



Detroit: City of Neighborhoods



Detroit is a city of more than 200 neighborhoods. Most of these neighborhoods are nice places to live. In many areas, tree-lined streets and boulevards reveal the beauty of hundreds of well-maintained homes. Seen against today's skyrocketing housing market, these fine homes also represent exceptional values. Many are twice as large and cost only half as much as homes in outlying communities.

This booklet depicts and describes a selection of these home values in twenty Detroit neighborhoods. A full range of housing types are represented: stately old dwellings in historic sections...sprawling ranches

and tri-levels...low-cost to luxury apartments...condominiums and co-operatives...high and low-rise rentals...Tudors and townhouses...Cape Cods and Colonials, and much more.

Yet, this selection is only a part of the picture. Throughout Detroit, there are thousands of other excellent homes in neighborhoods maintained with dedication and pride. The many community organization that are active in most areas of the city have helped to make this possible.

Nowhere else in southeast Michigan can anyone find more choices of more homes for the money. Detroit's neighborhoods deserve a closer look.

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From the Mayor:

Detroit's vitality and spirit is in its neighborhoods. I have emphasized this ever since I took office as Mayor. Having lived here nearly all my life, I know it is so.

It is people who make up this city people who live in homes in neighborhoods. Detroit has always had a lower population density per square mile than most other major cities. It really is a comfortable, spacious city, a city of neighborhoods.

This booklet provides a brief look at some of the neighbor odds that make up Detroit. It also provides an opportunity for many to see a side of this city that they may have never known. I hope you will read through this booklet with interest and then go out into the neighborhood and see for yourself what a beautiful city Detroit really is.

*Coleman A. Young
Mayor*



From Detroit Renaissance, Inc.:

Across America, people are taking a new look at the cities as a desirable place to invest in a home. We like our houses historic and architectural worth cannot be duplicated today at affordable price. We like our tree-lined streets, and we find easy access to work, educational and cultural facilities and shopping a real attraction.

"Detroit: City of Neighborhoods" is a welcome contribution to those who are considering a move to our city. It presents an honest, through description of several our in-town neighborhoods – a sample of areas offering a variety of living experiences. If you are considering a move to Detroit or an investment in out community, this brochure will be a valuable aid to your search for a home.

My family has enjoyed city living in Detroit for more than seven years. We invite other to discover the benefits of the in-towns experiences by taking a closing look at Detroit's Neighborhoods.

*Robert E. McCabe
President*



From the Detroit Board of Realtors:

The Renaissance of Detroit is also happening in its neighborhoods through the dedication and efforts of those who live there. We hope you will join us and keep Detroit America's leading city of homeowners.

Our city is blessed with many fine residential areas and there is one especially for you. Here you will find convenience, attractive values and that pleasant home you desire.

There is a place for you in Detroit.

*Edward A. Proctor, Jr.
President
Detroit Board of Realtors*



From the Detroit Realists:

The Detroit Real Estate Broker's Association is a 47-year-old black organization, comprised of professionals in the Real Estate, Property Management, Appraisal and Development fields. Our members are known as REALTISTS whose motto is "Democracy in Housing."

We do believe in moving "Detroit Forward" and are participating in the Renaissance of our city.

Detroit is more than a center of employment, communication and commerce. Detroit is a center of culture, education and a model of all races working together for a brighter future.

The inner city of Detroit is undergoing a dramatic resurgence. We REALTISTS will be in the forefront of this action.

Well-kept, safe neighborhoods, older but sound housing, cultural attractions, our air of history and nostalgia are attracting the "urban pioneers" back to Detroit.

We are proud to be a part of the "new Detroit."

*Raymond C. Jenkins
President*

Chandler Park / Cadieux

The Chandler Park – Cadieux neighborhood, located on the city's east side, is comprised of some of Detroit's finest homes. The area is known for its wide diversity of housing styles and unique architecture. This tract takes its name from Zachariah Chandler, U.S. Senator (1857 – 1875) who served as Mayor of the City of Detroit for one year (1851 – 1852). Senator Chandler was a close friend of Abraham Lincoln and member of President U.S. Grant's cabinet.

East Outer Drive, Alter Road, Harper, Mack and Kingsville are the boundary streets of the neighborhood.

Courteous residents and friendly atmosphere is just a couple of the factors that keep the spirit flowing through the Chandler Park – Cadieux community. There are three major neighborhood organizations working together in this area.

The area includes ten schools – four public elementary, one public high

and five private schools. Chandler and Baldock Parks, including a golf course, indoor and outdoor tennis courts, a toboggan hill and acres of picnic grounds are the major recreational facilities. With its 18 churches, including those from Roman Catholic to Baptist, three large shopping centers and a variety of restaurants, Chandler Park-Cadieux is a pleasurable area in which to live.

Homes range in price from \$20,000 to \$60,000.





East Jefferson

Around the turn of the century, travelers heading east on Jefferson Avenue saw an abrupt change when they reached East Grand Boulevard. Here the factories ended. Except for a few amusement parks around the Belle Island Bridge approach, the riverfront became a series of green rustic estate with large and fine homes.

The tremendous growth in population following the first boom years of the auto industry created a demand for luxury apartments with a view of the river. Buildings like the Indian Village Manor, the Alden Park Manor, and the Detroit Towers were built to serve that need. Then the Whittier, the Kean Apartments and other were built in this prestigious location during the twenties and thirties. Because they have received excellent maintenance over the years, these buildings retain much of their original attractiveness and quality.

It was not until after World War II that the area saw a resurgence of building activity. First a few small building were put up. Changes in

federal housing law made it possible for large cooperative apartment buildings like the River House to be built in the 1950's. Then in the early sixties a new wave of high-rise construction began. The Jeffersonian apartments, the 30-story vertical building which dominates the area, was completed in 1965.

New buildings that followed include the Shoreline East and the River Towers, which serve the luxury and senior citizens' markets respectively.

Besides the amenity of a riverfront location, and its fine parks and marina, the East Jefferson, or Gold Coast district also features convenient public transportation to downtown and the eastern suburbs. A number of hospitals and churches are located within a short distance. After sixty years the area remains one of the city's finest apartment residential districts.

Most monthly rentals range from \$150 to \$800 depending on the space and facilities provided.





Berry

Known for its fine homes and beautiful riverfront location, Berry subdivision is also the location of Mannoogian Mansion, the residence of Detroit's Mayor. It is comprised of some 70 homes on three streets connecting with East Jefferson: Fiske, Lodge, and Parkview Drives, with a fourth, Dwight Avenue running along the Detroit River.

The area takes its name from Joseph H. Berry, owners of Berry Brothers Paint Co., who purchased the land as an undeveloped farming in 1900. After his death in 1907, Mr. Berry's three daughters subdivided the land and began selling spacious lots for fine homes in 1914. Many homes were built in the twenties but much of the land remained vacant until after the Second World War when the area experience a second wave of building.

Berry subdivision retains an open and spacious character because many of the homes were built on two or three lots. A homeowners association has recently obtained historic designation for the area. This neighborhood's preservation as a quiet, park-like place to live close to Detroit's river seems assured.

Recent sales of \$40,000 and up have been recorded for homes in this area.



Indian Village / West Village

Located on what was once an early French farm, Indian Village is one of the finest residential neighborhoods on the city's east side. The land was subdivided into spacious single-family lots in the early 1890's. At that time, oak, elm and maple trees were planted to shade the three main streets that ended at the Detroit River. Many of the trees still stand in the area.

The auto industry boom led to the construction of most of the district's fine residences in the 1905-1925 pe-

riod. The city's wealthiest and most influential families such as Dodges, Fords, Buhls, Scripps, and Walkers lived in Indian Village. The city's best architects built homes in many different architecture styles.

Today the area retains much of its original charm and elegance. Some 340 homes are in the district, which includes Seminole, Iroquois, and Burns Avenues from East Jefferson to Mack. Indian Village has been designated a Historic District by the city, and is also listed on the State and Na-

tional Registers of historic sites.

The area is blessed with fine parks and nearby boat basins along the riverfront. Downtown can be reached in 15 minutes. Several churches as well as hospitals and clinics are located in the area or nearby. An excellent neighborhood association, founded in 1937, has ensured that the quality of the neighborhood is preserved.

The successful efforts to preserve the Indian Village neighborhood has inspired homeowners on nearby streets to the west to work together to

preserve their neighborhood. Such streets as Parker, Van Dyke, and Seyburn north of Jefferson Avenue still possess many fine early Twentieth Century homes. Residents who have formed a community association have named the area West Village.

The Indian Village Association sponsors a home tour every year during the summer.

Price range of most homes is \$35,000 to \$85,000.

Elmwood / Lafayette Parks

Elmwood and Lafayette Parks represent Detroit's most ambitious and successful redevelopment efforts. Nearly 8,000 homes and apartment have been built in these two neighborhoods since the late 1950's, attracting people from all economic and social strata to the downtown area and back to the city.

The major drawing card of Elmwood and Lafayette Parks is location. One can get to the downtown area in less than five minutes. Eastern Market and Greektown, two of Detroit's most popular shopping and dining areas, is "just around the corner." Some of the city's finest

restaurant and most interesting downtown shopping sections, such as the shops of Harmonie Park, are close by.

Several new public schools and the popular "Friends School" serve the area and there are seven churches of various denominations. Lush parkland buffers developed parcels, tennis facilities area available, and a new community center is under construction.

Two neighborhood shopping centers have been built and public transportation is handy and frequent. Four-neighborhood organizations work to represent the interest

and concerns of the residents.

Lafayette Park was the first of the two neighborhoods to be redeveloped. It has the greater concentration of rental housing, townhouses, and walk-up apartments. The Chrysler Freeway, East Vernor, St. Aubin and East Jefferson bound the area.

Elmwood Park, which extends redevelopment east to Mt. Elliott, was built in three stages starting the mid-1960s. It provides homes for people of every income group and offers a greater variety of sales housing than Lafayette Park, including the first single-family homes to be built inside Grand Boulevard in fifty years.



Housing in these two neighborhoods ranges in prices from \$30,000 to \$82,000. Most monthly rents are \$200 to \$700.





Boston - Edison / Arden Park

These two adjoining neighborhoods, near the New Center, are characterized by the broad, tree shaded boulevards and streets lined with spacious homes.

Edison, Boston Boulevard, Woodward and Linwood bound Boston-Edison. It is comprised of 929 single-family residences built between 1904 and 1922. Many prominent local people, including Sebastian Kresge, Ira Grinnell, and the Fisher brother built their homes here. Boston Boulevard (Hamilton Road to Rosa Parks

Boulevard) was developed by such famous early Detroit families as Voigt and Joy.

The Boston-Edison area continues as a vibrant single-family residential area. It is listed in State and National Registers of Historic Sites and is a City of Detroit Historic District.

Arden Park is an area of 90 fine homes between Woodward, Oakland Avenue, Arden Park, and East Boston Boulevard. Like Boston-Edison, most of the homes in Arden Park were built by prominent Detroit

business and professional people in the 1905-1925 era. Historic designation of the neighborhood is pending.

Both Boston-Edison and Arden Park have community organizations to help ensure that the area's elegant residential character will be preserved. The striking towers of the Blessed Sacrament Cathedral are the major area landmarks. At Chicago and Linwood, stand Sacred Heart Seminary and a branch of Wayne County Community College. Public and parochial schools serve both areas.

The Boston-Edison Association conducts a home tour every winter. Home sales generally run from \$25,000 to \$95,000.



Outer Drives East & West

Flowering fruit trees, ornamental shrubbery and flaming red oak trees beautify this boulevard lined with many of Detroit's most attractive homes. Outer Drive scenically winds for 33 miles primarily through Detroit as well as through parts of its western suburbs.

The proposal of an "outer drive boulevard" in 1919 was a highly regarded answer to the traffic problems that existed at that time. The new roadway was proposed to relieve the

tremendous amount of traffic that jammed Grand Boulevard and other main arteries on days when pleasure driving was heavy. The boulevard also links more than 2,000 acres of city parkland.

Today, from its southern origin at West Jefferson in Ecorse, West Outer Drive forms a semi-circle to Livernois, south of Seven Mile Road. Two miles away, East Outer Drive begins at State Fair and Dequindre, then continues east to the McNichols/Van

Dyke area where it briefly breaks, then arcs to Whittier and Mack. Along the east and west drives are River Rouge, Stoepel and Chandler Parks.

The most attractive and varied homes are along the stretches of Outer Drive east of Conner to Grosse Pointe and west of Livernois to West McNichols where it winds through the Rosedale Park area. Price of homes in these two sections of the Outer Drives range from \$26,000 to \$65,000.

Palmer Woods / Sherwood Forest

The Palmer Woods subdivision was created in 1916 out of the large farm that belonged to Senator Thomas Witherell Palmer. Its name refers to the large area of unspoiled forest in Palmer Park just to the south of the neighborhood. Adjacent to the Palmer Woods subdivision on the west is the Sherwood Forest subdivision,

which was laid out at approximately the same time. Both subdivisions are characterized by lovely tree-shaded, winding streets. The homes are mainly in the English, Colonial, and French styles and were built in the Twenties and Thirties.

Palmer Woods and Sherwood Forest generally are in the area immedi-

ately west of Woodward and north of West Seven Mile Road.

Good transportation is available to the area via Woodward Avenue, Livernois and Seven and Eight Mile Roads. Nearby are Palmer Park and two golf courses. Both areas also have neighborhood associations.

In a city where most streets run at

right angle the curving streets of Palmer Woods and Sherwood Forest provide a unique setting for these beautiful period homes.

There are nearly 800 homes in the two neighborhoods. When offered for sale in recent years, prices have varied in a range from \$40,000 up to \$120,000



Green Acres

Just north of Sherwood Forest and Palmer Woods is the Green Acres neighborhood. Livernois, Eight Mile, Pembroke and Woodward bound it. Historic Woodlawn and Evergreen Cemeteries are on the eastern boundary, across from the Michigan State Fairgrounds.

Approximately 1,000 colonial and English Tudor style homes grace

streets lined with oak trees. Residents enjoy proximity to the Avenue of Fashion portion of the Livernois/Seven Mile shopping district and the recreational facilities of nearby Palmer Park. A major attraction in the area is one of the city's most popular jazz nightclubs.

Homes have ranged in price from \$15,000 to over \$60,000.





University District

A visitor to a home in Detroit's University District described the neighborhood as an "oasis in the midst of urban bustle." This lovely neighborhood --- with its manicured lawn and peaceful streets shaded by arching trees --- contrasts with the bustle of adjacent Livernois-Seven Mile businesses.

The area's homes, most of which were built in the 1920's and 1930's, reflect a wide variety of architectural styles: Tudor, Colonial, Mediterranean and French Provincial. Leaded and stained glass windows, two-story beamed ceilings, slate and cedar shake roofs and pegged floors are just a few of the distinctive features of these homes.

The district --- which is bounded by West Seven Mile, Livernois, West McNichols (Six Mile) and the Detroit Golf Club --- was farmland when annexed to the City of Detroit in 1916. In 1925, a farm owned by the Horkey Family was purchased as the site of the uptown campus of the University of Detroit --- the institution that gives the area its name.

The University's distinctive Memorial Clock Tower is a well-known

area landmark. Another landmark is the Gesu Roman Catholic Church and School.

Residents of the University District, many of whom are former suburbanites, enjoy the relaxed atmosphere and neighborliness usually associated with the suburbs, while living within easy walking distance of all the conveniences that urban life affords. The Seven Mile-Livernois shopping area includes stores, banks, restaurants and nightclubs. The University of Detroit offers a wide variety of cultural, intellectual and athletic events, while Palmer Park and the Detroit Golf Club offer recreational facilities. Parents have a choice of public or private schools and there are several area churches.

The University District's character and charm is preserved and enhanced through the efforts of the University District Community Association and the Detroit Golf Club Property Owner's Association. The University District Arts Council sponsors a Community Festival and Home Tour each year.

Homes generally have sold for \$27,000 to \$100,000.



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Harmony Village

This neighborhood is part of the former Greenfield Township, named in 1833 for its fine farms. John Strong who was joined in later years by other Americans and in 1842 by immigrants of the Coblenz, Germany area, first settled the township in 1826.

Today greenery remains abundant in Harmony Village, the 3.5 square miles of northwest Detroit bounded by McNichols, Ardmore, Livernois and Lyndon. The area's 14,000 home were built in the 1920s and 1930s.

A large-scale neighborhood preservation effort has been occurring in Harmony Village since 1974. Nearly \$16 million has been committed to the development of the area through government loans and grants and is supported by active community organizations. This public and private coalition is rehabilitating hundreds

of homes, encouraging neighborhood improvement, and boosting the quality of the area's business frontage.

A major attraction is the City of Detroit Farmer's Market, an open-air complex near Fenkell and Stoppel. The market was developed as part of the neighborhood's revitalization plan. Nearby are the Northwest Activities Center and a citywide private health club.

Among arts patrons' favorites is the adjacent "The Theatre" of Marygrove College —the first private, Catholic women's college in the Detroit area when it opened in 1927. An ornate and stately iron fence surrounds one of the area's most beautiful landmarks, the 69-acre wooded campus.

Most home are priced from \$12,000 to \$30,000.

Rosedale Park / Grandmont

Rosedale Park and Grandmont are two of the prettiest subdivisions in the Detroit area. Many people choose to make their homes in Rosedale Park or Grandmont because of the exceptional beauty and grandeur. Lyndon, Evergreen, West McNichols, and the Southfield Freeway bound Rosedale Park. Grandmont is just across the freeway in the area south of Grand River and east to Asbury Park.

Many of the homes in Rosedale Park and Grandmont were custom-built with skill and craftsmanship, which cannot be duplicated today.

All of the houses are spacious and many include such extras as libraries, breakfast rooms and finished basements. There also are a variety of architectural styles in the homes, which add to the beauty, and value of the neighborhood.

Aside from their beautiful homes and trees, Rosedale Park and Grandmont present an ideal community atmosphere for families especially those with children. There is a variety of public and private schools and at least a dozen churches. A major shopping center at Grand River and Southfield serves the area. There are

also are two branch libraries and excellent transportation and traffic access via the freeway and Grand River.

The Rosedale Park community offers its residents a newsletter, The Rosedale Tattler that has been in existence for over 25 years. In addition, there are a number of organizations in the two neighborhoods such as the Women's Club, the Park Players, and several community associations, in which residents can participate.



Old Redford

The Redford area of Detroit takes its name from the township in which it was once located. The township reflected an early fording spot on the Grand River road where it crossed the Rouge or "Red" river. The area was first settled in 1818 and remained a farming community until its annexation to the City of Detroit in 1926.

After annexation Redford was the scene of concentrated homebuilding with a major expansion of com-

mercial development along the Grand River frontage. Many older homes remain in the area to remind passers-by of those days when Redford was a long way out in the country.

The Rouge River, The Redford Golf Course, in an area roughly bound old Redford. Lahser, Grand River, Burt and Verne. It has a choice of public and private schools and many churches.

The merchants in the Grand River-Lahser area provide unusual and

unique shopping. A city public golf course and a nearby nature center are among the major recreational facilities.

Most homes are in the \$18,000-\$50,000 range.

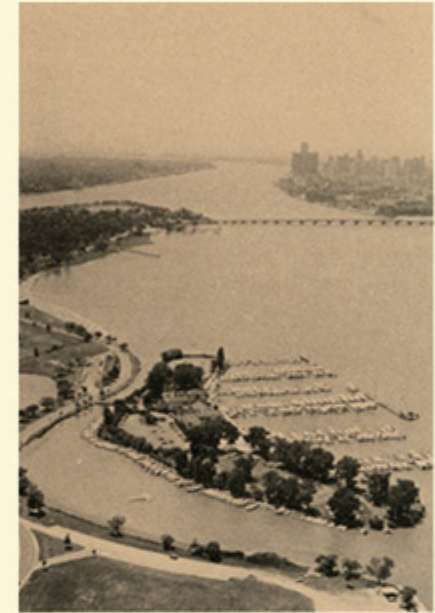




Neighborhoods Tour Map

Seeing is Believing:

Driving around some of these beautiful Detroit neighborhoods and see for yourself. Use this map as a guide to get there or, for detailed neighborhood tour suggestions, contact: The Detroit Community and Economic Development Department at 150 Michigan Avenue or The Historical Department at 5401 Woodward.



Discover the advantages of city living

In Detroit, people who live in the city are closer to everything. For example:

Universities and Libraries

Most of the Detroit area's universities and colleges, including Wayne State and the University of Detroit, are in the city. The Detroit Public Library is the fifth largest in the nation and has 30 neighborhood branches.

Shows, Play and Concerts

At the Fisher Theatre, Music Hall, Ford Auditorium, Masonic Auditori-

um, Detroit Institute of Arts, Olympia Stadium, Cobo Arena, and dozens of university and community theatres.

Museum and Parks

Detroit Institute of Arts, Historical and Children's Museums, Detroit Science Center, Fort Wayne, Dossin Great Lakes Museum, Aquarium and Children's Zoo, Belle Isle, Rouge and Chandler Parks, and 350 other parks and playgrounds.

Entertainment and Night Life

At more than 100 major theatres, hotels, restaurants and night clubs (call Detroit's entertainment "What's" Line at 259-1911 for daily information).

Downtown and the Riverfront

With shopping at Eastern Market, Hudson's and other fine stores, outdoor festivals and special events, old-time trolley car rides, Renaissance Center, Cobo Hall, a new riverfront sports arena (1979), Bob-Lo boat excursions and a tunnel and Bridge to Canada.

Additional Major Attractions

Tiger Stadium, Michigan State Fairgrounds, Greektown, Medical Center, Cultural Center, Auto Plants and Tours, Hart Plaza, New Center, General Motors World Headquarters, City Airport.

For more information on Detroit, write for details facts and brochures to: Department of Public Information, 608 City County Building, Detroit, Michigan 48226.

"Detroit...City of Neighborhoods" is an information project of:

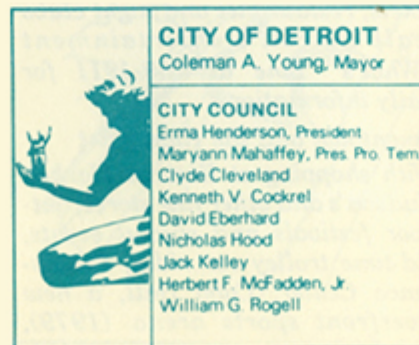
*City of Detroit and
Detroit Renaissance, Inc.*

In cooperation with the Detroit Board of Realtors and the Detroit Realists.

Participating City Department:

*Community and Economic
Development Department
Historical Department
Department of Public Information
Finance Department (Assessors Division)*

*Detailed information about any of the neighborhoods described in this booklet is available through participating City departments or by contacting the neighborhood organization in the area of interest to you. For assistance in contacting neighborhood organizations, write the Community and Economic Development Department, 150 Michigan Avenue, Detroit, Michigan 48226.
Neighborhood Organizations:*



Cadiuex-Chandler Park:

*Neighborhood East Area
Resident (NEAR)
Detroit East Area Residents
(DEAR)
Organized Neighbors East (ONE)*

Berry:

*Berry Subdivision Association
Indian Village/West Village:
Indian Village Association
West Village Association*

Elmwood Park and Layfayette Park:

*Elmwood III Citizens District Council
Southeast Citizens District Council
Layfayette Towers Residents Council
Ralph Bunche Community Council*

Boston Edison-Arden Park:

*Boston Edison Protective Association
Arden-Boston Association*

Palmer Woods-Sherwood Forest

*Palmer Woods Association
Sherwood Forest Association*

Green Acres:

Green Acres Civic Association

Eight Mile-Wyoming:

*Eight Mile-Wyoming Citizens
District Council
University District:
University District Community Association*

Detroit Golf Club Property Owners

Harmony Village:

*Fitzgerald Community Council
Guest Community Council
Hubbard King Community Council
Harmony Village Non-Profit
Housing Corporation*

Rosedale Park-Grandmont:

Rosedale Park Improvement Association

North Rosedale Park Association

Grandmont Association

Grandmont I Association

Old Redford:

Redford Is

July, 1978