it is applied, rather than theoretical. It provides hands-on proof-of-concept education, using a real-world example of local housing stock which is consistent in materials, condition, siting and challenges with participants' homes.

It was initially imagined that once completed, the structure would have housed all of the community-



Volunteers clearing the Condon field

driven programming, such as block meetings, food preparation and nutrition learnshops, community dinners, feminist support groups, microfinance collectives, 12-step meetings, and socially relevant films. Additionally, the upstairs would have served as a residence and workspace for a collaboration between an urban scholar in residence and an activist in residence program. This program would continue to engage the UM academic community, while also providing support and structure for a local activist project.



The ecology programming arises from a permaculture or biomimicry frame. With approximately 5,000 sq ft of land, Crow House is implementing a site which serves as a fresh-food source, public square, informal childcare through youth programming, teaching center and living demonstration of ecological principles. At completion, it will hold an apiary, a chicken coop, hot composting center, vermiculture station and herbalism shed, in addition to an urban food garden and forest that is atypical still in the Detroit community with its application of biomimicry design and methods. Thus far, we have developed education programming for beekeeping, permaculture principles and design, vermiculture, herbalism (identification and preparation), and composting. Our volunteer group can currently deliver learnshops on most of these topics, but we are preferentially drawing from local expertise as teaching partners. This approach allows us to ensure continuity while also promoting rich social networks.

Although the project is deeply rooted in sustainability, its ultimate goal is one of social justice and equity. Crow House leverages self-help as an anarchist principle which allows greater distance between distressed households and utility or government services which are unable or unwilling to meet their needs. For example, households which have a substantive potable water source can avoid the worst crisis in case of a water utility shut-off, such as in Detroit, or a public health failure, such as in Flint. Through teaching these skills, the community is able to mitigate negative impacts in times of turmoil, and benefit from a strengths-based enrichment in all circumstances. The model is designed as a portable implementation template for other communities at the local, national and global level.

impact of full project scope

Our expected impact included:

1. To restore a historic home in the Detroit landscape. This stabilizes the neighborhood, removes blight, encourages investment by neighbors, provides tax revenue, and contributes overall to a healthy community in Detroit.
2. To model community organization in its own development, and become a hub for community organizers. Leading by example, the Condon House revitalizes a small slice of community, offering proof of concept, demonstration of methods, and opportunities for local engagement.
3. To be a center of learning uncommon "green" skills. This property's rehab models how all Detroit homes can be rehabbed or retrofitted with green improvements which dramatically reduce housing costs through utilities. It also demonstrates how households can become more self-reliant by capturing rainwater or recycling water in productive ways that reduce sewer demand and lower water costs in a market which has a stressed water utility.
4. To serve as a community resource of healthy, organic, sustainable fruit and produce. Similar to the Sebastopol project (<https://youtu.be/8YHlmByKpts>), this site is capable of providing fresh produce to the larger neighborhood.

5. To function as an ecology learning center for all ages. While Detroit has embraced urban gardening, permaculture methods have not yet been integrated. Using vacant land for healthy production is better than leaving it abandoned -and using permaculture to RESTORE the soil, build local ecology, mitigate soil contamination, and teach all ages of residents how to use available resources for the best result possible is even better!

6. To provide a space which fosters self-actualization. The place provides space for workshops on how to eat well, how to parent in happiness, how to support women and men in their unique challenges, how to make things - and other topics which will evolve from community interest and direction. Condon House helps neighbors achieve their individual potential by providing a crucible for engagement.

7. To provide a residential sanctuary for urban scholars who are working on Detroit's most pressing needs in policy, development, social equity and urban vitality.

8. To contribute to an infrastructure solution. 28th Street is plagued with drainage problems which affect other properties and the sewer demand. By integrating water harvesting tactics, Condon House will resolve water flow problems on its block, contributing an immediate solution and modeling a low-tech, low-cost approach which can be used in any neighborhood.

Laying Ground in Condon

While engaged at the Condon location, we achieved these benchmarks:

- ① Operational infrastructure
 - ✦ Recruitment of advisory board
 - ✦ Completed filing of state non-profit corporation
 - ✦ Submission of federal application for 501(c)(3) status
 - ✦ Web site creation (crowhouseorg.org)
 - ✦ Secured initial funding of \$10,000
- ② Essential planning and development
 - ✦ Analysis of site for optimal planting and design
 - ✦ Design of the permaculture site
 - ✦ Developed four program curriculums
- ③ Implementation
 - ✦ Established apiary
 - ✦ Substantial lot clearing in preparation for groundworks
- ④ Administration and support
 - ✦ Entered into MOU with Southwest Detroit Community Justice for restorative justice program volunteers
 - ✦ Worked with Dist 6 manager to secure project support in Mayor's office
 - ✦ Worked with DLBA to extend time for completion of house rehab

In the first phase of the work at Condon, we focused mostly on clarifying the project, developing organizational infrastructure and funding, and doing our initial design work. Michael Lin conducted a comprehensive Daylight Assessment of the combined site, which can be seen in the 2016 final fellowship report. Austin Martin focused on developing an apiary, which was initially a nested project, but became a primary engagement piece with neighbors and volunteers. Honey bees, in a sense, serve as charismatic fauna—something to leverage not only for the teaching of skill sets, but also for drawing attention and for providing an example of how one might begin connecting with the natural environment. In October 2016, team members working on the apiary had the chance to teach basic aspects of beekeeping to neighbors, which snowballed when those neighbors invited family members to see the apiary. In the November 2016 volunteer weekend, participants



Building community through hive mind

seemed clearly delighted by the opportunity to sample honey directly from the comb and learn basics about the bees.

Unfortunately, establishing the apiary at the site has been a mixed success. The first hive failed entirely due to an unexpected spring cold snap. Rather than buy honey bee packages again, a local beekeeper was sought out. Buying locally raised honey bees, especially those that have survived for at least several seasons, have more robust adaptations for Michigan's cold climate and therefore a higher chance for survival, and indeed, the hive initially flourished. Urban environments, particularly that of the Condon neighborhood, suit honey bees and other pollinators quite well due to their lack of agrochemicals and abundance of weedy lots where they can forage. Mid-fall, we were able to collect a delightful amount of honey and took reasonable steps to improve the hive's chance of surviving the winter by winterizing it with insulation, pretreating for mites and moving it next to a windbreak. The intention was to split the colony in spring, resulting in two or more hives. Sadly, the hive did not survive the winter; given the abandonment, we ascribe the collapse to an infestation of mites, since bees will leave the hive when ill in order to protect the colony. But we are approaching the project heuristically, and this series of learning experiences has not deterred the plan. A larger apiary would prove more salient for beekeeping courses, which will emphasize the importance of bees and other pollinators for agriculture and healthy ecosystems. Further, as the permaculture design gets implemented through 2018, the presence of one or more colonies on the property will mean more efficient pollination and thus more plant reproduction and fruiting, essentially turning the apiary into an ecosystem service for the project. Although wild pollinator communities are already present, the presence of honey bees will add to that efficiency. We will make another attempt in spring of 2018.

The second phase focused on clearing the property in preparation for permaculture programming. One obstacle to this was the severe infestations of invasive kudzu (*Pueraria montana*) and Chinese yam (*Dioscorea oppositifolia*) vines, which extend 32 to 100

feet and can feature up to 30 vines per plant. Native to Japan, the kudzu vine tends to grow over other plants and trees, often killing them with heavy shading if left unchecked. The same is true of the Chinese yam, native to China. The severity of these vine infestations threatened future progress with permaculture planting, as these vines reproduce underground via stolons to form new plants—simply cutting these vines away would leave the site vulnerable to new vine growth. In addition to these invasive vines, the property benefited from extensive grape vine (*Vitis spp.*) growth, which can be utilized in permaculture design.



The extent of the growth must be controlled, however, so team members curbed these vines as well, leaving the possibility for future grape vine growth to be implemented in the permaculture design.

This kind of extensive, invasive growth necessitates the application of minute amounts of glyphosate, an herbicide, to quell the vigorous roots that sustain the plant below the soil surface. The cut and paint method, a technique utilizing a paintbrush to apply small dabs of glyphosate to freshly cut vines, is most appropriate here, because it addresses the problem while sparing the soil and adjacent plants from its effects. The sparse use of the glyphosate is minimal but effective, as it systematically eradicates the plant's root system, quelling any potential shoots. Team members were able to remove large portions of the invasive vine patches through the early fall, making the property more viable for next year's implementation of biomimicry and permaculture planting.

The administrative framework of the non-profit organization was established, recruiting initial advisors and legalizing its status as a 501(c)(3). There are



Chipping away at some mulch making

currently four advisory members and opportunities to make this infrastructure more robust still remain, particularly by recruiting a broader advisory base: the expectation is that part of our process will be through engaging community members in activities which demonstrate proof of concept, thus generating more interest in advisory roles.

On that note, the biggest wins were in the areas of networking and fundraising. While both are perpetual endeavors, we have established some showing on the radar of green projects, and were offered a technical assistance "grant" from Greening Detroit. The strongest stakeholders in the Condon site by proximity are the neighbors, schools, agencies and businesses within a one-mile radius. We walked the ground to engage neighbors and initiated relationship with organizations including Alternative School for Girls, EcoWorks, the Unity Timebank, Bioneers, District 6, Southwest Detroit Community Justice (SDCJ) and the Lighthouse Academy. The Southwest Detroit Community Justice program has provided volunteers on multiple occasions, and several community members became involved as curriculum designers

and domain expert contributors. Additionally, we engaged UM under- and graduate students through established student organizations and informal volunteer networks. We also continue to provide an opportunity for internship with other schools, including Wayne State, Detroit Mercy, Wayne County Community College, and Henry Ford Community College.

Dow, through the Graham Sustainability Institute, has been tremendously supportive through cash grants totaling \$47,500. Home Depot and Lowe's have offered materials support and future volunteers.

achieved impact

We achieved some success with our impact at Condon, including:

- ① Modeling community organization through project development, inviting participation with community organizers
- ② Functioning as an ecology learning center for all ages, by drawing in curious community with the apiary
- ③ Providing a space which fosters self-actualization, through creating a channel of contribution in the restorative justice program

With the Condon location, we encountered significant barriers to success which caused a re-evaluation of the site. We initially identified Condon as an ideal location *because* of its high vacancy and lack of social infrastructure. We envisioned a project which would create a catalyst for community cohesion and a means by which positive community expansion could take control of vacant lots pervasive in the area.

However, socially we ran into enormous challenges mobilizing participants in such a sparsely populated area with our volunteer resources. Although we were able to host several successful events over the year, we were disappointed that more participants were not microlocal to the site. Additionally, the regulatory requirements for the renovation were becoming a moving goal post that we had inadequate resources to manage. It seemed probable that we would be left unable to finish the renovation completely without additional funding and in a negative equity position for the foreseeable future, all with the constant threat

of a city repossession for which we had insufficient information to do a bona fide risk assessment.

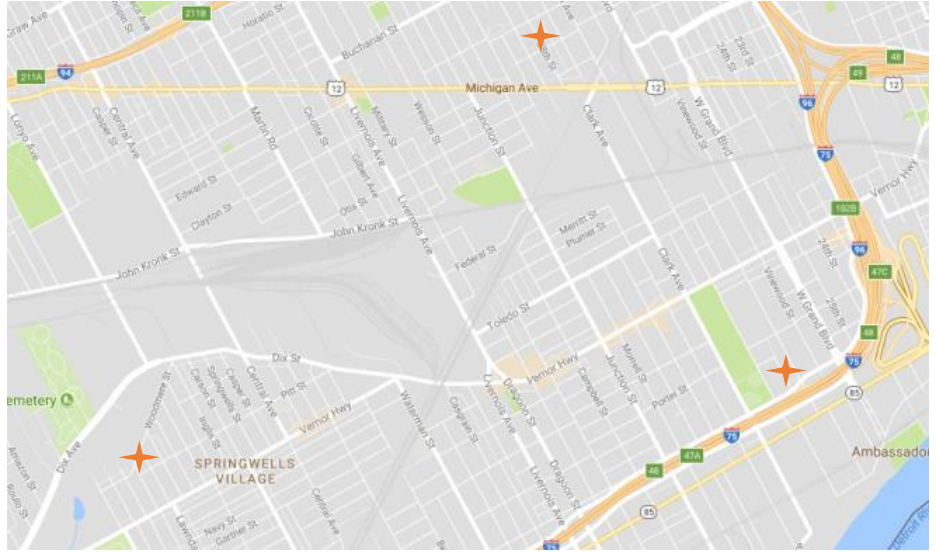
As just one example of new or increased regulation, DTE recently changed its policy of restoring power and gas to a site where it had removed power and gas lines. Currently, DTE charges for this restoration. Our property taxes went up seemingly contrary to tax law, and although there was additional opportunity to appeal, the next level of appeals would have required a significant filing fee. There were myriad new expenses we would have had to account for in our budget that would take away from our rehab essentials. Although acquisition and tax costs to date do represent about 12% in sunk costs, a cost-benefit analysis made it clear that it was better to stem this trend rather than blindly stay on course. We took a step back to make this assessment before our first major expenditure which could not be moved or reallocated (the foundation repair). In doing so, we regretfully made the decision to return the structure to the Land Bank, while retaining the lot. Our belief is that as our organization matures, we may still have a future opportunity to work with the structure. In the meantime, we maintain a presence and intention with the lot.

From the Map to the Territory

Although we have unanchored from Condon, the mission remains not only largely the same, but arguably improved. Rather than one site with a structure and permaculture lot, Crow House is now a nodal network comprising two lots – one sited still in Condon, and one additionally now in Springwells – and two structures, in Springwells and Hubbard Farms. The project continues to incorporate service learning with sustainable renovation of existing housing stock, with multiple opportunities at varying levels of commitment.

This multi-site distribution allowed Crow House to make more opportunities available while maximizing resources provided through the Dow award. In this way, we migrated from a site-specific program to a

“bloom where you are” program which allows us to be more agile with our work projects and partnerships.



Like Condon, Springwells and Hubbard Farms are located in Southwest Detroit, although in subparts which have very different characteristics than the original Condon site. While Springwells and Hubbard Farms arguably receive greater social service resources already, Southwest in general remains a community with many needs and the new locations will benefit the project with social infrastructure synergy. For example, we were immediately in contact with the Patton Recreation Center – just 3 blocks from the Springwells site – to work with its summer youth camp in order to incorporate Crow House permaculture programming into the camp schedule. More, the Springwells location is at the head of a Patton Park access point, which is currently a site of mixed activity: it includes family and youth access to the ball and soccer playfields, but also to light/transient drug trafficking and other less appealing forms of loitering and illegal dumping. By channeling energy and activity into the area, it is reasonable to expect increased eyes on the street, and therefore increased security for families who live in the area and access their park’s public right of way. It is additionally expected that productive use of vacant lots in the area will reduce dumping and will encourage community engagement for clean-up programs. Because we are willing to take point locally with this initiative, we are expecting support through District 6 with some traffic mitigation requests and collaboration which will support our efforts. In particular, our tree planting along the perimeter of the

park will not only create a positive environment as described above, but will also provide shade for the benches along the soft/baseball play field.

Springwells volunteers



The Fount of Springwells

Springwells has been a tremendous project success. About 90% of the work on the structure completed, it is now fulfilling its role as affordable housing specifically oriented for community activists, urban scholars and sustainability advocates. The family currently living there is headed by a children's art therapist, Katy, and a sustainability practitioner currently focusing on solar, Gunnar. She is fluent in Spanish and he participates in the frequent soccer pick-up games which are a cornerstone of shared community activity. Booker, their toddler, has a deep attachment to his wood rocking horse, signaling a future interest in sustainable ranching.

Earlier in October, there was a late-night "Bad Boys" scene unfolding at the end of the block. Katy stepped out on the porch to assess the situation, enjoying a moment of cool air. Moments later, she went into labor, 3 weeks early. It was quick....so quick that the police had to divert their attention from the arrest to some impromptu midwifery right on the porch! The whole adventure was picked up on one officer's body cam. Olympia, the new arrival to the home, has clearly signaled her intent to be involved in community policing - just another great addition to the space!

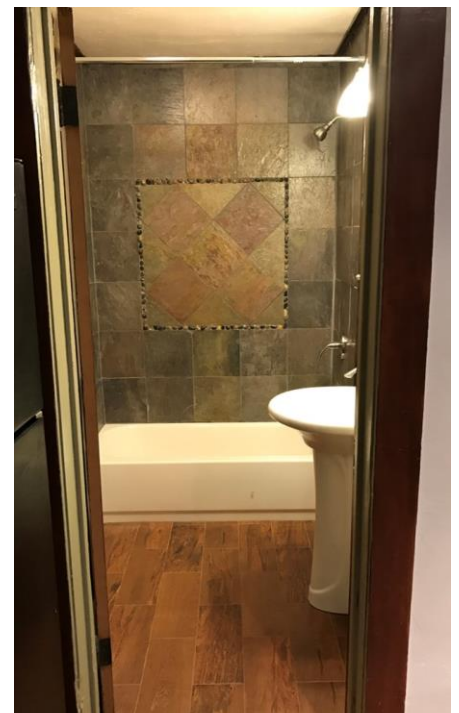
The Springwells house was a green retrofit rehab which incorporated service-learning events throughout the year. All doors and many windows

were replaced with Energy Star efficient options. The challenge with both Springwells and Hubbard Farms is in managing a retrofit which is low-budget, low-tech and that retains important historical elements of the structures. In a recycle-reuse philosophy, we regard architectural salvage as a sustainable approach to renovations, and therefore we replaced only the windows which could not be salvaged: we will use interior insulated storms to improve energy efficiency in another round of improvements. We worked with community members to blow cellulose insulation into the framed walls. We rebuilt the motor of a 92% efficient gas furnace already on site, but not working, and re-ducted the home. The interior was opened up so that airflow was maximized, and ceiling fans were installed throughout to improve both cooling and heating. Low VOC, soy-based paints and natural stains were used. Any new building, such as the cabinets, used completely natural materials, like wood and ceramic or stone tile. A low-flow toilet was installed, with a high efficiency water heater.

At each stage, we underscored how low-income renovators could make substantial impact on energy efficiency and a healthy home environment using much of what was already in place, thus leaving the balance of a smaller budget for big-impact items, like a tankless water heater. There is remaining work for



What it was...



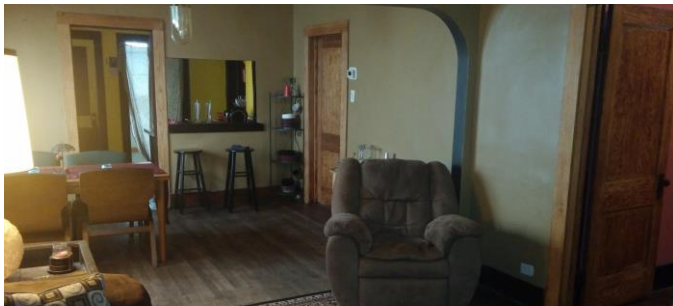
What it became

the spring, which includes a rebuild of the front porch and installing gutters. A mid-term goal is to replace the current roof with Tesla shingles for the dual benefit of solar and lifetime warranted roofing.



The Springwells site has an adjacent lot allocated for a community permaculture

fruit garden. We hosted a planting event which engaged a lot assessment of light, water flow and general planning. We initially planted four fruit trees, a dozen berry bushes and three grape vines, using a no-till approach to which we will add water harvesting methods in a second iteration. We were pressed to plant the bushes while they were still robust from the nursery, and made the mistake of not putting in sufficient passive irrigation support quickly enough.



Before

This will require us to revisit the site in the spring to remediate our planting, using the structure's gutter system to irrigate the lot through rain garden tactics. Due to the parcel's lighting, fruit and herbs are likely to be the sole use of that particular lot, while the back portion will be

used for a meditative garden area and vermiculture teaching site. We also planted three fruit trees in the right of way to start a food forest, and we will add ten more in the spring. In this way, we are approaching the Springwells site as a block-level project, more in the model of Ron Findlay's guerilla food forestry, which is also another way to engage older youth in the cause. In addition to directing more focused on the garden, spring of 2018 will include some infrastructure work, such as fencing, benches, pathways, etc.

Sowing Seeds in Hubbard Farms

The Hubbard Farms house is, in some ways, more challenging to work on than the Condon site, because the interior is largely intact. However, this has benefit in that it mirrors real conditions most targeted community members experience.

The focus at the Hubbard house is on creating three living spaces: an artist in residence loft, a shared flat for a joint urban scholar-urban activist residency, and a third space which will provide affordable living space intended for a steward of the permaculture surrounds. The full lot has been planned as a functional homesteading permaculture lot, integrating chickens, an apiary, vermiculture, hot composting and food cultivation. Like the fields in Condon and Springwells, this outdoor space is part of a network of permaculture demonstration and training sites which will host ecological education programs for different age bands (children, youth, adults). In Hubbard Farms, there are two high schools, a middle school and an elementary school within walking distance, maximizing opportunities for youth programming.

There is also a nearby community garden, which allows us to support ongoing community projects.



After

The aspiration for the Hubbard property is to embellish the green retrofit farther than Springwells. We have already removed the first floor ceiling to prepare for installation of radiant floor heating, a relatively low-cost alternative to a new forced air system. This system can be self-installed and has low operating costs in comparison to other options, plus it contributes to a healthier interior space with regard to allergens and dryness. This will be an open system, meaning that the tankless water heater will service both the domestic water and the floor system, reducing overall system costs and adding efficiency.

We have begun insulation, which will include blown insulation in the walls and attic, as well as batt in the basement ceiling to create a nice envelope for efficiency. We have already replaced two non-original doors with Energy Star doors aesthetically consistent with the house’s build period (early 1900s).

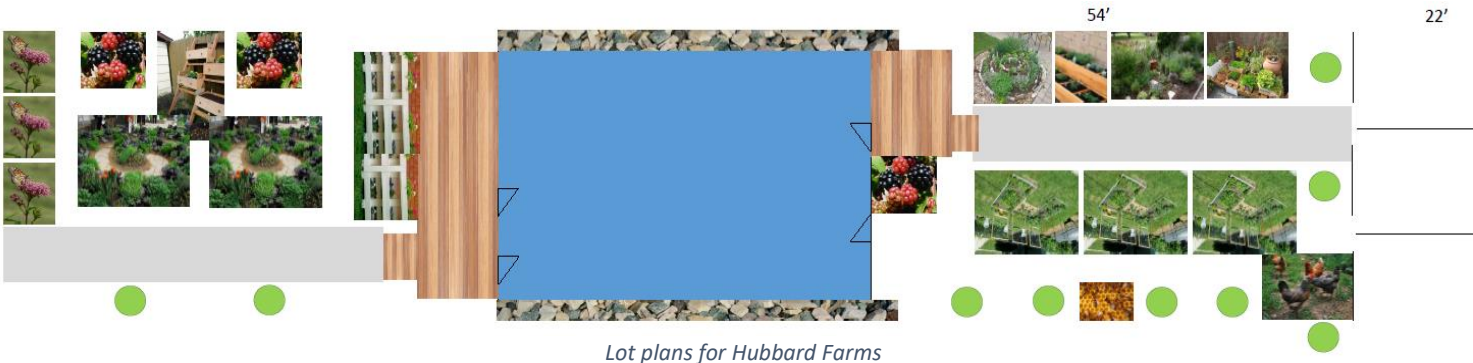
Again, this is a historic structure, and so we will replace windows which are not salvageable or which need altered framing with Energy Star replacements; five of these currently exist and have been ordered. However for the remaining windows, we will use interior storms with insulated glass to achieve the same energy efficiency without undermining the building’s historic integrity. The point of using interior storms, instead of conventional exterior storms, is that it removes the maintenance cycle associated with condensation and it retains the architectural profile of the historic windows.

New plumbing is approximately 75% finished and three new electrical panels with service line drops have been installed. On the exterior, post holes have been dug for the deck and also for the gabion wall which will separate the parking area from the productive land.



Volunteers at Hubbard, digging a swale to remediate water logging around the foundation

There is a significant punch list for the renovation, and in some cases we are approaching the project by installing systems infrastructure all at once. For example, the plumbing cannot be efficiently done unit by unit, because there are drain ties, and so we handle all plumbing as one project. But after installing the systems, we will renovate each unit, beginning with the top floor and working down. The house project is expected to be complete December 2018, with the permaculture infrastructure largely completed in summer of 2018. Part of a longer three-year plan is to install a Tesla shingle roof.



Lot plans for Hubbard Farms

Growing the Field

The lots and structures are important outcomes in terms of tangible goals and reclaimed community assets. The finished products will continue to stand as proof of concept, inviting others to try our green approach in the case of the renovations, and will produce perennial consumables for the community, in the case of the gardens. But as stated in our original mission discussion, Crow House is using these activities for its underlying purpose of community development, and we use this term in its broadest application. The umbrella for the organization is highly inclusive, because we understand social systems through a permaculture lens: we think of development in terms of networks (mycelia), diversity (edges), resilience through redundancy. There is no activity in which we engage that does not have exponential intended outputs, and we use combinations of activities for mutual reinforcement and deeper learning through varied perspectives.

To that end, we have already begun programming at community network sites, again reinforcing the notion that Crow House is a mission which overlays a physical infrastructure, but is not bound by it. At the two Southwest libraries, Campbell and Bowen, we have initiated a policy café, which is using participatory planning and Agile methods to develop community-driven policy advocacy in Detroit. We are also engaging community service programs in order to ensure that our efforts are reaching a diverse community and can become a transformative experience for some residents who may otherwise never encounter our focus. With each community service workgroup, I work individually with the participants to start a conversation about the experience of living in Detroit, the experience of changes in the city, and the ways in which new relationships can be beneficial.

Nor do we consider "sustainability" to be one strictly defined by ecology, and we are taking direct measures to positively impact the ecosystem of our neighborhoods. In one case, that is taking the form of working with a local bodega to pursue matching city grants to repair and revitalize the store. Currently, the store is in extreme disrepair and focuses on selling alcohol and cigarettes. The coolers are not proper

temperature for milk or other food stuffs. By entering into a partnership with this store, we are encouraging changes to the space and their sales practices to create a site that offers fresh foods, safe foods, and adds aesthetically to the community. Our mission is diluted by any activity, but rather each activity represents a feature in an overall systems approach. This allows for an abundance of inclusion, partnerships and positive impact over time. At the moment, our financial resources are devoted entirely to completing the few items at the Springwells house in Spring 2018 and developing the Hubbard Farms house throughout 2018.

Thanks

Larry Gant, Joe Trumpey, Anne Wallin, Nicole Berg, Elizabeth LaPorte, The Detroit Land Bank, Dow Chemical Company, The Graham Sustainability Institute, Home Depot, Southwest Detroit Community Justice Center, 36th District Court, Dow Fellow volunteers, University of Michigan student volunteers, community volunteers, and our neighbors in Condon, Hubbard Farms and Springwells...

And most of all, the city of Detroit, which we love beyond compare.