

THE VETERANS PROJECT at SUGAR HILL



TEAM PACKET

Sugar Hill Project Overview

Preservation of Affordable Housing, Inc. (POAH) has partnered with the City of Detroit and nonprofit Develop Detroit to build a new mixed-use, mixed-income project redevelopment in the historic Sugar Hill Arts District in Midtown Detroit. The \$37 million project will transform one acre of vacant space into 68 new mixed-income apartments and 11,000 square feet into commercial space. Of the new units, 25% will be designated as affordable housing for residents making up to 80 percent of the area median income, including 14 units for veterans. <https://www.poah.org/property/michigan/sugar-hill>

For the Veterans Project at Sugar Hill, IDCFC, in collaboration with AIA Detroit, IIDA, and ASID, will be assembling 14 teams from the creative industries to employ trauma-informed design to finish the 14 apartments designated for veterans in the nearly-completed Sugar Hill project.

Trauma-Informed Design

Trauma is pervasive among American adults and can lead to lifelong physical and mental health consequences. It not only can have a lasting impact on the body and brain, but also, if left unaddressed, can negatively impact resident and community success.

However, the negative impacts of trauma can be mitigated utilizing principles of trauma-informed design to build resilience. When people who have experienced trauma build resilience, it can be an effective way to recover and heal. While trauma-informed design has been tested and proven to strengthen outcomes in healthcare and education, it has not been fully embraced in affordable rental housing.

Sugar Hill aims to tackle this issue. By involving local design organizations, the goal is to not only provide professionally designed, safe spaces for 14 veterans to call home, but to educate the Michigan design community on trauma-informed design, especially since it disproportionately impacts people of color.

The Teams

Sign up to be considered for a team at <https://2021sugarhillteams.eventbrite.com>

Each team will consist of 5-8 individuals from across Michigan and is to have at least:

- 1 Architect
- 1 Emerging Professional (recently graduated, unlicensed)
- 1 Interior Designer
- 2 Students (not required, but strongly encouraged)

There are three options when registering to be considered for a team:

Team Registration: (2-6 Design Professionals)

- For the design professionals who already have at least one individual they plan to partner with. An example maybe a team of co-workers from an Architectural Design Firm that would like to work on this project together.

Student Registration:

- For students currently enrolled in a design-related degree and/or are part of the 2021 graduating class. We encourage you to register with a friend!

Individual Registration (Design Professionals)

- For professionals in the design industry that do not yet have team members. Individuals who are members of AIA, IDCFC, IIDA or ASID will be selected first when compiling final teams.

Not from Southeastern Michigan but still interested in joining a team? No problem! Individuals from other areas of Michigan will be placed with team members who are local to Metro Detroit. **Please be prepared to travel to Detroit for at least one day** during the buildout portion of the project (August through mid-September).

Please note: The final 14 teams will be assembled and organized to represent a wide variety of viewpoints. Registration does not guarantee selection.

The Schedule

MAY 17 - Prospective Team Member Info Session

A virtual event to answer questions before team registrations are due - click this link to view the recording: <https://youtu.be/ibuVu7hg-WY>

MAY 24, 12:00pm

Team & Individual Registrations are Due

MAY 24-28

Final teams are assembled & contacted

JUNE 1 - Team Orientation

A mandatory virtual session for team members to learn more about project details and receive trauma-informed design training

JUNE 13 - IDCFC Corn Hole Tournament for The Veterans Project at Sugar Hill

Some light-hearted competition with the other teams + a major project fundraiser, save the date!

LATE JUNE – Design Check-in

Team's initial designs will be reviewed

JUNE-JULY 30

Team fundraising, design work & order placements

AUGUST-SEPTEMBER 15

Apartments are furnished & decorated by teams

LATE SEPTEMBER

Public-facing event to discuss teams' processes & trauma-informed design

The Apartments

The Veterans Project at Sugar Hill consists of 14 studio apartments that are approximately 450 square feet each. The general contractor will complete the apartments with the following standard finishes: flooring, millwork, base paint and standard light fixtures. A virtual material board will be made available for the teams (coming soon).

Suggested Furniture:

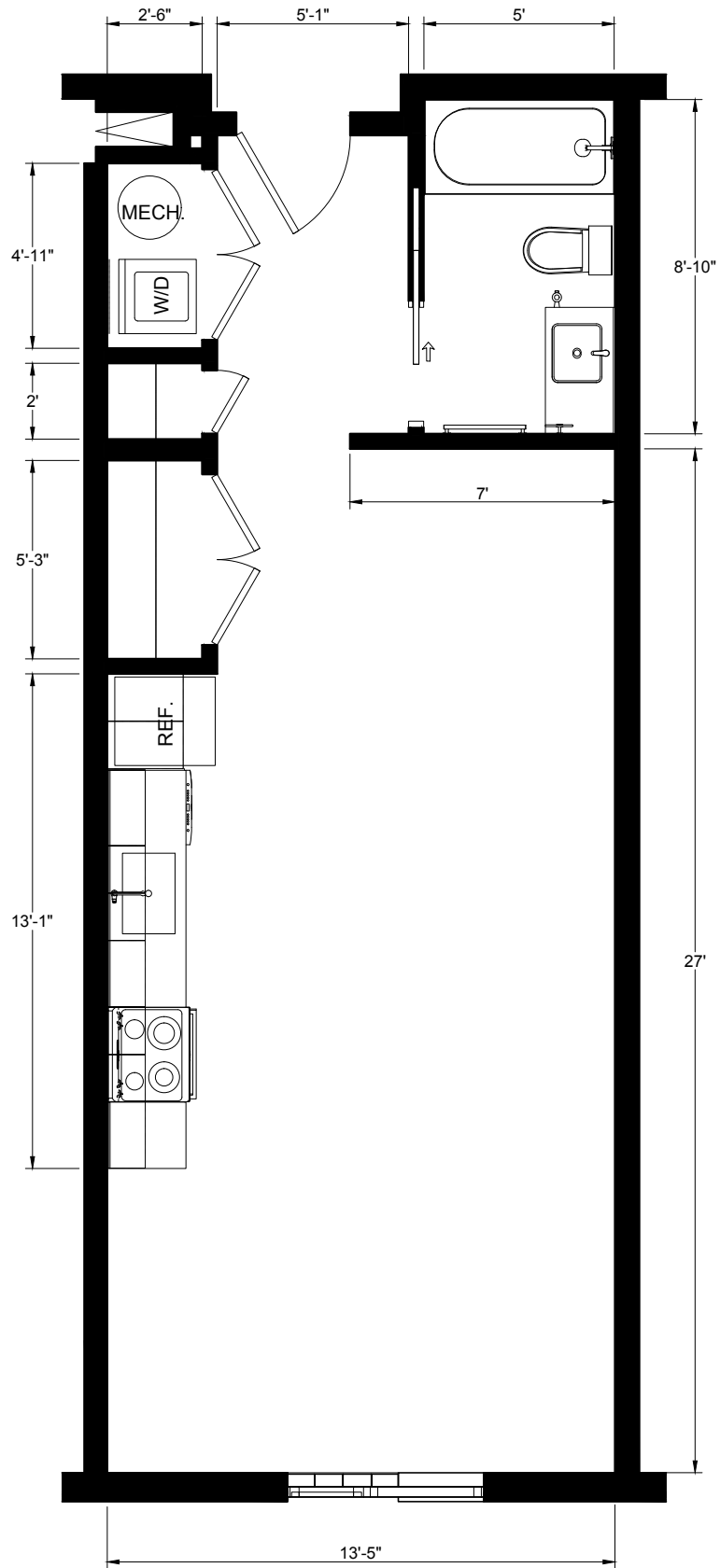
Sofa
Coffee Table
Lounge Chair
Media Center
Wall Mount TV Bracket
Dining Table
Dining Chairs
Mattress (Size: Full)
Bed Side Table
Headboard / Bedframe
Desk (optional)
Desk Task Chair (optional)

Suggested Auxiliary/Accent:

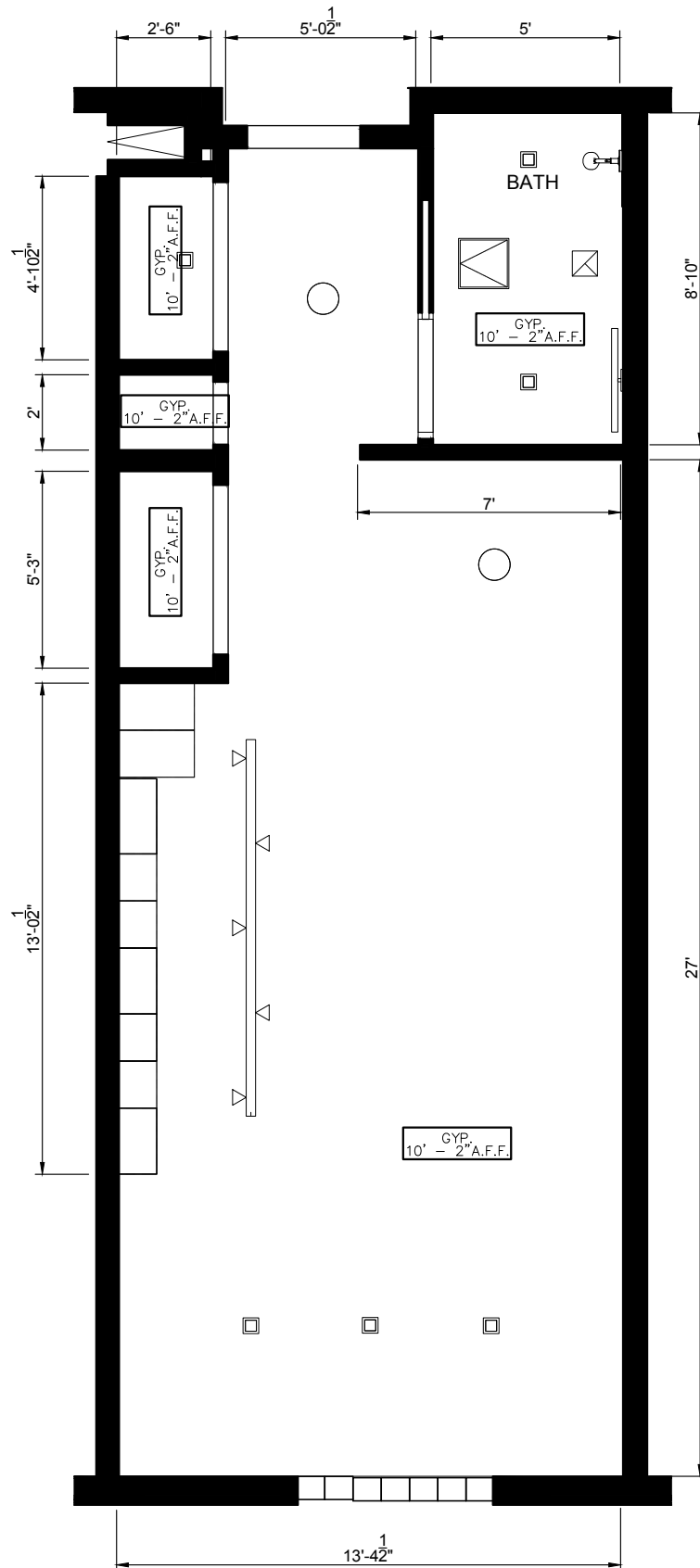
Floor Lamp (Lounge Area)
Table Lamp
Rug (Lounge Area)
Rug (Sleeping Area)
Decorative Shelving
Artwork (LG painting, Qty:2)
Coat Hook
Plants (Qty: 1)
Bath Towels (Qty: 4) / Bath Hand Towels (Qty:2)
Bathmat & Shower Curtain
Bedsread (Shams + Quilt)/Sheets/Pillows
Accessories
Accent Paint &/or Wallcovering

Please see the apartment floor and reflected ceiling plans below.

Apartment Floor Plan



Apartment Reflected Ceiling Plan



The Design Guidelines & Parameters

A team will work to design one apartment. The team will be responsible for final layout, procurement of the furniture, and auxiliary/accent items for that apartment, including painting or wallcovering of an accent wall if desired.

All soft furnishings must be new: mattresses, sofas, upholstered seating, pillows, sheets, curtains, etc. Many manufacturers' lead times have been affected within the past year, so teams are advised to procure furniture in advance to avoid any lead time delivery issues. **Furniture orders should be placed by mid-July at the very latest.** Teams will also be responsible for the coordination of shipping and local storage of furniture/accents prior to August. Delivery to the site and final installation of furniture/accents will be done by the teams before the Veterans' move in date (Mid-September).

While creativity is encouraged with non-upholstered items, such as upcycled or custom-made furniture, these items must be reviewed and approved by the Design Review Team.

There will be checkpoints during the design development process to ensure that all teams are following trauma-informed design tactics.

Project Documentation

Videography and photography will be heavily employed to document the process and results of the Veterans Project at Sugar Hill. While this process is being heavily documented, teams are required to keep as many design documents and sketches as possible. If any team member does not wish to be photographed or recorded, please inform IDCFC.

Corporate Partners

Many local and national companies have worked previously with POAH and VOA, who are currently in the process of securing donations from the following manufacturers:

- Gardner White
- Home Depot
- Sherwin Williams

Any donations secured from the above companies will be made available to every team (the variety and types of items are still being finalized). Is there a large company not on the above list that should be involved? Please send their contact information to IDCFC!

A list of vendors who could potentially donate needed or deeply discount items will be provided.

Team Budgets and Fundraising

As with every project, the Veterans Project at Sugar Hill comes with a budget. Based on the list of suggested furniture and accessories for each apartment, an overall budget of \$49,000 was established, or \$3,500 per apartment.

That being said, successful fundraising by all participants would lead to increased team budgets for every veteran apartment. POAH has started the fundraising process by contributing \$21,000 (\$1,500 per apartment), and AIA Detroit recently received a \$3,000 grant. While IDCFC, AIA Detroit, IIDA and ASID hope to raise as much of the needed funds as possible, team members should expect to contribute to the fundraising campaign and support the overall project. **All monetary donations, no matter who they are acquired by, are distributed evenly among the 14 teams.**

Individual fundraising is encouraged. IDCFC is a 501(c)3 non-profit organization, meaning all donations are 100% tax deductible. Vendors, firms, friends, and family can all donate directly to the Veterans Project at Sugar Hill by visiting <https://idcfc.org/donate>. An automatic receipt of payment will be sent to the donor. If they wish to receive the tax credits, please have them forward the receipt to the IDCFC Treasurer at debbie.gonzales@idcfc.org.

This is a most certainly a project many companies would want to be associated with, so don't hesitate in asking for donations!

Teams will be provided with official marketing materials to assist in their fundraising efforts and will always have the support of the design organizations as well.

Take Advantage of Fundraising at the IDCFC June 13th Cornhole Tournament

The 2021 IDCFC Annual fundraising event will be a Cornhole Toss! Previously known as the Annual IDCFC Kickball Event, this year's tournament between IIDA, AIA Detroit, ASID, CAM, other industry professionals, designers, contractors and students, is once again a major fundraiser to support the current IDCFC project. All proceeds raised at the event will go towards the Veterans Project at Sugar Hill, so teams are strongly encouraged to attend and partake in some friendly competition and easy fundraising!

Save the date! Sunday, June 13th, at Lawrence Tech University's Football Field in Southfield.

The Organizations Involved



Preservation of Affordable Housing (POAH) is a nonprofit developer, owner, and operator of more than 12,000 affordable homes in eleven states and the District of Columbia. POAH's primary mission is to preserve, create and sustain affordable, healthy homes that support economic security, racial equity, and access to opportunity for all. <https://www.poah.org/about-poah>



Volunteers
of America®
MICHIGAN

At Volunteers of America, we are more than a nonprofit organization. We are a ministry of service that includes nearly 16,000 paid, professional employees dedicated to helping those in need rebuild their lives and reach their full potential. <https://www.voa.org/about-us>

Develop Detroit

Develop Detroit builds vibrant, resilient communities and expands opportunities for all residents to succeed. We create mixed-income communities and single-family homes across Detroit – for the full range of Detroiters. Our work is an integrated approach to stabilizing and growing neighborhoods decimated by the recent housing crisis. <https://www.developdetroit.org/#about>



The Interior Designers Coalition for Change (IDCFC) founded in 2009 is a 501(c)3 non-profit organization with the following mission statement: To provide Interior Design services to communities and individuals where there is a need and resources are limited.

We are committed to providing inclusive, functional, sustainable, and beautiful interior design. The spaces we design bring value to the communities and those who live, work and/or play in them. www.idcfc.org



AIA Detroit, a Chapter of the American Institute of Architects, is the most prominent voice for the profession of architecture in the Detroit metropolitan area. AIA Detroit seeks to improve the practice of architecture and the quality of the built environment. <https://aiadetroit.com/mission>



The American Society of Interior Designers (ASID) advances the interior design profession and communicates the impact of design on the human experience. We collaborate with others to promote the value of interior design. We prepare our members to excel in a dynamic and evolving profession. We generate, collect and disseminate applied knowledge. <https://mi.asid.org/about>



IIDA - International Interior Design Association is the commercial interior design association with global reach. We advocate for advancement in education, design excellence, legislation, leadership, accreditation, and community outreach to increase the value and understanding of interior design as a profession that enhances business value and positively impacts the health and well-being of people's lives every day. <https://iida.org/about/our-story>