



2022 Annual Report

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Our Mission

Building Community Value is dedicated to facilitating real estate development projects in neighborhoods throughout Detroit. We respond to the aspirations of Detroit residents who are most directly impacted by development in their neighborhoods.



Our Team

Building Community Value's work is made possible by our team of real estate development aficionados who are committed to equipping Detroit's aspiring resident developers with the tools they need to succeed.



Chase Cantrell
Executive Director



Monique Becker
Manager of Program Implementation



Daisha Martin
Manager of Technical Assistance



Josh Bails
Technical Assistant



Brandon Hodges
Technical Assistant



Adam Kokenakes
Technical Assistant



Janell O'Keefe
Technical Assistant

Our Partners

We work with an amazing group of funding and strategic partners that share our commitment to transforming Detroit's neighborhoods and equipping minority developers.

FUNDING PARTNERS



Fred A. and Barbara M.
Erb Family Foundation



FORD
FOUNDATION



W.K.
KELLOGG
FOUNDATION



PNC
FOUNDATION

STRATEGIC PARTNERS



Building the Engine of Community
Development in Detroit

DTE



WAYNE STATE
UNIVERSITY



2022 Report

Better Buildings, Better Blocks

7 YEARS | 13 COHORTS | 376 DETROITERS ENROLLED

2022 HIGHLIGHTS

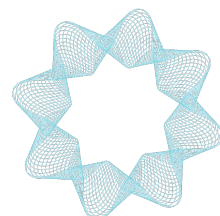
In 2022, we continued to improve our curriculum by adding more supplementary materials and subject-based summaries to our course pack, sponsored by Flagstar Bank, and connecting our participants with more leaders in Detroit’s development ecosystem. Due to the pandemic, we exercised caution and taught the course virtually for the 3rd year in a row.

We also experimented with a different course format in 2022 — teaching one, 9-month long cohort with 32 participants from March to November. This expanded timeline allowed us to provide more 1-on-1 support to students, ensuring that each student received the individualized coaching needed to grasp course concepts and develop their proposed projects.



RESOURCE PARTNERS

Last year, we expanded our network of resource partners — an intentionally curated group of businesses and organizations that provide resources necessary for successful real estate development in Detroit.



DETROIT
DEVELOPMENT
FUND
Helping You Get There

**DETROIT
FUTURE
CITY**



Better Buildings, Better Blocks

7 YEARS | 13 COHORTS | 376 DETROITERS ENROLLED

GUEST SPEAKERS

This year we connected our cohort with numerous Detroit-based real estate development experts, architects, designers, bankers, appraisers, and some of our BCV Alumni.

Darnell Adams
Gilbert Family Foundation

Tyler Peterson
Opportunity Resource Fund

Jamel Anderson
Appraisal Specialist

John Schoeniger
Detroit Development Fund

Imani Day
RVSN Studios

Caremy Snellenberger
Amerifirst Home Mortgage

Patrice Brown
BCV Cohort 9 Alum

Kirk Welsh
BCV Cohort 12 Alum

Tarolyn Buckles
Onyx Enterprise, Inc.

Rebecca 'Bucky' Willis
Crane & Bloom

Beverly Jones
Men on the Move Services

Elyse Wolf
Mona Lisa Living

Shamica Joseph
Green Path Financial Wellness

John Zemke
BCV Cohort 4 Alum

Katrina Martin
WOW Tax & Advisory Services



Better Buildings, Better Blocks

7 YEARS | 13 COHORTS | 376 DETROITERS ENROLLED

2022 AWARDEES

Last year, we awarded a total of \$3,500 to participants for their proposed development projects. We were especially excited to support students who created mission-oriented projects for their first developments! Awardees were selected by a panel of judges that included stakeholders who have supported Building Community Value over the past seven years, and intimately understand our work and the impact we seek to make in Detroit.



Carlos Santacruz

\$1,250 Award

Single-Family Home Renovation Project



Ashaki Johnson

\$1,000 Award

Block Club Community House



Ronald Matten

\$750 Award

Veterans' Housing Renovation



Lutricia Valentine

\$500 Award

TBD Urban Link Village Development

BCV Alumni Update

MAKING AN IMPACT

Better Buildings, Better Blocks alumni continued to make an impact in Detroit's real estate development ecosystem in 2022. In fact, two (2) of our alumni's development projects were acknowledged by Detroit Mayor Mike Duggan during his 2022 State of the City address.

We were also excited to see some of our alumni pivot into the commercial development space, and make meaningful advancements on the projects for which they were previously awarded scholarships.

Pictured: Rendering of Stafford House Development created by BCV Alum Patricia Dockery.



BCV Alumni Update



ALUMNI MIXERS

Last year, we hosted three (3) alumni mixers. The first mixer was a virtual workshop that featured a presentation on commercial real estate and financing, provided by Tribe Development founder and principal Brandon Hodges.

Our final two mixers were in-person, networking-focused events hosted at our Corktown parcel for BCV alumni, BCV stakeholders, and past speakers. These in-person mixers provided an awesome opportunity to connect our alumni with each other, and meet students we'd only seen virtually due to the pandemic.

BCV Alumni Update

CAPACITY BUILDING

Last year, we sought new ways to continue building the capacity of our alumni. To this end, we conducted a Student Capabilities Survey to better understand the skills and resources our current and former participants have, and how they could be leveraged to support their peers. We also worked with our alumni to identify their top contractors and partners in the city. The data gleaned from these deep dives will be used to develop a database on our website for both our students and BCV's broader audience.



WEBSITE REDEVELOPMENT

In order to better serve our students and alumni, we partnered with the University of Michigan School of Information to redesign the resource database on our website. The goal is to make the tool more user-friendly, interactive, and searchable. We also began to develop a beta version of our BCV Alumni Portal – a platform where past participants can access the most recent versions of our pro-forma and course documents, connect with each other, and learn about upcoming BCV events and resources. Both of these tools will launch on our website in 2023, along with more user-friendly and interactive public-facing sections.

Organizational Development



We'd like to thank our 2022 funding partners and donors for their generous support!



\$200,000
Multi-Year Grant



\$75,000
Multi-Year Grant



\$50,000
Multi-Year Grant

Anonymous
Donor

\$15,000
Grant



\$5,000
Grant

Neighborhood Treks

Last year, we continued to use neighborhood treks as a way to help our students and audience better understand the impact of development in their neighborhoods.

We hosted one (1) virtual trek of the McDougall Hunt neighborhood. Led by Duane Ashford (President, McDougall Hunt Neighborhood Association), Katrina Watkins (Executive Director, Bailer Park Neighborhood Development Corporation), and Jessica Hinton (Program Manager, Cinnaire) – this trek explored the grassroots and community development of McDougall Hunt stakeholders, and strategies their leveraging to build a more sustainable neighborhood. We look forward to hosting more neighborhood treks in the coming year.

Duane Ashford
President, McDougall Hunt Neighborhood Association

Katrina Watkins
Executive Director, Bailey Park Neighborhood Development Corporation

Jessica Hinton
Program Manager, Cinnaire

Join Us
This free event will explore the grassroots organizing and community development of the McDougall Hunt neighborhood as well as its strategies to build a more sustainable neighborhood.

December 15th
6:00PM - 7:30PM

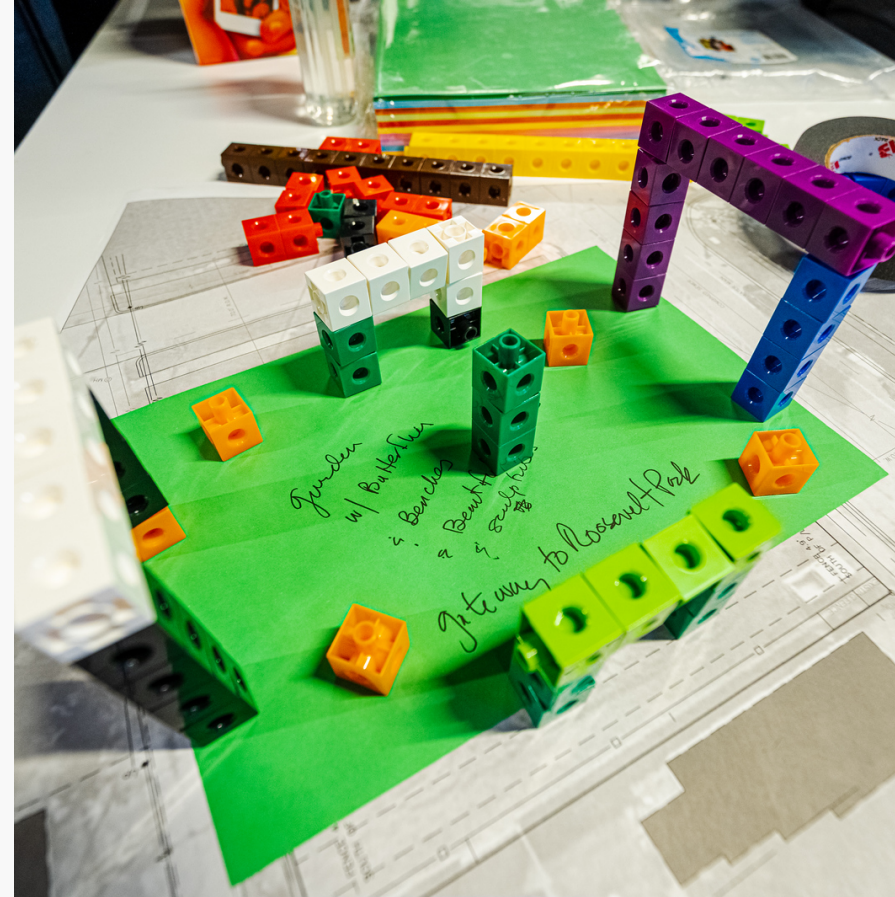
Detroit Landlord Survey



Last year, we completed a Detroit Landlord Assessment in partnership with Wayne State University and funded by the Erb Family Foundation. We surveyed a diverse set of landlords about their experiences in the ecosystem and asked them about their understanding of issues including lead remediation and compliance with the City of Detroit rental ordinance.

In the spring we presented the report with our survey findings to partners including CLEARCorps Detroit, Detroit Future City (DFC), the Erb Family Foundation, and the City of Detroit; we also discussed our findings at the 2022 DFC Neighborhood Housing Compact. Our goal was for these stakeholders to look at different facets of the rental ecosystem, while working with the City of Detroit to modify the current rental ordinance based on the report's key takeaways.

The Corktown Project



Throughout 2022, we placed heavy emphasis on the planning process for the Corktown parcel we purchased in 2021 — located just west of Michigan Central Station & Roosevelt Park, at the intersection of 14th Street and Dalzelle Street.

COMMUNITY ENGAGEMENT

We hosted four (4) community events with Corktown residents to better understand the types of community development projects they hoped to see in the neighborhood, and get their input on our approach to developing the parcel. In addition to these events, we also sent mailers and a resident survey to every housing unit in the Corktown, with the goal of ensuring we gained insight from as many people as possible for this resident-driven development project.

The resident feedback gathered during this process will inform the final design of our project, which will be developed by our partner Dokes Design & Architecture — a Black-owned architectural firm based in Detroit.

The Corktown Project

EQUITABLE DEVELOPMENT SCORECARD & ROUNDTABLE

Last year, we also continued our participation in the Equitable Development Roundtable convened by the University of Michigan. This research initiative intends to spur implementation of equitable development projects in Detroit by fostering dialogue between residents, developers, and local government in order to build coalitions of stakeholders working together to improve the development process.

Our work with the roundtable partners focused heavily on the creation of the Equitable Development Scorecard, a tool that aims to measure equity, empower and organize residents, and drive accountability in the community development ecosystem. Building Community Value will implement the scorecard through the Corktown Project — utilizing the scorecard to ensure that our final design for the parcel meets the equity standards and expectations identified by the community during the planning process.



DEVELOPMENT
AT THE SPEED
OF TRUST
An Equitable Development
Toolkit for the People of Detroit

Policy Advocacy



In 2022, our Executive Director - Chase Cantrell - was selected to serve as Vice President for the Real Estate Association of Developers (READ). READ is a membership organization that ensures Black developers have the guidance, resources, and access needed to overcome traditional barriers to development that persist in the City of Detroit.

Over the past year, our work with READ has included officially relaunching the organization, hosting monthly informational mixers and a bus tour, and training city council members on equitable development and affordable housing principles. We've also worked to connect BCV alumni with READ — expanding the set of resources at their disposal.

Media & Recognition



Building Community Value and the work with Chase Cantrell

Published on July 13, 2022 — in Introduction — by Khary Frazier

PUBLICATIONS

- Low property values, high renovation costs create cycle of closed doors for small-scale rehabbers living in Detroit* | Outlier Media (1/19/22)
- What impact are minority developers having on Detroit's skyline?* | Model D (1/25/22)
- 3 lessons learned covering Detroit's development ecosystem* | Model D (2/22/22)
- Building Community Value and the work with Chase Cantrell* | Detroit Is Different (7/13/22)
- Black Detroit developers reveal secrets to successfully scaling up operations* | Model D (8/30/22)

RACISM IN PROPERTY OWNERSHIP

BRICK+BEAM DETROIT



Moderator:
Dr. Alaina Jackson



Panelist:
Monique Becker



Panelist:
Francis Grunow

PANELS

- Supporting Equitable Entrepreneurial Opportunity* | Michigan Municipal League 2022 Convention
- What's Happening in the City* | Detroit Homecoming Real Estate Forum
- Community Candor Housing Series — Building New Housing: What Is The Process?* | Communities First, Inc.
- Consequences of Systemic Discrimination on Property Ownership Today* | Brick + Beam Detroit
- Who's Got Next? Careers in Community Development* | CDAD 2022 Community Development Week
- Supporting Developers of Color in Affordable Housing & Economic Development* | Center for Community Progress, Reclaiming Vacant Parcels Conference



2023 Prospectus

2023 Prospectus



BACK TO THE CLASSROOM

We're excited for Better Buildings, Better Blocks to return to its traditional format — implementing one (1) 7-session cohort of the course that will be held in-person. We also look forward to bringing some of the learning from last year's model into our 2023 course. To that end, we plan to continue the individualized support we provided to cohort 13 participants through 1-on-1 coaching and extended office hours.

ADVANCING OUR CURRICULUM

This year we will begin expanding our curriculum and educational footprint. Part of this effort will include working with the University of Michigan Center for Academic Innovation to develop an online, self-guided version of our Better Buildings, Better Blocks course. This introductory-level course will leverage our current course pack, providing students with introductory real estate development knowledge and skills.

Once they've completed the course, these students will be eligible to participate in an in-person, intermediate-level course focused on project development and individualized coaching. The goal here will be for students to learn about practical implementation through experiential learning. We will spend 2023 intentionally building out this strategy.

2023 Prospectus

CORKTOWN PARCEL DEVELOPMENT

Our 2023 priority for the Corktown Project is using the resident insights gleaned in 2022 — along with the Equitable Development Scorecard — to finalize our design plans for the parcel. As part of this process, we will return to the community to present our development plans, receive feedback on those plans, and walk residents through the final version of the scorecard. We will also continue working with Dokes Design & Architecture and Crane & Boom to develop our final implementation plan.



SUPPORTING SMALL-SCALE DEVELOPERS

Expanding the set of financial resources available for real estate developers of color is crucial to the execution of BCV's mission. This year, we look forward to working with community lenders to create new financing products for the small-scale developer. A key partner for this initiative is Black Leaders Detroit, a local organization that is launching a \$75,000, 0% interest loan for small-scale Black developers in Detroit.

Thank you for supporting BCV!

