



Partnering For Change

OUR STORY

Community Catalysts grew out of the desire to better serve low-income seniors, veterans and homeless individuals. In 2016, another non-profit organization was winding down by selling its only asset – a senior housing community in Pennsylvania. The profit from the sale of that senior community was donated to start Community Catalysts. Our team went to work immediately as a financial partner funding the initial phases of several quality affordable housing projects in Michigan. Because of our nimble structure, Community Catalysts is able to move quickly to fund key projects. With a vision to participate in both short term and long term project financing, Community Catalysts continues to look for unmet needs and like-minded strategic partner organizations. Our Board of Directors has decades of cumulative experience in all aspects of the low-income housing and services industry. This experience has allowed us to create an immediate impact by providing funding for several much needed housing and services projects in Michigan.

CORE VALUES

- Collaboration with other community development efforts
- Innovation in design and concepts
- Integrity
- Respect for the individual and the dignity of all people



MISSION

We serve as a catalyst to our partners, and together we empower seniors, veterans and the homeless through affordable housing and services.



KEY FACTS

- Community Catalysts is a tax exempt 501(c)(3) non-profit corporation
- Our focus is on serving Michigan and the Midwest
- We are governed by a volunteer Board of Directors who have decades of cumulative experience in all aspects of affordable housing and services
- We forge partnerships with other like-minded individuals, corporations and non-profits



ST. RITA APARTMENTS

This project represented the historic renovation of the former St. Rita Apartments in Detroit, Michigan, into 26 permanent supportive housing units serving victims of domestic violence and formerly homeless individuals. The property was originally constructed in 1916 as a 6-story luxury apartment building. Shortly after the property closed its doors in 2005, the interior of the building sustained fire damage. This historic renovation transformed a building scheduled for demolition into much needed low income housing in downtown Detroit.

PINGREE MANUFACTURING

After hearing about Pingree's vision to employ homeless veterans, teach them a trade, and help these vets to become employee/owners of the company by manufacturing and selling leather goods, the Board of Community Catalysts wanted to become a part of the team moving this project forward.

Pingree's first product was leather tote bags. All of their products are hand-crafted from upcycled leather reclaimed from the Detroit auto industry.

Pingree's most recent venture is hand-crafted boots. With Community Catalysts' assistance in the form of a loan for some much-needed equipment and working capital, Pingree was able to launch their boot line and design other new product lines.



HARRISON PARK APARTMENTS

Located in Grand Rapids, Michigan, this project is creating 45 two and three bedroom affordable rental units serving families of lower income as well as formerly homeless families who are survivors of domestic violence. The overall site design includes a mix of green space, community gathering space, and connections to the neighboring Harrison Park Elementary School. Prior to development, this area of Grand Rapids was known as "skid row". Now it is known as the Heartside District.

RECENT PROJECTS



For additional information contact: ezilch@community-catalysts.org

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Community Catalysts is a non-profit community partner working to be the catalyst to get attainable housing and workforce development projects under way. Most often this help comes in the form of either a short-term loan, consulting, or both.

Recent Project Partners:

- ISAIC (Industrial Sewing And Innovation Center), serving unemployed and under-employed Detroiters through training and job placement in industrial sewing – Detroit, MI
- Living and Learning Enrichment Center, serving young adults with autism through job and life skills training – Northville, MI
- Bethel Suites (Community Catalysts Development Company) – Howell Township, MI



Community Catalysts Development Company is a non-profit developer of affordable and attainable housing, whose focus for the next 3-5 years is developing attainable housing in Livingston County.

Recent Projects:

- Community Catalysts/Community Catalysts Development Company offices plus 2 affordable apartments – 422 E. Grand River Ave., Howell, MI
- RAIL Recovery House: rezoning, conversion and rehab of an office building into a recovery house – Howell, MI
- The Connection Youth Services duplex for youth exiting homelessness – Howell, MI
- Bethel Suites, rehab of the former Crest Motel into 14 units of transitional housing (opening April 2023) – Howell Township, MI

www.community-catalysts.org

www.bethelsuites.org

THE CONVERSION OF THE CREST MOTEL INTO BETHEL SUITES

BEFORE



AFTER



Since July 2022, Community Catalysts Development Company has been renovating a building in extreme disrepair in order to provide 14 affordable, transitional housing options for short or longer term stays.

Completion of this project is scheduled for April 2023.

We will use this renovated property to serve people in our community who need a safe and affordable place to land—be it for a week, or several months until an affordable apartment becomes available.

Contact us at www.community-catalysts.org for more information.





Community Catalysts Development Company Tiny Homes Project Proposal

March 21, 2023

Overview

Community Catalysts Development Company is seeking Community Project Funding, with Senator Debbie Stabenow as the sponsor, for a Tiny Home Community. We are asking for your support to locate that Tiny Home Community in Hamburg.

The Tiny Home Community would provide the opportunity for lower-income members of our community (who earn 60% or less of Area Median Income - \$50,000 or less annually) to have their own home. People would have 2 options to secure a tiny home. They may purchase the tiny homes directly or they may enter the rent-to-own program. Rent-to-own clients would start as renters. A portion of each rent payment would go toward their purchase down payment. They would transition from renter to owner seamlessly, as their down payment fund grows to the appropriate size.

This tiny home program will particularly benefit our young people who are just starting out, first-time homebuyers, as well as seniors who are looking for a property that they can live in and age in place. Community Catalysts Development Company will be piloting this program with the goal of demonstrating success with tiny homes to Hamburg Township and Livingston County, as well as to other municipalities whose zoning precludes the development of tiny homes. Community Catalysts Development Company believes the development and use of tiny homes is part of the solution to Michigan's affordable and attainable housing crisis.

Development Plan

- Identify a site that supports 12-24 tiny homes. The Community Project Funding proposal assumes 15 tiny homes located on a 2 acre site.
- Enter into a purchase agreement for the site and secure site plan approval, likely including a PUD agreement.
- Begin site improvements and work on infrastructure immediately after approvals are secured.
- Utilize 3 tiny homes built by the Howell Education Foundation and Howell Schools Building Trades program as the first 3 tiny homes in the community.

Support letters have been received from the Livingston County United Way, the Livingston County Homeless Continuum of Care Committee (whose 24 partner agencies including The Salvation Army, Livingston County Catholic Charities, Livingston Family Center, Livingston Habitat for Humanity, OLHSA and La Casa voted to support this initiative), the Howell Chamber of Commerce, and Ann Arbor SPARK.

Your support is requested.