



March 2009

You're invited — see you on the dance floor!

GRDC Celebrates 20th Anniversary!

GRDC marks its twentieth anniversary this year, and we are celebrating with a Gala Dinner-Dance on Friday, May 1, 2009. Please join us for an evening of good food, fellowship, and live dance music from George Benson.

PARTY AT COMMUNITY HOUSE

We're holding our celebration at the North Rosedale Park Community House, 18445 Scarsdale, from 5:30–9:30 PM. Local broadcaster Charles Pugh will MC the festivities, including the presentation of

special 20th Anniversary Community Hero Awards. After dinner, George Benson will entertain us, so grab your dancing shoes!

ORDER TICKETS TODAY

Tickets to the 20th Anniversary Celebration are ON SALE NOW for \$50 each or two for \$90. Fill out and mail the order form on page 5 of this newsletter or call Cathy Marshall, 313 387 4732, ext. 105.

HUNTINGTON & FLAGSTAR, GREAT SPONSORS

As always, we are grateful for the support of our sponsors. GRDC would like to thank **Huntington Bank** and **Flagstar Bank** for generously sponsoring this event.

See you on the dance floor!



GRDC Executive Director Tom Goddeeris accepts truck donation January 2001 from North Rosedale resident and GM Foundation manager Greg Hall.

Advertise in Our Program Book!!

GRDC is compiling a commemorative Program Book as part of our 20th Anniversary Celebration, to be held on Friday, May 1st. We invite all our friends and supporters, as well as local businesses, to place an ad or congratulatory message in this booklet. Join in the celebration and show your support of GRDC!

Congratulatory messages are only \$25 each and can be ordered on the ticket order form on page 5 of this newsletter. Or you can go all out and place an ad (full page, half page, quarter page or business card sizes are available) to let everyone in the community know that your business or service supports GRDC.

For details, call Pam Weinstein at 313 387 4732, ext. 103, or go to the GRDC web site, www.grdc.org, to find the 20th Anniversary Program Book advertising order form.



Kids and officials from Edison School in fall 2001, at the ribbon-cutting of their new playground, constructed with help from GRDC.

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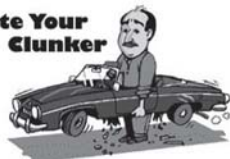
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**Donate Your
Clunker**



Got an old car you need to get rid of? Why not donate it to GRDC? You'll get a tax deduction and GRDC will get the proceeds from the sale of your clunker. Make your donation to Charity Motors (313) 255-1000, and designate GRDC to receive proceeds from the sale. Charity Motors will even pick up your car for free.

Want more information? Call Cathy Marshall at 313-387-4732, ext 105.

Thank You to Our Supporters

GRDC thanks the following families and businesses for their generous support of our programs. Your contributions of time and money make a real difference in our community!

[All donations received 11/01/08 - 02/01/09]

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continued on page 5

Neighborhood Open House May 3rd



Local broadcaster Charles Pugh interviewed GRDC Executive Director Tom Goddeeris at last year's Open House about GRDC's new homes for sale.

Do you know of a house for sale? Do you have friends, family or colleagues who might be interested in living in one of Detroit's finest neighborhoods? Grandmont Rosedale Communities **Neighborhood Open House** is a great opportunity to visit, tour the area, and see some of the homes for sale.

GREAT PLACETO LIVE

The North Rosedale Park Civic Association, Rosedale Park Improvement Association, Grandmont Community Association, Grandmont #1 Improvement Association, Grandmont Rosedale Development Corporation, and Huntington Home Lending are again partnering to market

Feature Your Home at the Open House!

Would you like your home featured in the 2009 Neighborhood Open House tour? The committee is currently looking for homes for sale to feature at this event, especially homes in move-in condition. They are also looking for inspiring examples of homes that have been recently renovated.

If you would like your home featured, call Marsha Bruhn at 313 255 1884.

Home Repair Loans Go Green!

The Michigan State Housing Development Authority (MSHDA) recently announced changes to its Property Improvement Program (PIP). PIP offers low-interest home improvement loans to single-family homeowners with low-to-moderate income (up to \$65,000, or \$74,750 in certain areas), and to landlords that rent to low-to-moderate income tenants.

GREEN HOME IMPROVEMENTS ADDED

The program has expanded the list of eligible home improvements to include the following alternative energy improvements: solar water heating systems, windmills for home power, geothermal furnaces, and solar rooms permanently installed for use as a sunroom or family room.

These 'green' options are in addition to existing eligible improvements that include the following: furnaces, central air conditioning, insulation, siding, roof repair or replacement, kitchen and bathroom remodeling, adding a garage or carport, installing a ramp, and other permanent improvements to homes.

IDEAL FOR NEW HOMEOWNERS

PIP allows eligible homeowners to borrow up to \$50,000. MSHDA does not require equity in the home for loans \$25,000 and under, making it ideal for a new homeowner or existing homeowner with limited equity. Because MSHDA allows borrowers to spread loan payments over 20 years, the monthly payments are very affordable for those on a fixed income. The interest rate for homeowners depends on income; it could be 4%, 6%, or 8%.

LANDLORDS CAN BE ELIGIBLE, TOO

Eligible landlords can borrow up to \$25,000 per unit, with a maximum outstanding limit of \$100,000 per borrower. Eligible properties cannot have more than 11 units. The interest rate is fixed at 8%. There are no income requirements for landlords, but the rental units must meet MSHDA rental limit guidelines.

CHECK IT OUT

Want more information? Go to www.michigan.gov/mshda and click on the Home Improvement link. Or contact GRDC at 313 387 4732, ext. 105, to be directed to the nearest lender.

our neighborhoods and showcase homes for sale. As residents, you know what makes our community special—high quality housing, park-like setting, family-friendly atmosphere, activities for youth, and effective and committed neighborhood associations.

BUS TOURS AVAILABLE

We are focusing even more this year on introducing attendees to our area. Shuttle buses will leave the Community House at regularly scheduled times for a short tour of Grandmont Rosedale and points of interest. Attendees will receive a list of homes open as well as a listing of all homes for sale.

FOR MORE INFORMATION

If you would like more information, please contact Marsha Bruhn at 313 255 1884. And don't forget—spread the word! Save the date! It's **Sunday, May 3, from 1:00 to 6:00 PM!**

GRDC New Home Repair Program



For low- and moderate-income residents who live in the Grandmont neighborhood, GRDC has recently begun offering a variety of home repair grant and loan opportunities. Last fall, four families took advantage of the Home Repair Program, and at least 12 others currently have applications in process.

OVER \$550,000 AVAILABLE

This year's Home Repair Program includes funding from four different sources: the Michigan State Housing Development Authority, the Local Initiatives Support Corporation, the Federal Home Loan Bank's Neighborhood Improvement Program, and the City of Detroit's Minor Home Repair Program. With the combined funds, GRDC has access to over \$550,000 in home repair funds, which will help up to 25 families repair their homes.

"We're thrilled to be able to help so many people repair their homes – it not only helps them, it also stabilizes that targeted neighborhood," said Executive Director Tom Goddeeris. "We just wish that we had enough funds to make these grants and loans available to everyone in our community."

FOR MORE INFORMATION

If you live in the Grandmont Community Association neighborhood and would like more information about the Home Repair Program, contact Tom Ridgway, 313 387 4732, ext. 108.

State Grant Targets Grandmont Area

The Michigan State Housing Development Authority (MHSDA) recently awarded a \$60,000 Neighborhood Preservation Initiative (NPI) grant to GRDC for use in the Grandmont Community Association neighborhood. This grant is the only one given this year by MHSDA to a Detroit community organization. GRDC is now in the process of implementing a variety of improvements in that neighborhood, all thanks to this NPI grant.

GARDEN, RADIO PATROL, PLAYGROUND

Grant funds will be used in conjunction with the Home Repair Program funds (see related article above). Activities include creating a community garden, supporting the Grandmont Radio Patrol, installing solar lighting and playground benches in Ramsay Park, developing

a web site for the Grandmont Community Association, supporting the Grandmont Art Fair and the Neighborhood Open House, supporting the Northwest Detroit Farmers' Market, sprucing up public spaces, and providing education and resources to tackle the foreclosure problem in that neighborhood.

"We don't often get funds for these types of improvements," said Deputy Director Cathy Marshall, "We think that this group of activities will have a broad impact on revitalizing the Grandmont area of our neighborhood."

Stay tuned and watch these projects make Grandmont an even finer place to live!

Foreclosure Assistance for Our Residents

Through the work of the Foreclosure Task Force, GRDC has been working to alleviate the effects of the foreclosure crisis in our neighborhood in two different ways: by providing education and resources to residents so that they can avoid foreclosures, and by taking care of the vacant property left behind as a result of foreclosures.

FORECLOSURE PREVENTION FAIR

GRDC, along with our neighborhood associations and the Detroit Association of Realtors, hosted a very successful Foreclosure Prevention Fair in the fall—over 75 people received information about how to save their homes.

HELP IS AVAILABLE - CALL TODAY!

Foreclosure prevention counselors are now available at the GRDC offices three days a week, thanks to Southwest Housing Solutions. Homeowners who are behind on their mortgage payments should contact the free counselors immediately, while they still have options – call 313 841 9641 TODAY for an appointment with a counselor. For

tax foreclosure problems, contact the United Community Housing Coalition at 313 963 3310.

GRANT FOR PROPERTY MAINTENANCE

GRDC recently received grant funding from the Detroit Vacant Property Campaign to take care of some of the vacant property in our community so that it doesn't become a blighting influence. Funds can be used for boarding houses, putting up security lights, and emergency lawn maintenance.

If you want to do something about a vacant home on your block that needs attention, contact Patrick Williams, GRDC Intern, at 313 387 4732, ext. 104.

GRDC's 20th Anniversary Celebration
ORDER FORM

Name _____

Address _____

City/State/Zip _____

Phone _____ E-mail _____

TICKETS* (deadline April 20)

_____ tickets @ \$50 ea (two for \$90) \$ _____

CONGRATULATORY AD (deadline April 1)

_____ congratulatory ad(s) @ \$25 ea [see article, pg. 1, for details] \$ _____

DONATION

_____ A donation is enclosed. \$ _____

*Ticket purchases, ad fees, and donations are all fully tax-deductible.

TOTAL \$ _____

PAYMENT (choose one)

_____ My check, payable to GRDC, is enclosed.

_____ Bill my credit card for \$ _____

Name as it appears on card _____

Card # _____ Exp. date _____

Signature _____ Billing zip code _____

Mail to

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News Around the Neighborhood

\$60,000 DOWN PAYMENT ASSISTANCE!

GRDC is now able to offer up to \$60,000 in down payment assistance to qualified buyers who purchase one of our new homes on Stahelin Street, just south of McNichols. This is the opportunity of a lifetime to buy a brand new 3-bedroom, 2.5-bath colonial home with attached garage at an unbelievably affordable price. Interested? Contact Tom Goddeeris at 313 387 4732, ext. 111, or tgoddeeris@grdc.org. You can also visit our web site at www.grdc.org.

COMMUNITY GARDEN IN OUR NEIGHBORHOOD

Have you ever wanted to get involved in a community garden? Several neighbors from the Grandmont Rosedale neighborhoods have gotten together recently to plan and plant a community garden. "We've had a couple of meetings to explore the idea and do some research," GRDC Commercial Program Manager Pam Weinstein explained. "Lindsay Turpin of the Detroit Garden Resource Program has been a great help in leading us through the process of organizing and designing our garden—it's an exciting project to work on," she added. For more information and to get involved, contact Pam at 313 387 4732, ext. 103 or pweinstein@grdc.org.

FARMERS' MARKET TO OPEN JUNE 4th

The ever-popular Northwest Detroit Farmers' Market is slated to open early this year, on Thursday, June 4, from 4-8 PM. "Neighbors really encouraged us to start up the market earlier this season, so we decided to open the first week of June. We'll have flowers and plants for the yard and garden, in addition to our usual selection of breads, baked goods, meats, and other tasty treats," said Market Master Pam Weinstein. The market is located in the south parking lot of Bushnell Congregational Church, 15000 Southfield Service Drive, and will operate from June 4–Oct. 15 this year. For more information or to volunteer at the market, contact Pam at 313 387 4732, ext. 103.

PRIME OFFICE SPACE FOR LEASE

GRDC has prime office and retail space available for lease. The space is located in a recently renovated building on Grand River between Outer Drive and Evergreen. Available spaces range from 1,400 to 2,000 square feet. Move-in condition. For more details, contact Tom Goddeeris at 313 387 4732, ext. 111.

DP DAY TO PLANT TREES IN GRANDMONT

Plan to volunteer a few hours of your time on Saturday, March 28 from 9 AM - 12 Noon, to help the UM students from the Detroit Partnership (DP) and the Greening of Detroit plant trees in the Grandmont community. For more information and to volunteer, contact GRDC Intern Patrick Williams at 313 387 4732, ext. 104.

MICROLOANS FOR DETROIT SMALL BUSINESSES

Attention, small business owners having trouble getting loans through conventional lenders! The Small Business Detroit MicroLoan Program may be just what you need. Supported by the Mayor's Office and administered by the Center for Empowerment and Economic Development, the Small Business Detroit MicroLoan Program was created to enhance existing businesses and encourage new business start-ups.

Applicants must be for-profit and located in the City of Detroit. Loan amounts range from \$5,000 to \$35,000. To learn more about how you might qualify for a Small Business Detroit MicroLoan, call Robin Duncan at 313 255 1020 or visit www.micced.org.

BOARD MEMBER TRAINING SATURDAY, APRIL 25

Mark your calendar now for Saturday, April 25, when GRDC will sponsor a training session for board members from all area neighborhood associations at the North Rosedale Community House, 18445 Scarsdale. For more information, contact Pam Weinstein at 313 387 4732, ext. 103.



The Northwest Detroit Farmers' Market begins its third season on June 4, 2009.