



City of Detroit  
Housing and Revitalization Department  
**Transfiguration School RFP Community Meeting**  
**Tuesday, May 16, 2017 | 5:30 PM**

**Community Meeting Q&A Summary**

Q: Will the development going into the Transfiguration School Building include affordable housing?

A: The RFP requires that a minimum of 20% of the units in the development are affordable for residents at 80% of the area median income (AMI). We are expecting that the development proposals we receive could very possibly include larger quantities of affordable housing units at lower than 80% of AMI.

Q: Will the development have a live-in property manager?

A: The development will be required to have a professional property manager, but there are no requirements regarding a live-in manager. This can be further discussed at future community meetings after a developer is chosen.

Q: Will the development be just housing or will there be another aspect like retail or community space?

A: The RFP leaves developers the option to make the development mixed-use with a commercial or community resource if they so choose.

Q: Will the housing units be for rent or for sale as condos?

A: This was also not specified in the RFP and is up to the discretion of the developers

Q: Will this development be done by a local firm and/or include work done by Detroit residents?

A: Detroit has multiple executive orders mandating minimum requirements for percentage of construction work performed by Detroit residents. The development firm itself can be either local or from outside the city, but there will be the same local hiring requirements on this project as are required of all developments in the city.

Q: Are there bigger plans for the neighborhood?

A: The City also has an open RFP out for a neighborhood planning study to be performed in the Campau/Banglatown area, which this neighborhood is included in.

Q: What input will the community have in the decision process and in the final decisions of what the development will include and look like?

A: The Selection Committee that will review and rank development proposals and provide a final recommendation to the mayor and the Archdiocese as to which proposal should be awarded the project. This Committee will include two community stakeholder representatives, and community members interested in being on the Committee should talk with the District 3 Manager, Errin Harris to express their interest. Once a proposal is accepted, the predevelopment process will include multiple additional

community meetings where residents can provide further input on what the final plan for the development should look like.

Q: Will the church be staying?

A: Only the school building and related land is being sold as part of this development – the Archdiocese will retain the rest of the church campus including the church, gym, grotto, and parking and the church will stay active.

Q: Will this be happening to all of the Archdiocese's old school buildings?

A: The development RFP process being undertaken for the sale of Transfiguration School is a pilot program between the City and the Archdiocese and only pertains to this one school building. If this process is successful, the City and Archdiocese are open to continuing this partnership in order to see other former school buildings redeveloped as well.

Q: Will security features be included in the development?

A: Yes, security elements will be required as part of the development in order to reach city standards. The specific elements which will be utilized can be discussed with the developer awarded the project in future community meetings.