



CITY OF DETROIT

**CHOICE
NEIGHBORHOODS
INITIATIVE**

REQUEST FOR QUALIFICATIONS

HOUSING + PEOPLE IMPLEMENTATION ENTITIES

AGENDA



Neighborhood context



Market analysis



Why Choice



Target Site



Housing Plan Program



People Implementation
Entity



City Resources



Timeline



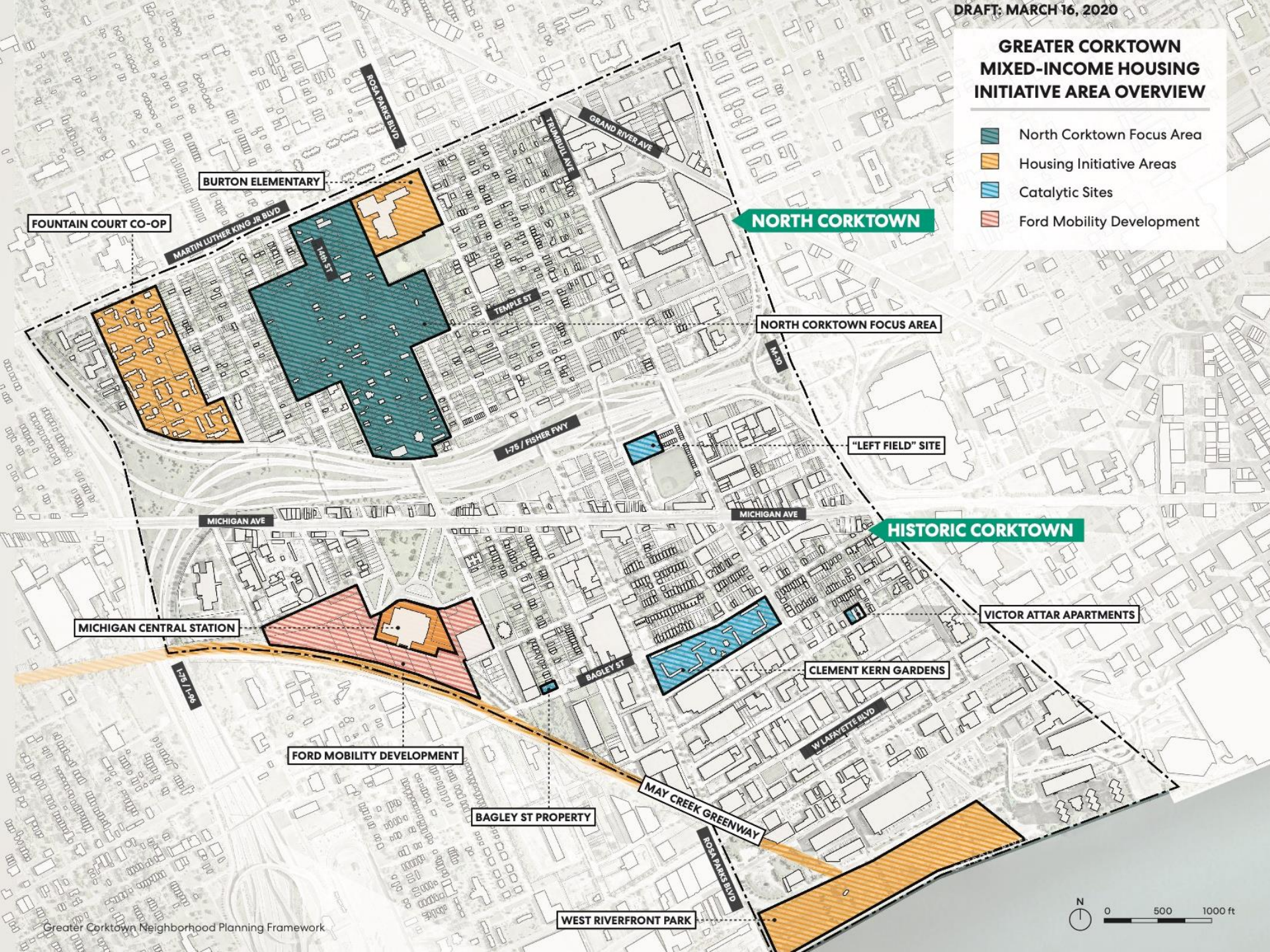
NEIGHBORHOOD CONTEXT

Greater Corktown has always been rich in its diversity of businesses and residents as well as offering a strong artistic and entrepreneurial spirit. As Detroit's oldest neighborhood, these characteristics have made this neighborhood an attractive place to live, work, and play since 1834.



GREATER CORKTOWN MIXED-INCOME HOUSING INITIATIVE AREA OVERVIEW

-  North Corktown Focus Area
-  Housing Initiative Areas
-  Catalytic Sites
-  Ford Mobility Development



FOUNTAIN COURT CO-OP

BURTON ELEMENTARY

NORTH CORKTOWN

NORTH CORKTOWN FOCUS AREA

"LEFT FIELD" SITE

HISTORIC CORKTOWN

MICHIGAN CENTRAL STATION

VICTOR ATTAR APARTMENTS

FORD MOBILITY DEVELOPMENT

CLEMENT KERN GARDENS

BAGLEY ST PROPERTY

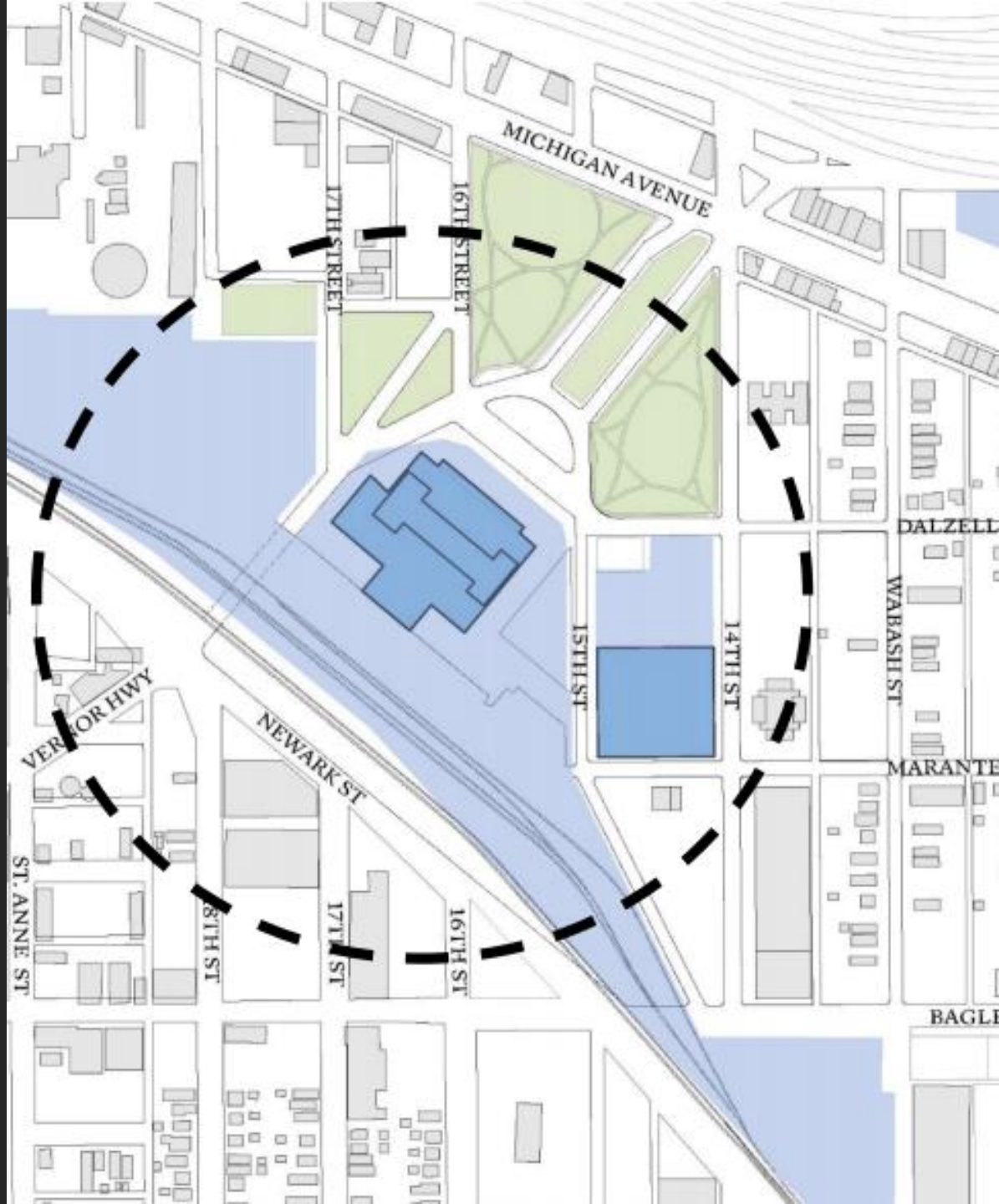
WEST RIVERFRONT PARK



In June 2018, Ford Motor Company acquired the neighborhood's historic icon – the Michigan Central Train Station.



*Ford's \$700MM
Corktown
Campus
investment will
bring ~5,000
jobs to the
area.*



In order to prepare for an investment of this magnitude, the City of Detroit launched the Greater Corktown Neighborhood Framework Plan to ensure the transformation is inclusive of existing residents.





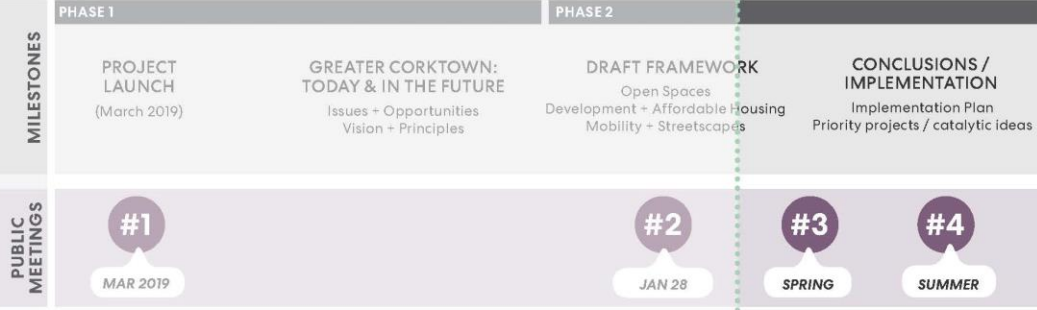
Framework Plan Schedule

WE ARE HERE



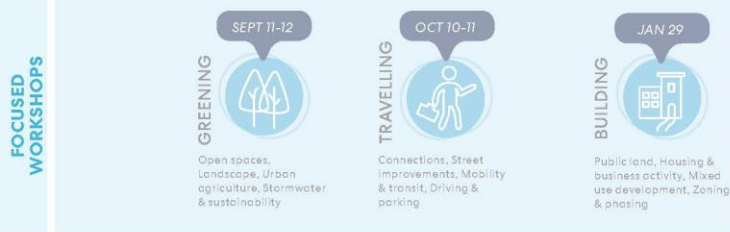
LARGE MEETINGS AND MILESTONES

Events that summarize issues heard, ideas expressed, & work underway that builds on past work



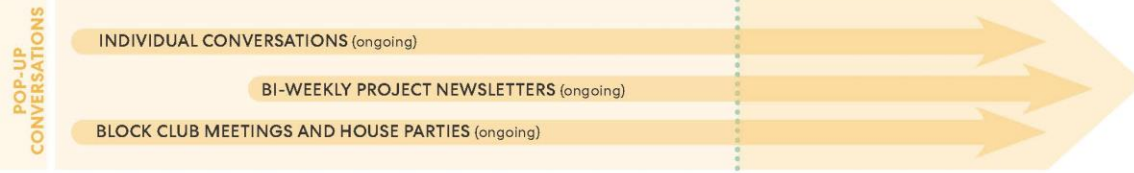
FOCUSED WORKSHOPS

Community design sessions where you can roll-up your sleeves to explore ideas around key themes



SMALL GROUP MEETINGS

Small group conversations hosted in your area, at your corner, in your park - contact us to suggest a location!



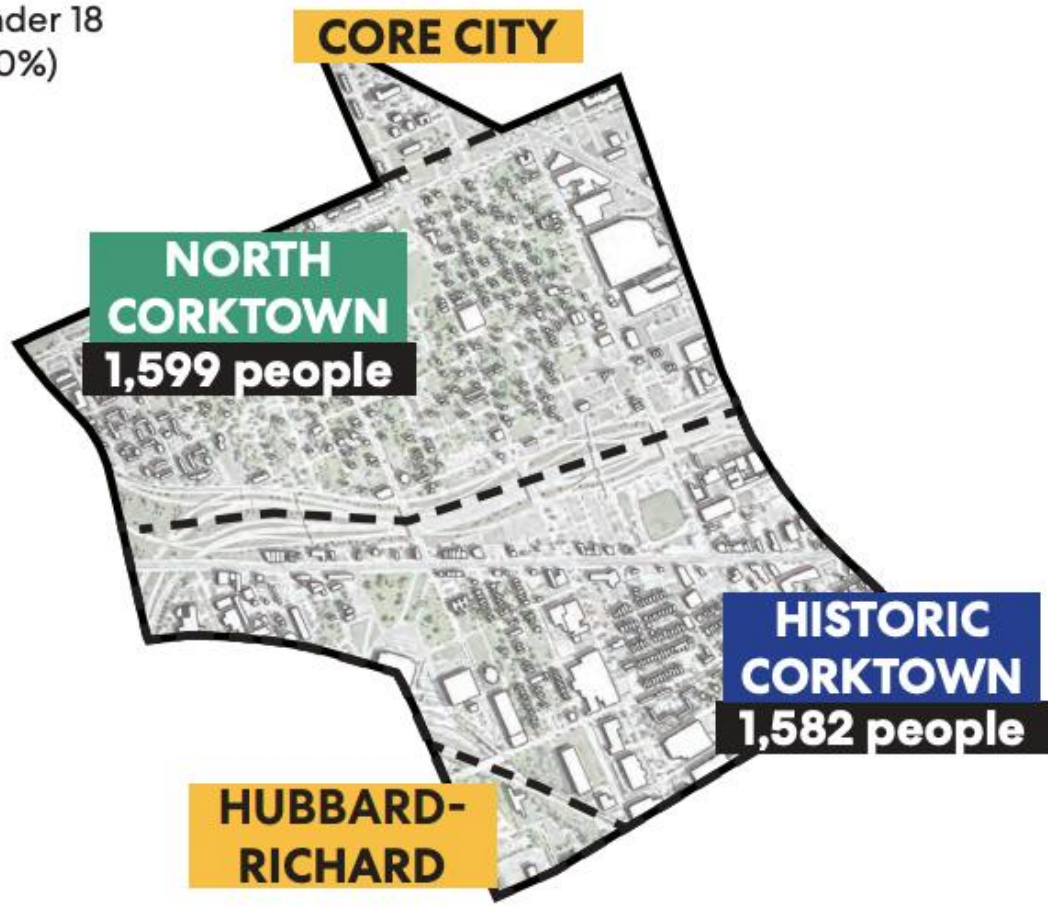
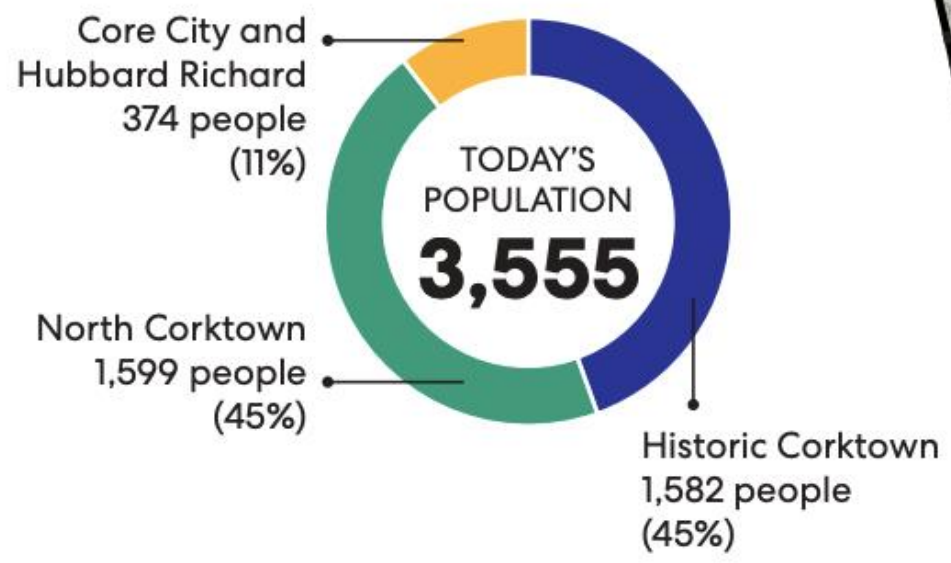
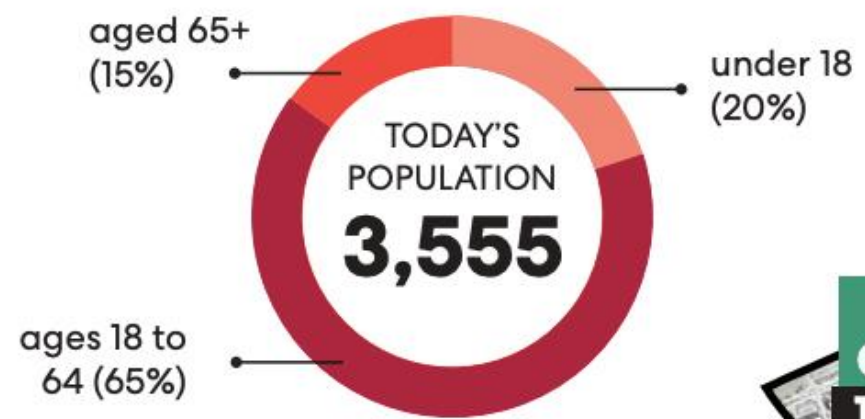
Other Collaborative Efforts

MDOT PEL STUDY

ROOSEVELT PARK

MARKET ANALYSIS





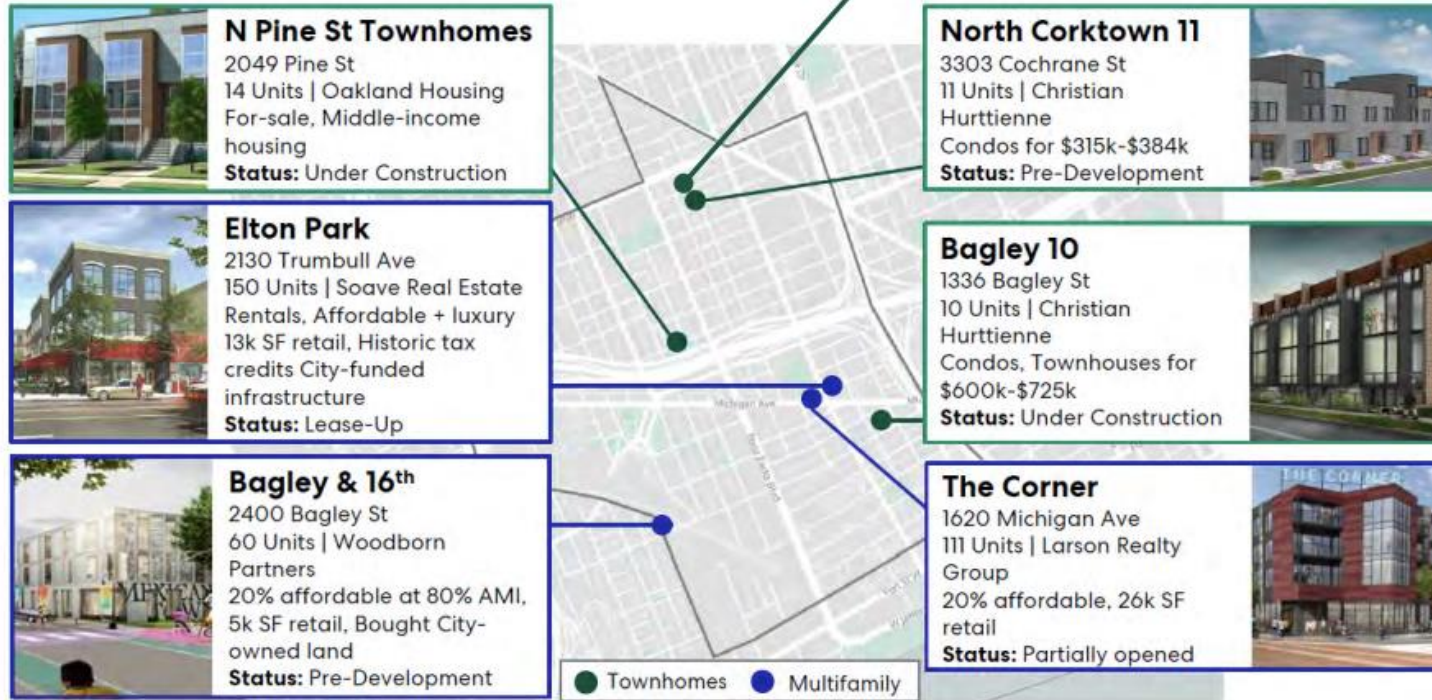
*Population does not include Elton Park or the Corner developments
 *Source: 2018 American Community Survey (ACS), (City of Detroit, PDD)

New Housing Supply



Perkins&Will

Development Pipeline



Recent and Pending Development

330 units delivered in 2019

150+ additional units in pipeline

Population



Over the next **10 years**, the study area will likely need to plan for **700-1,100 new residential units** (affordable and market-rate)

Housing

Of the **700-1,100 new residential units:**

Approximately 15% single family

Approximately 85% multi family

100-200 single family

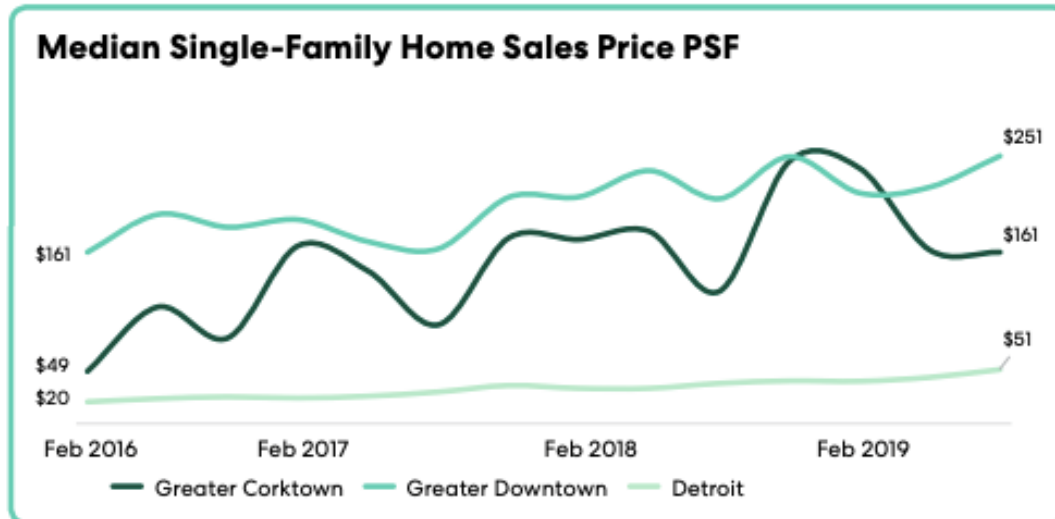
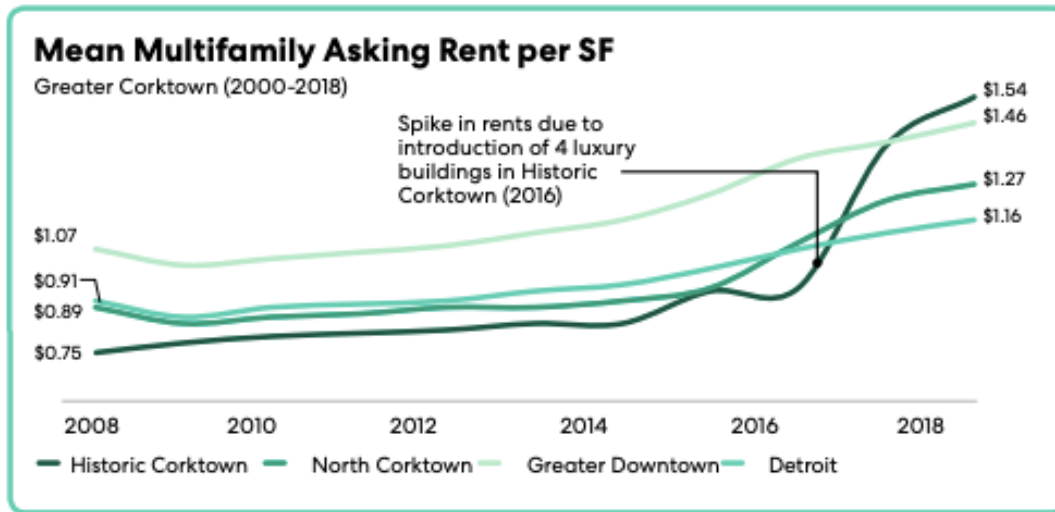
600-900 multi family



Majority of development in North Corktown

Majority of development in Historic Corktown, along Michigan Ave

As Ford moves in and market momentum intensifies, demand for housing will increase, strengthening the need to preserve and grow affordable housing.



Affordability Strategy



North Corktown

- Identify a portion of publicly-owned vacant land for mixed-income home ownership

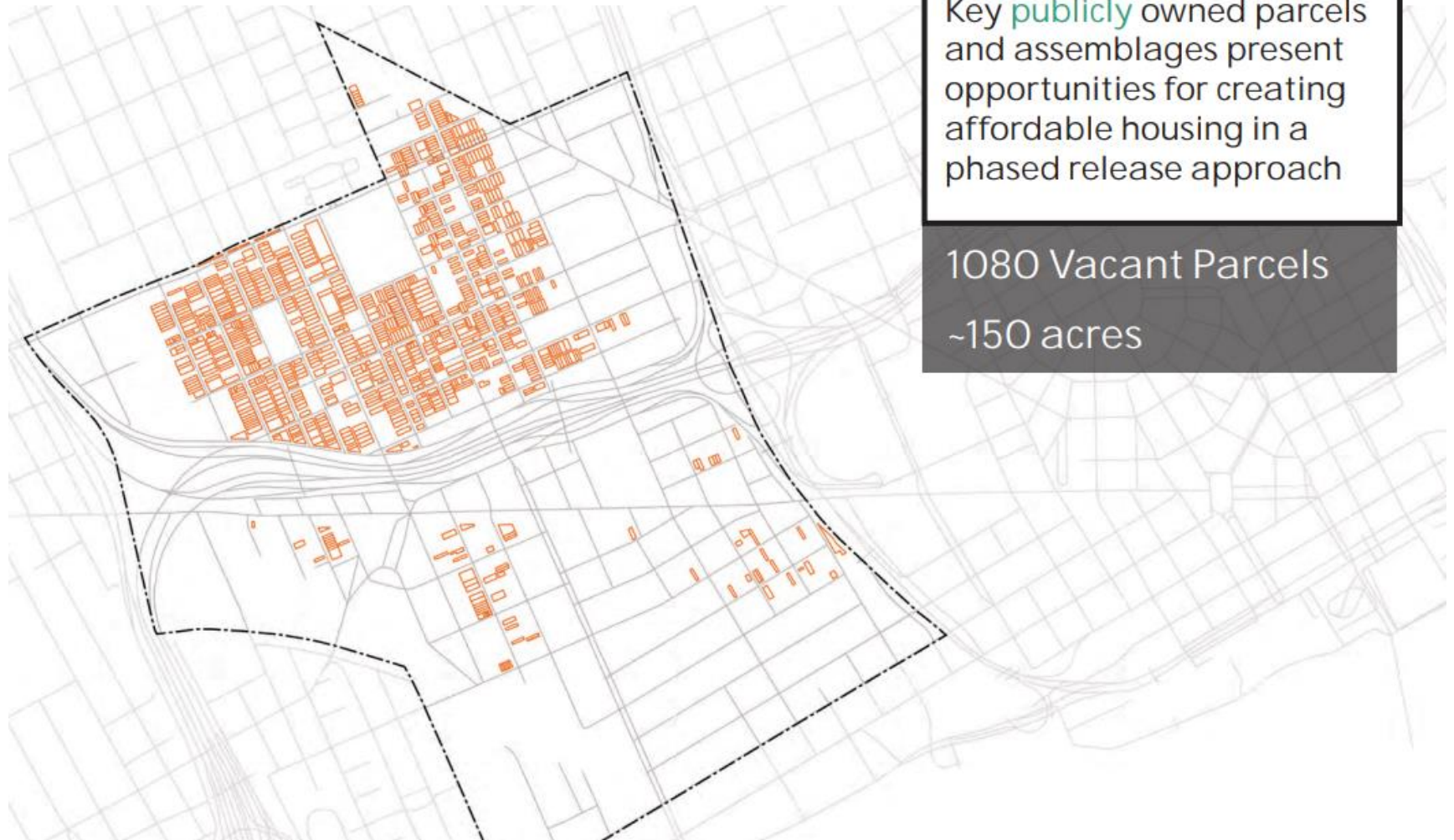
Historic Corktown

- Provide new multifamily, mixed-income housing

Overall

- Leverage federal programs
- Align homeownership with resident needs
- Housing Resource Center

Vacant Land



Key **publicly** owned parcels and assemblages present opportunities for creating affordable housing in a phased release approach

1080 Vacant Parcels
~150 acres

WHY CHOICE

- Leverage public and private dollars to support locally driven strategies
- Comprehensive approach to neighborhood transformation
- Align strategic partnerships
 - Local leaders, residents and stakeholders, such as public housing authorities, business owners, nonprofits and private developers
- Create and implement a housing plan
- City to move forward regardless of Choice grant award

TARGET SITE



CLEMENT KERN GARDENS

- Owner - American Community Developers, Inc.
- 7.135 acre site
- 87 Units: 2-4 bedrooms
- Project Based Rental Assistance (PBRA)

HOUSING PLAN PROGRAM



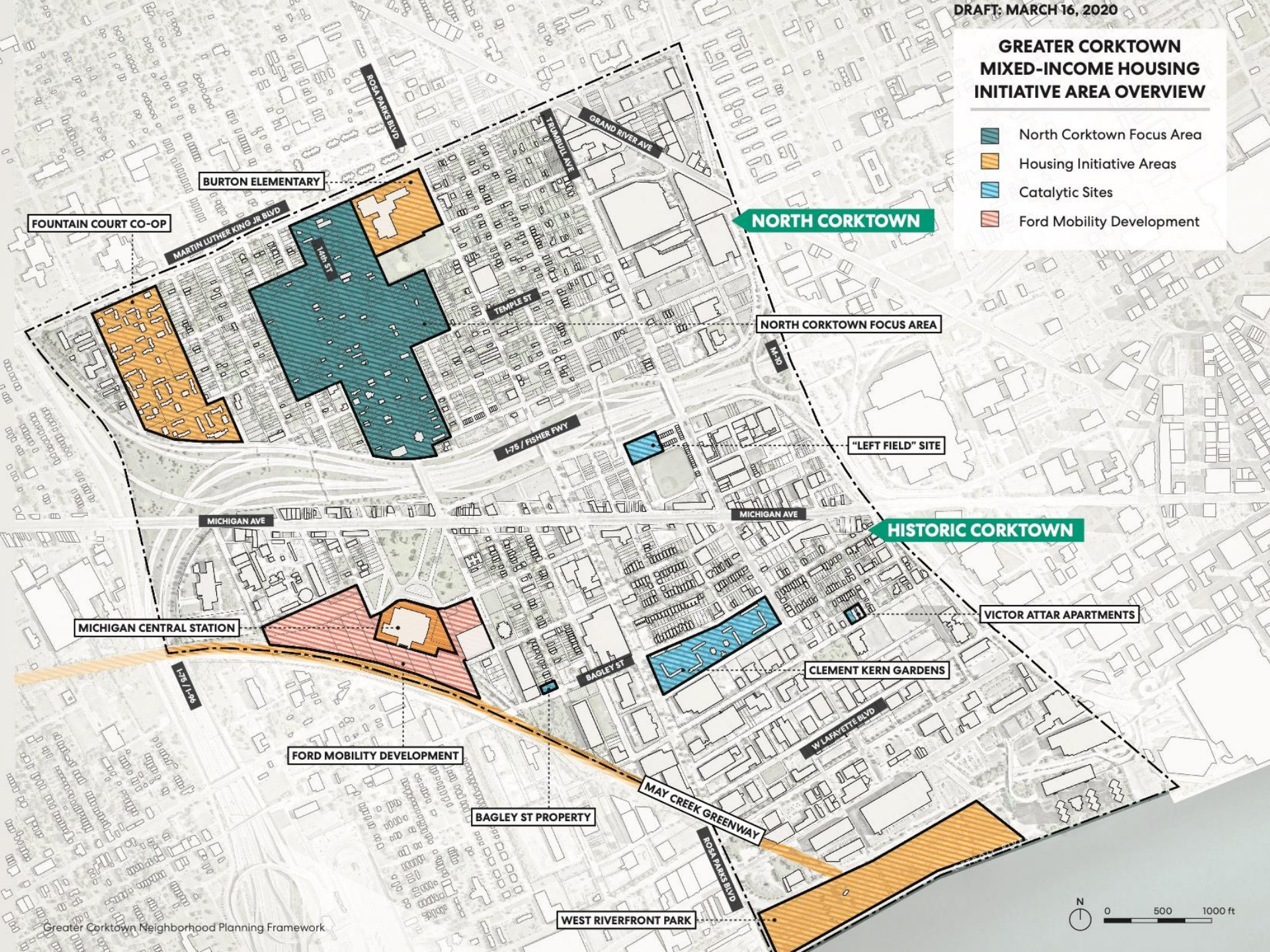


Housing Plan Program

- Approximately 115 replacement units
 - Extremely low incomes (30% or less)
- Approximately 460+ mixed-income units
 - At least 20% market rate
- Provide low to moderate density multifamily
- Single-family / home-ownership opportunities
 - Mixed-Income

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PEOPLE IMPLEMENTATION ENTITY

- Resident Needs Assessment
- Support Services and Programs
- Coordinate and support housing and neighborhood implementation entities
- Coordinate and Implement the People Strategy, People Plan as presented to HUD in the CNI Application

(Refer to Section 6.2.7 of the RFQ)

CITY RESOURCES

The City will review the developments as proposed by the HIE and will strongly consider providing some of its proceeds (including but not limited to HOME and CDBG) in an effort to fund each development phase. Developments proposed by the HIE will be considered, along with other submissions, as part of the City Housing and Revitalization Department's competitive Notice of Funding Availability process. The use of funds will be consistent with local and federal program regulations.

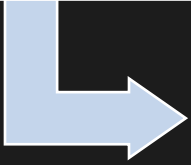
(Refer to Section 5.1.3 of the RFQ)

TIMELINE



QUESTIONS
DUE

- APRIL 2 BY 5:00 PM



RESPONSE
TO
QUESTIONS

- APRIL 6



SUBMISSIONS
DUE

- APRIL 17 BY 5:00 PM



INTERVIEWS

- APRIL 22-24



SELECTION

- MAY 1

PLEASE EMAIL ALL QUESTIONS TO:

CNIRFQ@DETROITMI.GOV

ATTN: MARIA MASTEJ