

# Old Redford Neighborhood Revitalization Request for Proposals



Release Date: October 20, 2017

Pre-Submission Conference: October 31, 2017

Neighborhood Visit: November 3, 2017

Submission Deadline: December 15, 2017





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## I. Introduction

The City of Detroit's Housing and Revitalization Department ("HRD") and Planning and Development Department ("PDD") seek proposals from qualified entities for the purpose of implementing a neighborhood stabilization and revitalization strategy in the Old Redford area of Northwest Detroit.

The focus of this Request for Proposals ("RFP") is a concentrated neighborhood stabilization plan in an approximately 0.3 square mile area that contains nearly 250 non-contiguous publicly-owned homes and lots. Because of its key location within Northwest Detroit, stabilization of this project area is essential to long-term success of the larger revitalization effort in this region of the city. The intent of this RFP is to retain an experienced and qualified development team who will submit a contextually appropriate and financially feasible neighborhood revitalization plan to rehabilitate single-family residential structures and maintain a bundle of vacant parcels. This RFP offers an opportunity to make an impact at a neighborhood scale adjacent to the active Old Redford commercial and mixed-use center.

A concurrent RFP has been issued for the rehabilitation and adaptive reuse of the former Holcomb School, located near the center of this project area. The City welcomes Respondents to submit proposals for both the school and the neighborhood context for a comprehensive revitalization plan.

## II. Area Overview

### *Old Redford*

The project area is located in Northwest Detroit in the Old Redford neighborhood north of McNichols Road and east of Lahser Road, a 25-minute drive from Downtown. Surrounding neighborhoods include Greater Sandhill, Malvern Hill, Miller Grove, Riverdale, Berg-Lahser, and Evergreen-Outer Drive. Grand River Avenue to the south is a major transportation and commercial corridor, connecting to Downtown Detroit and neighboring suburbs. This neighborhood is located in the study area of the City of Detroit's Grand River Northwest Neighborhood Framework Plan, whose mission is to improve the quality of life for residents through a variety of initiatives including housing and economic development, open space, mobility, and stormwater management. An overview of the goals and strategies in the planning study is provided in Attachment A.

Neighborhoods in Northwest Detroit were annexed during the city's growth spurt between 1915 and 1926, when Detroit grew from 46 to 132 square miles. Many of the residential areas to the east, such as the Grandmont-Rosedale neighborhoods, were developed around Grand River, a direct link to the heart of the city, and became home to many middle and upper-middle class professionals, a demographic still present today. Farther west, modest wood-framed homes were originally built as temporary housing for new residents relocating from the southern United States to work in the auto industry.

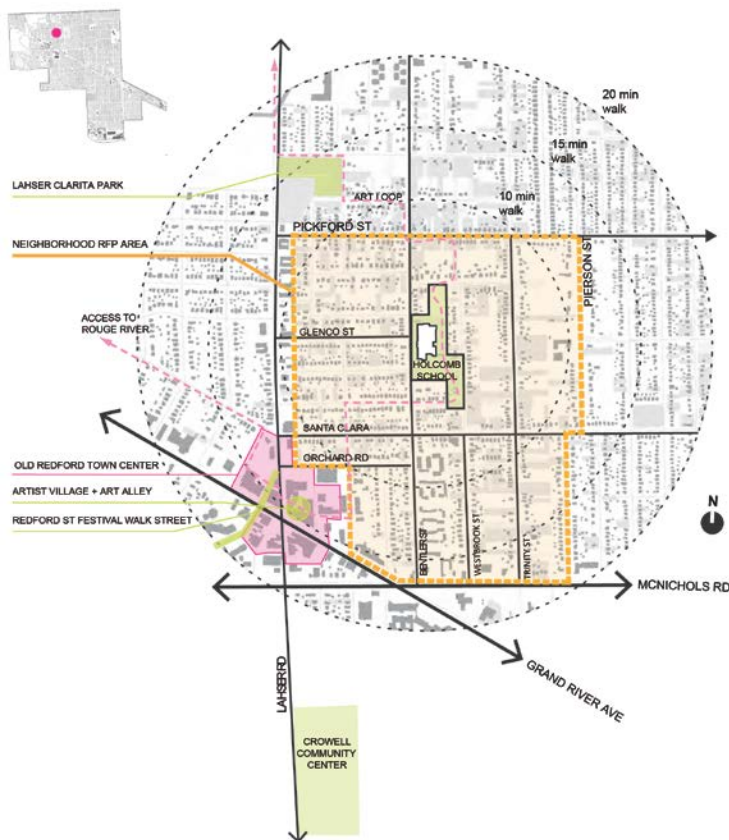
The suburbanization of the Detroit region in the 1950s and 1960s, with the subsequent relocation of many factories, began to destabilize some areas of Northwest Detroit. Residential relocation and the abandonment of properties has been an issue on the west side of Northwest Detroit since the 1980s and remains a challenge here today and in other city neighborhoods.

The core of Old Redford is a vibrant commercial area near the intersection of Lahser Road and Grand River Avenue. Here, two-story buildings have the potential for mixed use redevelopment, with first floor retail and residential or office above. The north side of this intersection has attracted a concentration of local businesses, such as Sweet Potato Sensations, Motor City Java House, and the Redford Theatre, complemented by a community hub for local artists and performers, known as Artist Village. The relatively



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narrow right-of-way along Lahser contributes to one of the most walkable neighborhood destinations in Northwest Detroit, with tree-lined sidewalks and pedestrian lighting that facilitate a main street atmosphere. Notable recent investments just outside of the Old Redford core include a new Meijer store, opened in 2015, and a new home for the Detroit Police Department's 8<sup>th</sup> Precinct, open in summer 2017. Community support already established around the success of this node is an important indicator of future redevelopment opportunities.



### Project Area

The project area under consideration for this RFP is located immediately northeast of the town center node, bounded by Lahser Road to the west, Pickford Street to the north, Pierson Street to the east, and McNichols Road and Grand River Avenue to the south (the "Project Area"), as shown at left.

The intent of the smaller Project Area is to focus revitalization efforts where there is a high concentration of publicly-owned vacant structures and lots near the vibrant commercial core of Old Redford and stable residential neighborhoods, reinforcing existing areas of strength. Further, the location of the vacant Holcomb School building near the center of the Project Area offers the opportunity to coordinate and synergize investment at different scales for a transformative neighborhood initiative. Rehabilitation and adaptive reuse of the Holcomb site is the subject of a concurrent RFP process. Respondents may submit proposals for the neighborhood stabilization only (this

RFP), rehabilitation of the Holcomb School only, or a comprehensive redevelopment plan for the school and its surroundings. Respondents should submit proposals separately to each RFP, with separate financial analyses for each project component.





### III. Inventory Overview and Proposal Requirements

The Project Area contains approximately 65 structures and 175 vacant lots under public ownership and available for acquisition. The full list and map of the current inventory offered through this RFP is provided in Attachment B.

The intent of this RFP is to identify a development team to lead a holistic redevelopment response to neighborhood vacancy issues, demolition, vacant land maintenance and activation, and affordable housing needs in the Project Area. To facilitate timely and efficient completion of the project, it is the City's preference to select a development team lead by a master developer coordinating with smaller teams to implement the rehabilitation and landscaping components across the Project Area. The goal is for the development team to identify and propose a feasible redevelopment project that incorporates the following elements (the "Project"):

- Demolition of vacant, dangerous structures: Of the 66 structures in the Project Area, 23 are currently recommended for demolition by the Detroit Land Bank Authority (DLBA). Respondents should include a plan for demolition in their proposals, and should assume ongoing maintenance of the vacant lots upon completion of the demolition (see below). The City is willing to cover reasonable costs of the demolition associated with the project with Community Development Block Grant funds or other funding sources as appropriate.
- Rehabilitation of existing vacant structures: The City anticipates that approximately 45 structures will be rehabilitated through this project and made available for sale or rent. At least 20% of the renovated units, whether for rent or for sale, should be affordable to households earning up to 80% of Area Median Income (AMI). However, given current market rents and sales prices in the area, a fully affordable project may be feasible as supported by various funding sources. Please see Section V for additional information.



- Landscape maintenance of vacant lots: The development team identified by this RFP would serve as a land steward over an additional bundle of undeveloped parcels. In exchange for reserving rights to them for future development, the developer is responsible for implementing a minimum level of maintenance for the vacant lots taken under ownership. The City welcomes a variety of maintenance strategies and flexibility in proposals.

Blight removal and ongoing stewardship are the primary goals, rather than the creation of highly manicured or programmed spaces. The vacant parcels are distributed across the neighborhood, and while there are many clusters of contiguous parcels, all proposed projects must accommodate adjacencies to occupied, privately owned residences in an urban neighborhood context. At a minimum, lots must be cleared of any debris, dumping, hazardous trees, and/or overgrowth, and must be regularly mowed (for lots proposed as lawns) or otherwise cared for in a lower-maintenance but purposeful intervention, such as a meadow. Individual or smaller clusters of lots may be bundled with an adjacent



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house to create a large yard, while larger assemblages may be appropriate for gathering spaces with public amenities or additional tree planting. Many of the vacant lots have large canopy trees, and there is a desire for the neighborhood's park-like character to be maintained and viewed as an asset.

Approximately 175 vacant parcels are anticipated to be available in the Project Area. At a minimum, Respondents must acquire vacant parcels adjacent to structures that will be rehabbed. Attachment C identifies opportunities to bundle structures and lots in this manner, creating larger yards associated with rehabbed structures. This approach can be complemented by acquisition and stewardship of additional parcels that will further the guiding development principles outlined below, also explored further in Attachment C. There is no set minimum number of vacant lots required as part of this RFP, however the City will favor proposals that have a more transformative impact on the condition of the neighborhood and its public realm.



Rather than approach each element as a stand-alone project, this development strategy bundles the demolition, rehabilitation, and landscaping interventions into a single larger-scale initiative. The goal of this strategy is to allow for typical financing sources to be pursued, including both private resources and public resources at the Federal, State, and local levels. In exchange for the developer assuming stewardship over a bundle of properties, the City is prepared to assist and facilitate the subsidy application process at all levels as well as prioritize the allocation of City funding toward the project. The City will also continue working with its partners to address maintenance and use of larger assemblages of vacant lots that remain under public ownership.

### **Proposal Requirements**

1. The development team is expected to acquire all publicly-owned structures in the Project Area and either renovate or demolish them. Any structures that are not renovated must be demolished and incorporated into the landscape maintenance plan.
2. Proposals must include acquisition of all vacant parcels adjacent to structures that will be rehabbed.
3. The overall bundle of properties selected for acquisition must be a sustainable, economically viable mix of vacant lots and structures for renovation and demolition.
4. Proposals must include preliminary identification of parcels planned for demolition and an accompanying budget.
5. All renovations must meet the City's Housing Quality Standards (HQS) as well as any applicable public subsidy standards.
6. The development team must have a sound management and maintenance plan for any rental units and all of the landscaped parcels under ownership. Landscaped parcels must be appropriately maintained for the duration of ownership for as long as they remain undeveloped.
7. If applicable, the development team must have a strong marketing plan for any for-sale housing units.
8. The selected development team must agree to provide appropriate security service to the entire project site upon signing a Purchase Agreement (PA) or Letter of Intent (LOI) and properly secure all vacant structures.
9. Local community workforce should be incorporated into the implementation of the project either through partnership or employment.





### ***Guiding Development Principles***

The City of Detroit is committed in all projects to advancing design excellence in all projects, promoting equity, sustainability, resilience, and healthy living for those who live, work, and play within and around the Old Redford area. Accordingly, proposals should exhibit walkable urban design principles and sustainable neighborhood development strategies, as follows:

#### *Reinforce the Public Realm*

1. Buildings should define the public space of a street or park in a meaningful way.
2. The built environment should provide interesting building typologies with varied stylistic expressions, sensitive to the historic character of the existing architectural fabric and with particular regard to scale, materials, and quality.
3. Enhance the pedestrian and cyclist experience of the neighborhood through the treatment of vacant lots to include elements such as plantings, pocket parks, off-street connections, public art, and signage.

#### *Promote Sustainable and Equitable Development*

1. Provide a diverse residential stock with a balance of market rate and affordable units. At least 20% of the units, whether for rent or for sale, shall be affordable to households making 80% of area median income (AMI) or lower.
2. Densities should support opportunities for neighborhood commercial investment and jobs creation, thereby stimulating and supporting growth in the local economy.
3. Design for environmental sustainability - both in the natural (e.g., natural plant species) and built environment (e.g., storm water mitigation, LED lighting, renewable energies, material selection).
4. The design process should engage the community in meaningful discussion.

#### *Contribute to Neighborhood Safety*

1. Activate the public realm by providing increased eyes on the street.
2. Provide an increased sense of security through improved lighting and clear sight lines, especially at key intersections.
3. Encourage positive use of public space using visual cues or physical design of lot treatments to discourage illegal activity and dumping.

Further, following Detroit's designation as the first UNESCO City of Design in the United States, the City has established the following principles to support a high design standard for all projects:

1. Advance design as a means to improve the quality-of-life for all people.
2. Advance a thoughtful design process rooted in meaningful community engagement
3. Seek creative solutions to solve long-standing urban issues.
4. Honor context and history through contemporary design.
5. Activate the public realm.
6. Balance community cohesion with aesthetic diversity.
7. Impress the value of design on all projects and all audiences -- emphasizing equity, design excellence, and inclusion.
8. Explore new ways to live, work, and play together in the 21st century city.
9. Celebrate Detroit's design legacy, while contributing to the city's design future.
10. Balance function and beauty.



## IV. Regulatory Requirements

The subject parcels in the Project Area are zoned R1, Single-Family Residential District. As stated in the City of Detroit Zoning Code (Sect. 61-8-11), the R1 District is designed to protect and preserve quiet, low-density residential areas now primarily developed and those areas which will be developed with single-family detached dwellings and characterized by a high ratio of home ownership. It is expected that the selected project will be consistent with this existing residential zoning, however the City is prepared to support rezoning or additional zoning approvals for a compelling proposal. Respondents will be responsible for conducting their own due diligence regarding which additional zoning and permitting approvals, if any, may be required depending on proposed uses.

## V. Acquisition Bid and Financial Information

No minimum bid price has been established for the acquisition of parcels in the Project Area. Each proposal must include a bid price for the property in the submission package, otherwise it shall be deemed ineligible for consideration. The bid proposal may be structured to account for any outstanding liens associated with parcels that are included in the bundle for acquisition, and may include justification for any further offsets associated with the proposal.

The development team selected for this RFP will have the opportunity to review property conditions and establish direct costs related to the project (environmental conditions and remediation, lot preparation, etc.) through a 60-day due diligence process. The development team may then make a case for the initial bid to be changed by citing direct and indirect benefits that the project will provide (removal of blight, neighborhood business development, amount of equity investment, temporary and permanent local employment, and other positive economic impacts). This process will take place only after a development team has been selected. Any changes in price will be at the discretion of the City of Detroit and the DLBA.

The selected development team will be responsible for all infrastructure costs related to the project, including but not limited to electrical, street, water, and sewerage. No recent environmental site assessments have been completed to our knowledge.

### **Taxes**

The City of Detroit is prepared to actively support the development team selected by this RFP process in the implementation of this revitalization strategy. HRD and PDD will actively advocate with the project team to approach City Council and obtain an appropriate tax treatment.

### **Homeownership Opportunities and Detroit Home Mortgage**

The goal of the Detroit Home Mortgage (DHM) partnership ([www.DetroitHomeMortgage.org](http://www.DetroitHomeMortgage.org)) is to facilitate traditionally-financed homeownership opportunities throughout Detroit. DHM overcomes the “appraisal gap” that exists when the cost of renovating a home exceeds its appraised value. Participating DHM banks will loan qualified homebuyers the full amount needed to buy a renovated home, even if the loan amount is greater than the current artificially depressed value.

As an alternative to the development team retaining ownership of and renting out renovated units, HRD supports for-sale development proposals for all or a portion of the units, and recommends including an expectation that homeowners could be financed through the Detroit Home Mortgage program. If the units are redeveloped for-sale, the proposal must include a marketing plan for successfully selling the units plus a sustainable operating model for the acquired landscaped parcels. Additionally, if homeownership is the





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preferred development model, there may be some opportunities to combine house lots with adjacent parcels to create larger homestead lots that may be more marketable.

DHM suits the comprehensive redevelopment goals of the project by allowing the development team's marketing plan to attract residents or convert renters in the neighborhood who see the opportunity for long-term property appreciation resulting from coordinated public and private investments. This program supports a developer completing quality home renovations that will reflect the long-term value inherent in the community, rather than short-changing design and construction due to current low appraisal values.

### ***Subsidies and Rental Assistance***

Affordable housing resources may be available to provide inclusive opportunities for low-and moderate-income households. These resources are available through Federal, State, and local agencies and are competitively allocated through the Notice of Funding Available (NOFA) process that corresponds to the relevant agency.

The Michigan State Housing Development Authority (MSHDA) manages the state Low-Income Housing Tax Credit (LIHTC) program. 9% tax credits are allocated biannually and 4% tax credits are allocated once annually.

HRD allocates HOME partnership funds and Community Development Block Grant funds for pre-development and construction. These funds are allocated once annually.

The Detroit Housing Commission (DHC) manages rental subsidy programs. Resources include Project Based Vouchers and Annual Contributions Contracts (ACC).

### ***Hardest Hit Fund (HHF) Demolition Liens***

In an effort to address the widespread blight throughout Detroit, MSHDA granted the DLBA an allocation to demolish vacant, dangerous structures within its inventory. The funding source creates a lien against the property in the amount of the demolition cost that is forgiven pro rata over five years. A number of vacant lots within the Project Area are the result of completed demolitions and therefore are encumbered by an HHF lien (see Attachment B for a list of parcels and their associated lien value, as applicable). While the lien is currently waived for several specific pre-approved circumstances, the City of Detroit and the DLBA are actively coordinating with MSHDA to address the liens in the Project Area. In the interim, the total bid price submitted through this RFP can account for the outstanding liens associated with parcels that are included in the bundle for acquisition.

## **VI. Submission Requirements and Process**

Proposals shall not exceed twenty (20) double-sided pages in length, including maps, renderings, and plans. Each section of the proposal must be clearly identified with the appropriate headings. Up to ten (10) additional pages of financial information and/or personnel resumes may be attached as appendices. To be considered responsive to this RFP, Respondents must provide all of the information requested. The specifications within the RFP represent the minimum performance necessary for response.

Proposals should be submitted using the following format:



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### Section 1, Statement of Submission

1. A statement to the effect that your proposal is in response to this Old Redford Neighborhood Revitalization RFP.
2. Name of the lead project sponsor/master developer (“Respondent”). Provide a brief description of your firm, including the Federal Employer Identification Number, the age of the firm’s business and the average number of employees during the last (3) years.
3. The location of the firm’s principal place of business and, if different, the location of the place of performance of the contract.
4. A commitment to perform the requested work in accordance with the requirements outlined in this RFP.
5. The name and contact information of the firm’s partner and/or manager(s) that will be in charge of this project.
6. Completed Proposal Summary Sheet, included as Attachment D.

### Section 2, Project Description and Proposal

1. A description of your understanding of the project and a written summary of the development team’s approach.
2. A comprehensive list of parcels proposed for acquisition and their associated bid price.
3. Schematic project site plan identifying which parcels and structures are for renovation, demolition, and/or landscape. Describe any proposed uses of vacant lots beyond the minimum maintenance expectations.
4. Proposed bundles or subsets of the Project Area to be implemented by different members of the development team, if applicable. These areas may be phased or completed concurrently, depending on the development team’s capacity.
5. Description of local workforce opportunities, recreational/open space amenities, blight removal, and/or other benefits to the community provided by the project.
6. Additional proposal elements: if applicable, Respondents should include a clear description and relevant supporting documentation, including precedent projects if possible.

### Section 3, Financing and Implementation

1. Project budget including a bid price and preliminary parcel-level development budgets for renovations, demolitions, any contemplated site improvements, and landscaping.
2. Complete and sustainable financial pro forma including operating budget projections, including per-unit and per-lot management budgets, and proposed sources and uses of funds identifying any public incentives or subsidy sources. Include any other financial commitments or projections that are relevant to the successful completion of the Project. Financial partnerships (e.g. public/private, non-profit/profit) must be identified. Joint proposals for the Old Redford Neighborhood Revitalization RFP and Holcomb School Adaptive Reuse RFP must include separate financial analyses for each project component.
3. Preliminary anticipated overall schedule and key dates, including start and completion dates and financing and permitting milestones, including any proposed phasing.

### Section 4, Overview of Development Team and Performance History

1. List all identified members of the development team, including architects, landscape architects, contractors, etc., and designate a master developer, if applicable.
2. Identify in detail precedent projects and experience by name, type, location, project schedule, completion status, and role of the proposed development team members. Include a reference, project description of specific services provided, and relevant dates.
3. Outline project team’s experience managing affordable housing resources.



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4. Provide an organizational chart and a one- to two-page resume for each team member.
5. Identify any projects in which the Respondent's contract was terminated for any reason.
6. Identify any claims or lawsuits that have been brought against the Respondent as a result of any services provided within the last five (5) years

The City strongly encourages respondents to consider inclusion of team members that are Detroit-based, minority led, and/ or otherwise have a substantive body of knowledge or experience with Detroit. It is the policy objective of the City to improve the economic conditions of individuals, households and companies in Detroit. City of Detroit Executive Order No. 2014-4 and Executive Order No. 2014-5 regarding Resident/Local Employment and Contracting are applicable to this Project and are included as Attachment E. Include a strategy to address local hiring and compliance with these Executive Orders, as well as statistics that evidence previous experience with local hiring on past projects.

Note that in addition to the foregoing, finalists may also be asked to provide substantive information regarding the financial capacity of the Respondent, including financial statements from the previous three years. Reasonable efforts shall be made by the City of Detroit to maintain such information in confidence during the final review period, however, as with other information submitted under this RFP such information may also be subject to the Freedom of Information Act.

If Respondents have additional proposal elements they would like to include, the City of Detroit welcomes ideas that differentiate Respondents from their competitors or are sensitive to or further engage the community members and stakeholders within the Project Area. Additional elements may include but are not limited to the following: community equity/ownership models, alternate landscape interventions, pre-foreclosure and occupied foreclosure strategies, community security, and acquisition of parcels beyond the minimum requirements. Any additional included proposal elements are not required but are eligible for a bonus point allocation and will be scored with the overall proposal.

### ***Submission Process***

To be considered, all proposals must be received by 5:00 pm EST on Friday, December 15, 2017. The responsibility of submitting the RFP rests entirely with the Respondent.

All submissions must include a complete electronic copy in an 8.5x11 PDF format, either as an attachment or as a downloadable link.

Email: [holcomb@detroitmi.gov](mailto:holcomb@detroitmi.gov)

Subject Line: Old Redford Neighborhood Submission

If desired, supplementary hardcopy submissions may be delivered to the Housing and Revitalization Department, Attn: Kate Humphrey, located at 2 Woodward Avenue, Suite 908, Detroit, Michigan 48226. Hardcopy submissions must include three copies of the submission.

Once received by HRD, submissions will not be returned. Formal communication, such as requests for clarification and/or information concerning this solicitation shall be submitted by email to [holcomb@detroitmi.gov](mailto:holcomb@detroitmi.gov). The deadline for submitting questions will be December 1. Responses will be provided to all inquiries and answers to frequently asked questions will be available at [www.detroitmi.gov/holcomb](http://www.detroitmi.gov/holcomb). No information concerning this solicitation or request for clarification will be provided in response to telephone calls.

All expenses involved in the preparation and submission of the RFP to the City of Detroit or any work performed in connection therewith shall be assumed by the Respondents. No payment will be made by the





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City of Detroit for any responses received, nor for any other effort required of or made by the developer prior to the commencement of work.

All information in a Respondent's proposal is subject to disclosure under the provisions of Public Act No. 442 of 1976, as amended (known as the Freedom of Information Act).

On Tuesday, October 31, 2017, the City will conduct an optional Pre-Submission Conference at 2 Woodward Avenue, Suite 808, at 2:30 pm. Those unable to attend in person may participate via phone using dial-in number 641-715-3580, Meeting ID 465-220-363. An optional walk-through of the Project Area will be held on November 3 (additional details to be posted on [www.detroitmi.gov/holcomb](http://www.detroitmi.gov/holcomb)).

## VII. Evaluation and Selection Process

### *Evaluation Process*

Following the receipt of proposals, a City-designated Evaluation Committee, including representatives from City departments as well as community stakeholders, will review each response. All Proposals that meet the required format of this RFP will be evaluated. Any proposals determined to be non-responsive to the specifications or other requirements of the RFP, including instructions governing submission and format, will be disqualified unless the City determines, in its sole discretion, that the non-compliant aspect is not substantial or that an alternative proposed by the Respondent is acceptable. The City may also at its discretion request oral presentations, make site visits at Respondent's facility, and request a demonstration of Respondent's operations. A final determination will be made after the oral presentations and/or demonstrations are complete. All decisions reached by the Evaluation Committee will be by consensus.

### *Selection Criteria*

Responses to this RFP will be evaluated using the following criteria and point allocation:

<p><b>Development Strategy and Methodology</b></p> <ul style="list-style-type: none"> <li>Proposed development and methodology are logical, reasonable, and clearly understandable.</li> <li>Demonstrated understanding of realistic sources and uses of funds required for the project.</li> <li>Effective coordination and integration of landscape maintenance into development proposal.</li> <li>Demonstrated capacity to deliver the work.</li> <li>Demonstrated clear vision for achieving all objectives and tasks, including a schedule of work that is reasonably aggressive and implementable.</li> <li>Phasing or bundling strategy that demonstrates efficiency and coordination among members of the development team.</li> </ul>	<p><b>20 points</b></p>
<p><b>Design Standards</b></p> <ul style="list-style-type: none"> <li>Strength of proposed design approach.</li> </ul>	<p><b>20 points</b></p>



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<ul style="list-style-type: none"> <li>Proposed project and architectural design incorporate a philosophy of strong design principles and environmental standards, and reflect the RFP guiding principles.</li> <li>Specialized expertise within design team, supported by evidence of excellent on past projects.</li> </ul>	
<p><b>Financial and Leverage Capacity</b></p> <ul style="list-style-type: none"> <li>Depth and credibility of a complete and sustainable financial pro-forma.</li> <li>Experience with and ability to deliver identified financial sources.</li> <li>Capacity of development principals to finance proposal, including demonstrated ability to procure financing, complete projects on schedule and within budgetary assumptions.</li> </ul>	<b>20 points</b>
<p><b>Respondent and Proposed Team Experience</b></p> <ul style="list-style-type: none"> <li>History of Respondent and overview of development expertise.</li> <li>Experience in innovative design and completion of residential and/or rehabilitation projects of similar scale and complexity.</li> <li>Successful examples of similar or relevant projects, including short-term and long-term outcomes.</li> <li>Ability to successfully work with municipal government, including knowledge of the Detroit planning and economic development landscape.</li> <li>Successful past experience in managing scattered-site single-family home portfolio or marketing a for-sale product (as applicable).</li> <li>History and connectivity with Detroit communities.</li> <li>Identification of differentiators from peers.</li> <li>Master developer identified to coordinate all project elements with support from team members.</li> </ul>	<b>20 points</b>
<p><b>Local Hiring and Participation</b></p> <ul style="list-style-type: none"> <li>Partnership with a strong community organization (i.e. social services, development, employment, etc.), if applicable.</li> <li>Understanding and prioritization of the community residents and stakeholders within the project area.</li> <li>Strategy addressing local hiring and compliance with Executive Order No. 2014-4 and Executive Order No. 2014-5.</li> <li>Inclusion of Detroit-based team members.</li> </ul>	<b>10 points</b>
<p><b>Bid Price</b></p>	<b>10 points</b>



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The main criteria for selecting a development team will be the submission of qualifications that meet with the criteria stated in this RFP. A qualified developer is an individual or development team that, in the opinion of the City of Detroit, possesses the experience, design acumen, and financial resources necessary to undertake and successfully complete the development of the Project Area within the requirements of federal and local laws and regulations in a timely fashion.

Final acceptance of the development proposal and developer designation is subject to the approval of both the Detroit City Council and the Detroit Land Bank Authority Board of Directors.

### ***Anticipated Schedule***

Release Date: October 20, 2017

Pre-Submission Conference: October 31, 2017

Site Visit: November 3, 2017

Proposal Submission Deadline: December 15, 2017

Selection of Preferred Developer List: January 12, 2018

Shortlist Interviews: Week of January 15, 2018

Final Selection/Recommendation: Week of January 29, 2018

For any questions regarding the submission and evaluation of proposals, please contact [holcomb@detroitmi.gov](mailto:holcomb@detroitmi.gov).

## **VIII. Reservation of Rights**

The City of Detroit reserves the right to reject any and all proposals and to select the proposal it deems is in the best interests of the City, even if it is not the highest purchase price.

The City of Detroit reserves and may exercise the right to request one or more of the developers to provide additional material, clarification, confirmation, or modification of any information in the submission, and can supplement, amend, substitute, cancel, or otherwise modify this Request for Proposals at any time prior to the selection of one or more developers.

In the event that the process outlined in Section VII does not result in the execution of a definitive selection, the City of Detroit, at its sole option, may choose to initiate negotiations with any other qualified developer, reopen the entire RFP process, or pursue any other avenues for the sale of the property deemed appropriate by the City of Detroit. The City of Detroit may also choose not to pursue sale.

Please Note: All Property will be sold "AS IS."

Respondents are hereby notified that the City has not investigated the environmental condition of the Project Area. Various Federal, State, or other City agencies may have information regarding the environmental condition of the site. Each Respondent is encouraged to conduct its own due diligence regarding the environmental condition of the properties. The City of Detroit makes absolutely no warranty or representation regarding the environmental condition of any of the properties offered within this RFP.

## **IX. Attachments**

- A. Grand River/Northwest Framework Strategy Overview
- B. DLBA Map and Inventory





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- C. Neighborhood Framework and Development Studies
- D. Proposal Summary Sheet
- E. Local Hiring Executive Orders



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**Attachment A**

**Grand River/Northwest Framework Strategy Overview**



## Grand River/Northwest Neighborhood Planning



## PLAN GOALS

To achieve the vision of the Northwest Detroit Neighborhood Framework Plan, community members worked with the planning team to identify the following plan goals:

### 1 Improve Quality of Life for Northwest Detroiters

- Elevate aesthetics throughout neighborhoods through streetscape improvements and public realm amenities
- Improve safety by using Crime Prevention Through Environmental Design (CPTED) strategies and tactics
- Encourage reinvestment in underutilized structures and lots
- Creatively connect jobs to residents

### 2 Energize Community Active Living through Multimodal Connectivity

- Introduce network of non-motorized linkages
- Connect to existing and potential multimodal transportation sites
- Improve accessibility to multi-modal options and routes

### 3 Improve Stormwater Management

- Prevent basement sewer backups and combined sewer overflows
- Reduce surface flooding

### 4 Promote Environmental Stewardship and Community Health

- Provide strategies for both the natural and built environments that help to develop a sense of community pride and ownership

### 5 Create a Productive Environment for Business + Industry

- Create supportive strategies to attract commercial investments in Northwest Detroit
- Provide supportive infrastructure to maintain existing local businesses, industries and community partners

### 6 Support Market Recovery and Stimulate Private Investment

- Identify opportunities to increase rate of housing redevelopment and densification of area neighborhoods
- Spur economic development through the design of exciting and attractive places in the public realm and residential neighborhoods

### 7 Engage the Community

- Inform the community of ongoing planning efforts throughout the process
- Collaborate with residents and stakeholders to create proactive and solutions that can be implemented throughout Northwest Detroit
- Educate project stakeholders and planning partners about opportunities in Northwest Detroit



# PROCESS

## COMMUNITY ENGAGEMENT



## SITE INVENTORY + ANALYSIS



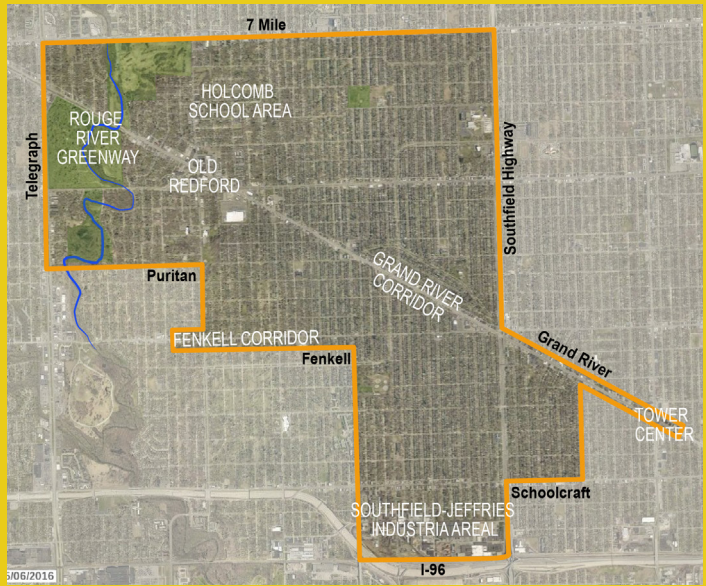
## TESTING ALTERNATIVES



## REFINING SOLUTIONS



# PLANNING AREA



**Integrate Green Stormwater Infrastructure**



**Improve Connectivity and the Experience of Travel**



**Enhance Open Space and the Public Realm**



**Create New Housing and Economic Opportunities**



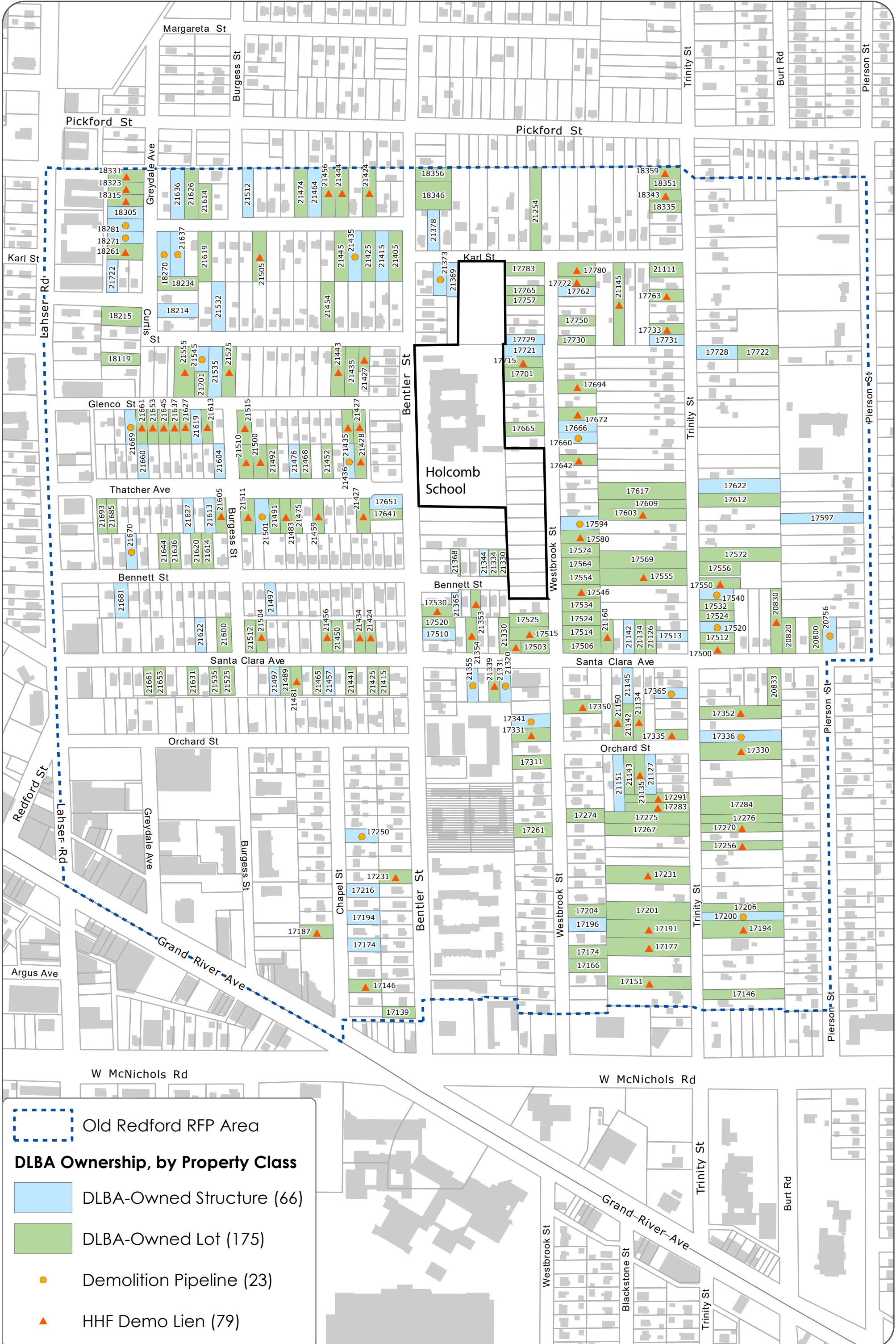




**Old Redford Neighborhood RFP**

**Attachment B**  
**DLBA Map and Inventory**

# OLD REDFORD



**Old Redford RFP Area**

**DLBA Ownership, by Property Class**

- DLBA-Owned Structure (66)
- DLBA-Owned Lot (175)
- Demolition Pipeline (23)
- HHF Demo Lien (79)

Address	Parcel ID	Category	Demo Lien Amount
21127 Orchard	22014256.	Structure	
21151 Orchard	22014259.	Structure	
21145 Santa Clara	22014338.	Structure	
21457 Santa Clara	22014354.	Structure	
21497 Santa Clara	22014359.	Structure	
21622 Santa Clara	22014383.	Structure	
21142 Santa Clara	22014407.	Structure	
21365 Bennett	22014463.	Structure	
21497 Bennett	22014476.	Structure	
21681 Bennett	22014488.	Structure	
21344 Bennett	22014519.	Structure	
21613 Thatcher	22014564.	Structure	
21627 Thatcher	22014566.	Structure	
21660 Thatcher	22014579.	Structure	
21604 Thatcher	22014586.	Structure	
21476 Thatcher	22014591.	Structure	
21619 Glenco	22014622.	Structure	
21535 Curtis	22015001.	Structure	
21722 Curtis	22015030.	Structure	
21532 Curtis	22015034.	Structure	
21369 Karl	22015365.	Structure	
21415 Karl	22015370.	Structure	
21636 Karl	22015434.	Structure	
21512 Karl	22015438.	Structure	
21464 Karl	22015443.	Structure	
21378 Karl	22015451.	Structure	
17622 Trinity	22108607.	Structure	
17728 Trinity	22108614.001	Structure	
17731 Trinity	22108681.	Structure	
17513 Trinity	22108696.	Structure	
17196 Westbrook	22109838.	Structure	
17666 Westbrook	22109872.	Structure	
17762 Westbrook	22109883.	Structure	
17729 Westbrook	22110050.	Structure	
17721 Westbrook	22110051.001	Structure	
17510 Bentler	22110661.	Structure	
17651 Bentler	22110830.	Structure	
17174 Chapel	22111392.	Structure	
17194 Chapel	22111394.	Structure	
17216 Chapel	22111396.	Structure	
18214 Greydale	22112710.	Structure	
17597 Pierson	22106840.002L	Structure	
18305 Greydale	22112888.002L	Structure	
21331 Santa Clara	22014342.	Structure - Demo Pipeline	
21355 Santa Clara	22014345.	Structure - Demo Pipeline	
20756 Santa Clara	22014415.	Structure - Demo Pipeline	
21670 Bennett	22014492.	Structure - Demo Pipeline	
21501 Thatcher	22014561.	Structure - Demo Pipeline	
21436 Thatcher	22014596.	Structure - Demo Pipeline	
21669 Glenco	22014628.	Structure - Demo Pipeline	
21545 Curtis	22015002.	Structure - Demo Pipeline	
21373 Karl	22015367.	Structure - Demo Pipeline	
21435 Karl	22015372.	Structure - Demo Pipeline	
21637 Karl	22015385.	Structure - Demo Pipeline	
18270 Greydale	22015386.	Structure - Demo Pipeline	
17200 Trinity	22108578.	Structure - Demo Pipeline	



Address	Parcel ID	Category	Demo Lien Amount
17336 Trinity	22108587.	Structure - Demo Pipeline	
17520 Trinity	22108594.	Structure - Demo Pipeline	
17540 Trinity	22108597.	Structure - Demo Pipeline	
17365 Trinity	22108700.	Structure - Demo Pipeline	
17594 Westbrook	22109865.	Structure - Demo Pipeline	
17660 Westbrook	22109871.	Structure - Demo Pipeline	
17341 Westbrook	22110076.	Structure - Demo Pipeline	
17250 Chapel	22111400.	Structure - Demo Pipeline	
18281 Greyscale	22112889.	Structure - Demo Pipeline	
18271 Greyscale	22112890.	Structure - Demo Pipeline	
21614 Karl	22015436.	Lot	
21474 Karl	22015442.	Lot	
21254 Karl	22015458.	Lot	
17146 Trinity	22108573.	Lot	
17206 Trinity	22108579.	Lot	
17284 Trinity	22108583.	Lot	
17524 Trinity	22108595.	Lot	
17532 Trinity	22108596.	Lot	
17556 Trinity	22108600.	Lot	
17572 Trinity	22108601.	Lot	
17612 Trinity	22108606.	Lot	
18351 Trinity	22108673.004	Lot	
18335 Trinity	22108673.006	Lot	
17617 Trinity	22108686.	Lot	
17609 Trinity	22108687.	Lot	
17569 Trinity	22108691.	Lot	
17275 Trinity	22108712.	Lot	
17267 Trinity	22108713.	Lot	
17201 Trinity	22108718.	Lot	
17166 Westbrook	22109835.	Lot	
17174 Westbrook	22109836.	Lot	
17204 Westbrook	22109839.	Lot	
17274 Westbrook	22109846.	Lot	
17506 Westbrook	22109856.	Lot	
17514 Westbrook	22109857.	Lot	
17524 Westbrook	22109858.	Lot	
17534 Westbrook	22109859.	Lot	
17554 Westbrook	22109861.	Lot	
17564 Westbrook	22109862.	Lot	
17574 Westbrook	22109863.	Lot	
17730 Westbrook	22109878.	Lot	
17750 Westbrook	22109880.	Lot	
17783 Westbrook	22110043.	Lot	
17765 Westbrook	22110045.	Lot	
17757 Westbrook	22110046.	Lot	
17701 Westbrook	22110052.	Lot	
17665 Westbrook	22110056.	Lot	
17525 Westbrook	22110070.	Lot	
17503 Westbrook	22110072.	Lot	
17311 Westbrook	22110079.	Lot	
17261 Westbrook	22110084.	Lot	
17520 Bentler	22110662.	Lot	
18346 Bentler	22110671.	Lot	
18356 Bentler	22110672.	Lot	
17641 Bentler	22110831.	Lot	
17139 Bentler	22110852.	Lot	

Address	Parcel ID	Category	Demo Lien Amount
18234 Greyscale	22112712.	Lot	
18215 Greyscale	22112892.	Lot	
18119 Greyscale	22112894.	Lot	
20833 Santa Clara	22014331.002L	Lot	
17276 Trinity	22108582.004L	Lot	
17512 Trinity	22108593.002L	Lot	
17722 Trinity	22108614.002L	Lot	
21111 Karl	22108674-5	Lot	
21143 Orchard	22014258.	Lot	
21142 Orchard	22014286.	Lot	
21415 Santa Clara	22014349.	Lot	
21425 Santa Clara	22014350.	Lot	
21441 Santa Clara	22014352.	Lot	
21465 Santa Clara	22014355.	Lot	
21489 Santa Clara	22014358.	Lot	
21525 Santa Clara	22014362.	Lot	
21535 Santa Clara	22014363.	Lot	
21631 Santa Clara	22014365.	Lot	
21653 Santa Clara	22014368.	Lot	
21661 Santa Clara	22014369.	Lot	
21600 Santa Clara	22014385.	Lot	
21512 Santa Clara	22014386.	Lot	
21450 Santa Clara	22014394.	Lot	
21330 Santa Clara	22014404.001	Lot	
21134 Santa Clara	22014408.	Lot	
21126 Santa Clara	22014409.	Lot	
20820 Santa Clara	22014412.	Lot	
20800 Santa Clara	22014414.	Lot	
21644 Bennett	22014495.	Lot	
21636 Bennett	22014496.	Lot	
21620 Bennett	22014498.	Lot	
21614 Bennett	22014499.	Lot	
21368 Bennett	22014516.	Lot	
21334 Bennett	22014520.	Lot	
21330 Bennett	22014521.	Lot	
21475 Thatcher	22014558.	Lot	
21491 Thatcher	22014560.	Lot	
21693 Thatcher	22014574.	Lot	
21492 Thatcher	22014589.	Lot	
21468 Thatcher	22014592.	Lot	
21452 Thatcher	22014594.	Lot	
21701 Glenco	22014632.	Lot	
21435 Curtis	22014991.	Lot	
21454 Curtis	22015042.	Lot	
21405 Karl	22015369.	Lot	
21425 Karl	22015371.	Lot	
21445 Karl	22015373.	Lot	
21619 Karl	22015383.	Lot	
21626 Karl	22015435.	Lot	
21685 Thatcher	22014573.	Lot with Demo Lien	\$ 10,056.40
20830 Santa Clara	22014411.	Lot with Demo Lien	\$ 22,603.12
17194 Trinity	22108577.	Lot with Demo Lien	\$ 14,538.53
17256 Trinity	22108582.001	Lot with Demo Lien	\$ 13,189.53
17270 Trinity	22108582.003	Lot with Demo Lien	\$ 18,738.00
17330 Trinity	22108586.	Lot with Demo Lien	\$ 25,000.00
17500 Trinity	22108593.001	Lot with Demo Lien	\$ 23,570.00

Address	Parcel ID	Category	Demo Lien Amount
17550 Trinity	22108598.	Lot with Demo Lien	\$ 18,701.00
17352 Trinity	22108588.002L	Lot with Demo Lien	\$ 16,718.40
21135 Orchard	22014257.	Lot with Demo Lien	\$ 22,394.00
21150 Orchard	22014285.	Lot with Demo Lien	\$ 16,102.86
21134 Orchard	22014287.	Lot with Demo Lien	\$ 9,709.74
21339 Santa Clara	22014343.	Lot with Demo Lien	\$ 19,538.99
21481 Santa Clara	22014357.	Lot with Demo Lien	\$ 13,089.53
21504 Santa Clara	22014387.	Lot with Demo Lien	\$ 17,560.00
21456 Santa Clara	22014393.	Lot with Demo Lien	\$ 24,372.00
21434 Santa Clara	22014396.	Lot with Demo Lien	\$ 8,101.53
21424 Santa Clara	22014397.	Lot with Demo Lien	\$ 14,023.53
21354 Santa Clara	22014401.	Lot with Demo Lien	\$ 13,385.76
21160 Santa Clara	22014405.	Lot with Demo Lien	\$ 17,079.66
21353 Bennett	22014461.	Lot with Demo Lien	\$ 16,460.00
21427 Thatcher	22014552.	Lot with Demo Lien	\$ 10,674.75
21459 Thatcher	22014556.	Lot with Demo Lien	\$ 17,691.74
21483 Thatcher	22014559.	Lot with Demo Lien	\$ 13,010.00
21511 Thatcher	22014562.	Lot with Demo Lien	\$ 16,204.00
21605 Thatcher	22014563.	Lot with Demo Lien	\$ 11,872.14
21510 Thatcher	22014587.	Lot with Demo Lien	\$ 13,120.00
21500 Thatcher	22014588.	Lot with Demo Lien	\$ 17,605.61
21428 Thatcher	22014597.	Lot with Demo Lien	\$ 17,416.89
21427 Glenco	22014609.	Lot with Demo Lien	\$ 7,838.30
21435 Glenco	22014610.	Lot with Demo Lien	\$ 12,286.64
21515 Glenco	22014619.	Lot with Demo Lien	\$ 14,210.29
21613 Glenco	22014621.	Lot with Demo Lien	\$ 8,656.00
21627 Glenco	22014623.	Lot with Demo Lien	\$ 11,935.36
21637 Glenco	22014624.	Lot with Demo Lien	\$ 8,506.53
21645 Glenco	22014625.	Lot with Demo Lien	\$ 13,654.53
21653 Glenco	22014626.	Lot with Demo Lien	\$ 10,952.36
21661 Glenco	22014627.	Lot with Demo Lien	\$ 16,661.53
21427 Curtis	22014990.	Lot with Demo Lien	\$ 20,558.58
21443 Curtis	22014992.	Lot with Demo Lien	\$ 18,072.95
21525 Curtis	22015000.	Lot with Demo Lien	\$ 24,734.00
21555 Curtis	22015003.	Lot with Demo Lien	\$ 16,460.00
21145 Karl	22015359.	Lot with Demo Lien	\$ 24,040.00
21505 Karl	22015379.	Lot with Demo Lien	\$ 13,595.53
21456 Karl	22015444.	Lot with Demo Lien	\$ 14,870.00
21444 Karl	22015445.	Lot with Demo Lien	\$ 17,360.00
21424 Karl	22015447.	Lot with Demo Lien	\$ 20,099.79
18359 Trinity	22108673.003	Lot with Demo Lien	\$ 22,450.00
18343 Trinity	22108673.005	Lot with Demo Lien	\$ 23,640.00
17763 Trinity	22108677.	Lot with Demo Lien	\$ 11,895.00
17733 Trinity	22108680.	Lot with Demo Lien	\$ 11,787.00
17603 Trinity	22108688.	Lot with Demo Lien	\$ 24,231.00
17555 Trinity	22108692.	Lot with Demo Lien	\$ 11,176.16
17335 Trinity	22108704.	Lot with Demo Lien	\$ 21,760.00
17291 Trinity	22108709.	Lot with Demo Lien	\$ 24,370.00
17231 Trinity	22108716.	Lot with Demo Lien	\$ 8,701.64
17191 Trinity	22108719.	Lot with Demo Lien	\$ 24,670.00
17177 Trinity	22108720.	Lot with Demo Lien	\$ 16,960.00
17350 Westbrook	22109853.	Lot with Demo Lien	\$ 30,638.00
17546 Westbrook	22109860.	Lot with Demo Lien	\$ 24,772.00
17580 Westbrook	22109864.	Lot with Demo Lien	\$ 28,706.40
17642 Westbrook	22109870.001	Lot with Demo Lien	\$ 19,570.00
17672 Westbrook	22109873.	Lot with Demo Lien	\$ 13,240.00

<b>Address</b>	<b>Parcel ID</b>	<b>Category</b>	<b>Demo Lien Amount</b>
17694 Westbrook	22109875.	Lot with Demo Lien	\$ 22,120.00
17772 Westbrook	22109884.	Lot with Demo Lien	\$ 19,860.00
17780 Westbrook	22109885.	Lot with Demo Lien	\$ 16,060.00
17515 Westbrook	22110071.	Lot with Demo Lien	\$ 12,165.00
17331 Westbrook	22110077.	Lot with Demo Lien	\$ 24,002.00
17530 Bentler	22110663.	Lot with Demo Lien	\$ 16,092.00
17231 Bentler	22110842.	Lot with Demo Lien	\$ 13,554.51
17146 Chapel	22111389.	Lot with Demo Lien	\$ 14,592.64
18331 Greydale	22112887.001	Lot with Demo Lien	\$ 20,652.68
18315 Greydale	22112888.001	Lot with Demo Lien	\$ 15,657.83
18261 Greydale	22112891.	Lot with Demo Lien	\$ 18,302.22
21320 Santa Clara	22014404.002L	Lot with Demo Lien	\$ 9,109.76
17283 Trinity	22108710-1	Lot with Demo Lien	\$ 13,243.56
17151 Trinity	22108721.002L	Lot with Demo Lien	\$ 25,030.00
17715 Westbrook	22110051.002L	Lot with Demo Lien	\$ 16,601.00
17187 CHAPEL	22111576-8	Lot with Demo Lien	\$ 11,740.00
18323 Greydale	22112887.002L	Lot with Demo Lien	\$ 16,378.63





## Old Redford Neighborhood RFP

### **Attachment C**

### **Neighborhood Framework and Development Studies**

# OLD REDFORD NEIGHBORHOOD REVITALIZATION

Neighborhood Framework + Development Studies





# OLD REDFORD NEIGHBORHOOD CONCEPTUAL FRAMEWORK

## FRAMEWORK

The neighborhood framework developed during the Grand River Northwest Planning Study sets a vision for Old Redford with new mixed-use development in the town center, commercial and retail business growth and a blight free residential neighborhood within the 10 minute walking radius of Old Redford town center. The typologies and criteria for vacant lots and residential rehab within this framework are included for reference only. Proposals are not required to apply these typologies but are encouraged to support a vision of holistic redevelopment.



## ARTS LOOP:

The framework sets out a vision to build on the arts identity of Old Redford’s Artist Village and annual Sidewalk Festival by activating vacant lots and connecting neighborhood destinations with an on and off-street “Arts Loop”



## CONNECTING ART SPACES AND NEIGHBORHOOD PLACES



## PUBLIC-PRIVATE PARTNERSHIP: Infrastructure & Public Realm

The City of Detroit seeks to coordinate public investment in vacant lots adjacent to and/or within the RFP boundary that have been identified in the framework as GSI or Open Space opportunity sites.

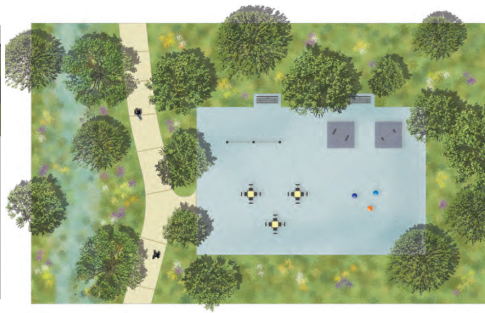
	<p><b>GREEN STORMWATER INFRASTRUCTURE</b></p> <p>Parcels or assemblages identified for green stormwater infrastructure either fall within the historic floodplain or provide significant capacity for water storage within the region. These sites have the potential to be integrated community spaces with interactive components and unique identity.</p>	<p><b>PARCEL/ASSEMBLAGE CRITERIA</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Parcel or assemblage is within historic floodplain</li> <li><input type="checkbox"/> Parcel or assemblage has significant capacity for water storage</li> <li><input type="checkbox"/> Parcel or assemblage presents opportunity for multifunctional benefits and uses within the neighborhood.</li> </ul>
	<p><b>REFORESTATION</b></p> <p>Reforestation sites provide the greatest opportunities for urban forestry and habitat creation. Sites should create contiguous habitat corridors and connect to other parks, open spaces or green stormwater infrastructure projects in the neighborhood.</p>	<p><b>ASSEMBLAGE CRITERIA</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Site block has less than 50% occupancy</li> <li><input type="checkbox"/> Assemblage creates contiguous habitat corridor or habitat patch</li> <li><input type="checkbox"/> Site connects to other parks, trails, open spaces or green stormwater infrastructure projects</li> </ul>



# VACANT LOT TYPOLOGIES

## GREEN SPACE AND THE FLEXSCAPE PROGRAM

Typologies with varying levels of maintenance requirements can be applied to the sites identified as “flexscapes” within the neighborhood framework. Typology uses range from block-focused green space amenities, to localized infrastructure or productive land-use such as orchards and argri-business. Proposals including larger numbers of contiguous vacant parcels are encouraged to identify strategies for land activation, maintenance and design of the public-facing edge.

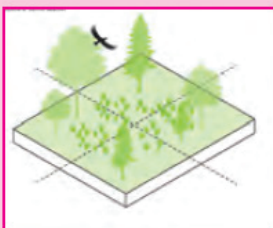


### FLEXSCAPES

Flexscape options provide community members with a range of uses and associated maintenance needs to accommodate resident interests.

#### LOW MAINTENANCE

##### NATIVE HABITAT

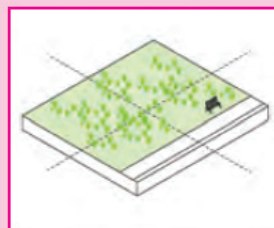


##### STORMWATER GARDEN

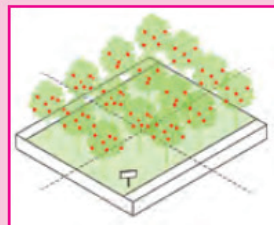


#### MEDIUM MAINTENANCE

##### OPEN LAWN



##### ORCHARDS

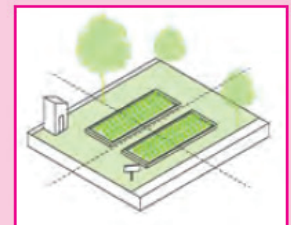


#### HIGH MAINTENANCE

##### BLOCK PARK



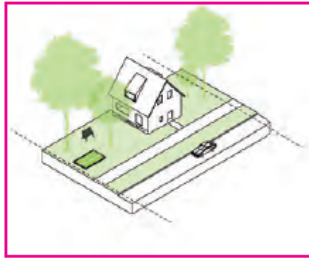
##### COMMUNITY GARDEN





# Neighborhood Development

## Single Family-Rehab & Homesteads

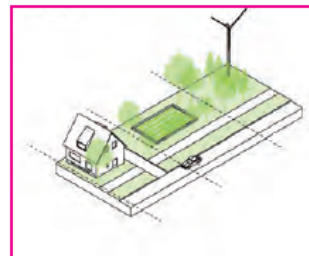


### RESIDENTIAL REHABILITATION

Residential Rehabilitation projects are single-family parcels that will help to fill "missing teeth" on highly occupied blocks by re-creating homes using existing structures. These homes should be knit into the aesthetic character of the neighborhood and represent community values

### PARCEL CRITERIA

- Parcel contains existing structure
- Parcel is outside historic floodplain
- Site block has over 50% occupancy
- Parcel is within 10-minute walking distance of and existing or future bus stop/transit stop
- Parcel contributes to a residential cluster



### HOMESTEAD RESIDENTIAL

The homestead residential sites take advantage of contiguous unoccupied parcels adjacent to existing residential structures to create homestead estates within the neighborhood. This assemblage of parcels provides a single-family residence with the opportunity to create productive landscapes, greenspace or art installations on private property.

### ASSEMBLAGE CRITERIA







- Assemblage contains one parcel with structure
- Parcel is outside historic floodplain
- Site block has over 50% occupancy
- Parcel is within 10-minute walking distance of an existing or future bus stop/transit stop





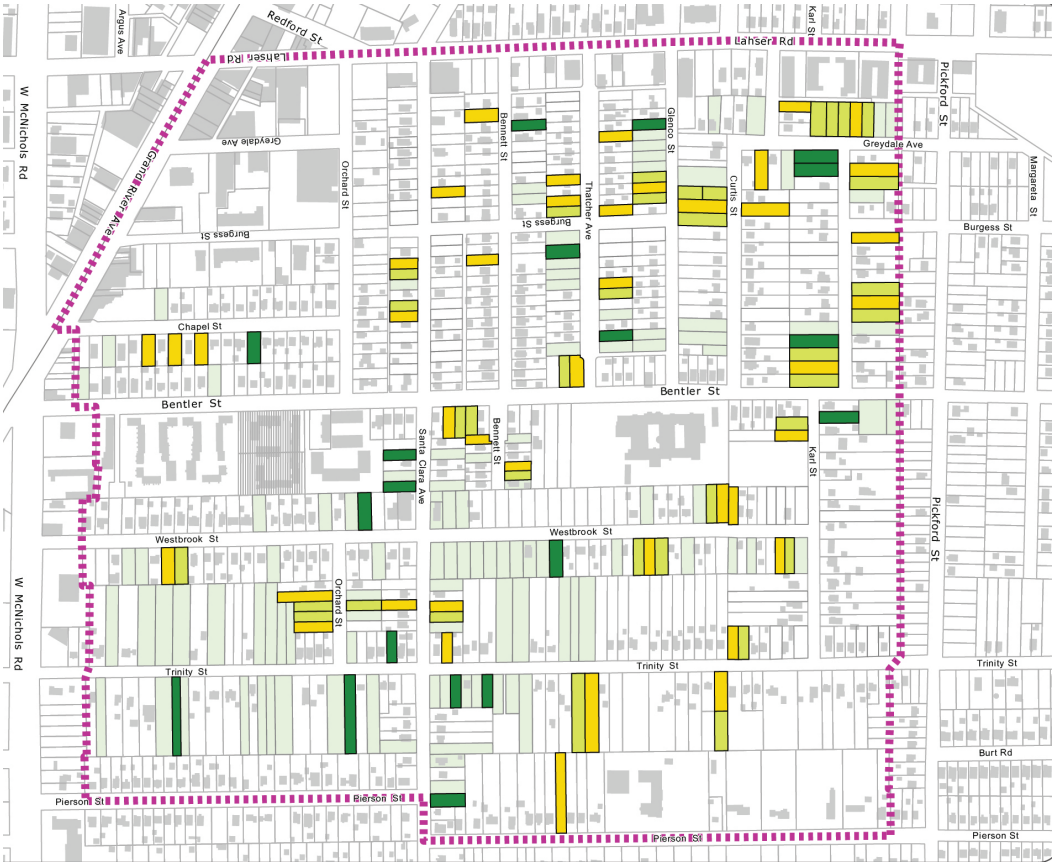
# Neighborhood Development

The following scenarios of potential development bundles within the RFP boundary are for reference only. Acquisition bundles in proposals should match any proposed uses, development plans and/or phasing.

-  RFP Boundary
-  Structure for Rehab
-  Neighborhood Open Space
-  Unselected City-owned Lot
-  Rehab Adjacent Lot
-  Productive Landuse

## DEVELOPMENT SCENARIO 1:

### Single Family Rehab & Adjacent Lots



## DEVELOPMENT SCENARIO 2:

### Homestead & Productive Land-use





**Old Redford Neighborhood RFP**

**Attachment D**  
**Proposal Summary Sheet**

**Old Redford Neighborhood Request for Proposals  
Proposal Summary Sheet**



<b>Respondent Information</b>			
Developer Name			
Firm Location			
Primary Contact			
Contact Phone		Contact Email	
Other Members of Development Team and Role			

<b>Development Program</b>			
No. of Structures For Rehab		No. of Structures for Demolition	
No. of Structures For Rent		No. of Structures for Sale	
No. of Affordable Units ≤ 80% AMI		No. of Vacant Lots for Acquisition	

<b>Financial Information</b>						
Total Development Cost						
Bid Price		Avg. Hard Cost per SF				
Market Sales Price		Affordable Sales Price				
Market Rent per SF		Affordable Rent per SF				
Anticipated Sources	Source		Amount		%	
	Source		Amount		%	
	Source		Amount		%	
	Source		Amount		%	
	Source		Amount		%	



**Old Redford Neighborhood RFP**

**Attachment E**  
**Local Hiring Executive Orders**





CITY OF DETROIT  
MAYOR'S OFFICE

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE., SUITE 1126  
DETROIT, MICHIGAN 48226  
PHONE 313•224•3400  
FAX 313•224•4128  
WWW.DETROITMI.GOV

## EXECUTIVE ORDER NO. 2014-4

**TO: ALL BOARDS, COMMISSIONS, DEPARTMENT DIRECTORS,  
CITY COUNCIL MEMBERS AND THE CITY CLERK**

**FROM: MICHAEL E. DUGGAN, MAYOR**

**SUBJECT: UTILIZATION OF DETROIT RESIDENTS ON PUBLICLY-  
FUNDED CONSTRUCTION PROJECTS**

**DATE: AUGUST 22, 2014**

**WHEREAS**, it is the policy of this Administration to encourage and maximize the utilization of Detroit Residents on publicly-funded construction projects. An important component of the economic revitalization of Detroit is the employment of Detroit residents,

**WHEREAS**, this Executive Order directs City departments and agencies to implement specific residency requirements on all construction projects funded, in whole or in part, by the City, and applies to those funded by state or federal funds to the extent permitted by law.

**WHEREAS**, all City of Detroit project construction contracts shall provide that at least **fifty-one percent (51%)** of the workforce must be bona-fide Detroit residents. In addition, Detroit residents shall perform **fifty-one (51%)** of the hours worked on the project. Workforce and project hours shall include work performed by Detroit residents in the various job categories: officials and managers, supervisors and forepersons, professionals, technicians, sales workers, office and clerical, skilled trades, craft workers, operators, laborers, service workers, apprentices, and on-the-job training positions.

**WHEREAS**, failure to meet the Detroit resident workforce requirement, including project hours, will result in the following monthly financial penalties:

## FINANCIAL PENALTIES

### Detroit Resident Hours

45% - 50%  
40% - 44%  
30% - 39%  
0% - 29%

### Monthly Recruitment Fee

3%  
7%  
10%  
15%

**WHEREAS**, developers, general contractors, prime contractors and sub-contractors are required to pass the requirements of this Executive Order down to all lower-tier contractors. However, it is the sole responsibility of the entity contracting with the City of Detroit to require all of their contractors to comply with the City of Detroit requirement to utilize fifty-one percent (51%) of Detroit residents on construction projects. In reaching the Detroit residency requirements, local union halls may be utilized. Additionally, Detroit Employment Solutions may be utilized to recruit and hire Detroit residents, where Detroit residents are unavailable through local unions. **Failure to meet the requirements of this Executive Order will constitute a breach of contract and may result in immediate termination of the contract.**

**WHEREAS**, at the option of the City of Detroit, any developer, general contractor, prime contractor, sub contractor, or lower-tier contractor that is deficient in the utilization of Detroit residents may be barred from doing business with the City of Detroit for one (1) year. In addition, the City of Detroit reserves the right to re-bid the contract, in whole or in part, and /or hire its own workforce to complete the work.

**WHEREAS**, all construction contracts, construction contract amendments, change orders and extensions shall include the terms of this Executive Order. The Human Rights Department shall have the responsibility for preparing administrative guidelines, monitoring and enforcing the provisions of this Executive Order.

Pursuant to the powers vested in me by the 1963 Michigan Constitution and by the 2012 Detroit City Charter, I, Michael E. Duggan, Mayor of the City of Detroit, issue this Executive Order. This Executive Order is effective upon its execution and filing with the City Clerk and supersedes Executive Order No. 22 issued by Mayor Coleman A. Young on August 29, 1983, and reissued by Mayor Kwame M. Kilpatrick on November 1, 2007.

  
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Michael E. Duggan  
Mayor, City of Detroit





CITY OF DETROIT  
MAYOR'S OFFICE

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## EXECUTIVE ORDER NO. 2014-5

**TO: ALL BOARDS, COMMISSIONS, DEPARTMENT DIRECTORS,  
CITY COUNCIL MEMBERS AND THE CITY CLERK**

**FROM: MICHAEL E. DUGGAN, MAYOR**

**SUBJECT: UTILIZATION OF DETROIT HEADQUARTERED BUSINESSES  
AND DETROIT BASED BUSINESSES FOR CITY OF DETROIT  
CONTRACTS**

**DATE: AUGUST 22, 2014**

**WHEREAS**, it is the policy of this Administration to encourage and increase the utilization of Detroit Headquartered Businesses and Detroit-Based Businesses. An important component of the economic revitalization of Detroit is the utilization of Detroit Headquartered Businesses and Detroit-Based Businesses in the City of Detroit's contracting. The City government is a major purchaser of goods and services. A substantial percentage of the City of Detroit's budget will be used to purchase goods and services to meet the needs of Detroit and its citizens.

**WHEREAS**, this Executive Order directs City departments and agencies to implement specific purchasing goals for the utilization of Detroit Headquartered Businesses and Detroit-Based Businesses. The goal of this Administration is to award **thirty percent (30%)** of the total dollar value of City contracts to Detroit Headquartered Businesses and Detroit-Based Businesses. The ability of individual departments to achieve this goal may vary as a function of the types of goods and services required and the availability of Detroit Headquartered Businesses and Detroit-Based Businesses to perform any given contract. However, all departments shall make their best efforts to meet this goal. All city departments and agencies are directed to review their contracting practices and procedures for the implementation of this Executive Order.

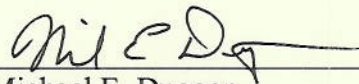
**WHEREAS**, the purchasing ordinance, Detroit City Code Section 18-5-2, provides equalization factors to be applied to the bids of Detroit Headquartered Businesses and Detroit-Based Businesses. All city departments and agencies shall encourage such businesses to participate in the bidding for their contracts.

**WHEREAS**, the purchasing ordinance, Detroit City Code Section 18-5-33, provides that professional services contracts are to be open to competition utilization requests for proposals, requests for qualifications, or requests for quotations. It provides that a firm's status as a Detroit-Based Business, Joint Venture, or Mentor Venture shall be one of the evaluation criteria used to select professional service contractors. All city departments and agencies shall encourage such businesses to participate in the bidding for their professional services contracts.

**WHEREAS**, one of the goals of this Executive Order is to encourage more Detroit-Based Businesses to locate their headquarters in Detroit. That will be an important part of the economic revitalization of Detroit.

**WHEREAS**, for the purposes of this Executive Order "Headquarters" and "Detroit Based" shall have the definition assigned to them in Section 18-5-1 of the 1984 Detroit City Code.

Pursuant to the powers vested in me by the 1963 Michigan Constitution and by the 2012 Detroit City Charter, I, Michael E. Duggan, Mayor of the City of Detroit, issue this Executive Order. This Executive Order is effective upon its execution and filing with the City Clerk and supersedes Executive Order No. 4 issued by Dennis Archer on October 28, 1994, and reissued by Mayor Kwame M. Kilpatrick on November 1, 2003.



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Michael E. Duggan  
Mayor, City of Detroit