



**Southwest Housing Solutions**  
1920 25th Street, Suite A  
Detroit, MI 48216  
313.841.3727 main  
[www.swsol.org](http://www.swsol.org)

July 22, 2022

City of Detroit  
Department of Public Works  
City Engineering Division  
2 Woodward Ave, Detroit, MI 48226

Gentlemen/Ladies:

RE: Letter of Intent-Southwest Housing Solutions-Alley Vacation

Southwest Housing Solutions (SWHS) respectfully submits this Letter of Intent to the City Engineering Division to vacate the north-south alley located in Southwest Detroit bounded by Jackson/Buchanan/Junction/33rd Street.

Southwest Housing Solutions  
1920 25th Street  
Detroit, MI 48216  
Contact: Dan Loacano, 313-475-7415

On January 18, 2022, SWHS closed on 15 contiguous vacant parcels with the DLBA to build a community park. The aforementioned 15 lots are zoned R2 (residential). SWHS was required to obtain a *Conditional Land Use Permit (CLUP)* from BSEED to construct the park on property zoned R2. On May 13, 2021, our application for the permit was approved by BSEED. An extension on the CLUP expires on October 18, 2022. SWHS has signed a contract with Michigan Recreational Construction to build the park.

This new community park will support our redevelopment efforts in the Newberry neighborhood of the East Chadsey-Condon community. Currently, SWHS is leading an effort to convert 60 single family homes from rental to homeownership. To date, 47 of the 60 homes have been transitioned from rental to homeownership. Community residents participated in the design of the park. SWHS is working in collaboration with other Southwest Detroit community non-profits on other redevelopments efforts in the East Chadsey-Condon community.

Current conditions of the alley right of way between Jackson and Buchanan include:

[Southwest Counseling Solutions](#) | [Southwest Economic Solutions](#) | [Southwest Housing Solutions](#)

[5716 Michigan Avenue](#) | [Detroit, MI 48210](#) | [313.481.3100](#) | [313.481.3111 fax](#) | [www.swsol.org](http://www.swsol.org)



**Standing on Jackson looking north onto the park site/alley ROW. As you can see grass has grown over the concrete.**



**On Buchanan looking south. Note, homeowner has closed off this portion of the alley with a fence.**



**Standing in the intersection of Jackson/Junction looking Northeast at park site**

Public records indicate that there is a total of 61 parcels abutting the alley. The ownership of these parcels includes:

**Detroit Land Bank Authority-29 vacant parcels**

**Southwest Housing Solutions-15 parcels**

**Private ownership-17**

There are 7 homes that abut the alley between Jackson/Buchanan located on 33rd and Junction. On January 18, 2022, SWHS sent letters to the owners of the homes. No one replied to the letter which outlined the plans for the park and our desire to vacate the alley. SWHS staff made several visits to the homes to explain our project and solicit signatures. Some of the private property owners not only own a home (structure) but also own vacant parcels in proximity. To date, SWHS has secured signatures from 3 private property owners totaling 7 parcels abutting the alley.

Our goal is to gain approval (vacate alley) to remove the concrete in the alley right-of-way on just the portion that is included in the boundaries of the new park. We will not touch utilities in the right-of-way.

Sincerely,

Dan Loacano  
Program Manager