



# **City of Detroit Housing and Revitalization Request for Proposal:**

## **2900 Tyler St.**

**Release Date: 12/13/24**

**Pre-Submission Conference: 1/6/2025**

**On-Site Visit: 1/31/2025**

**Proposal Submission Deadline: 2/21/2025**

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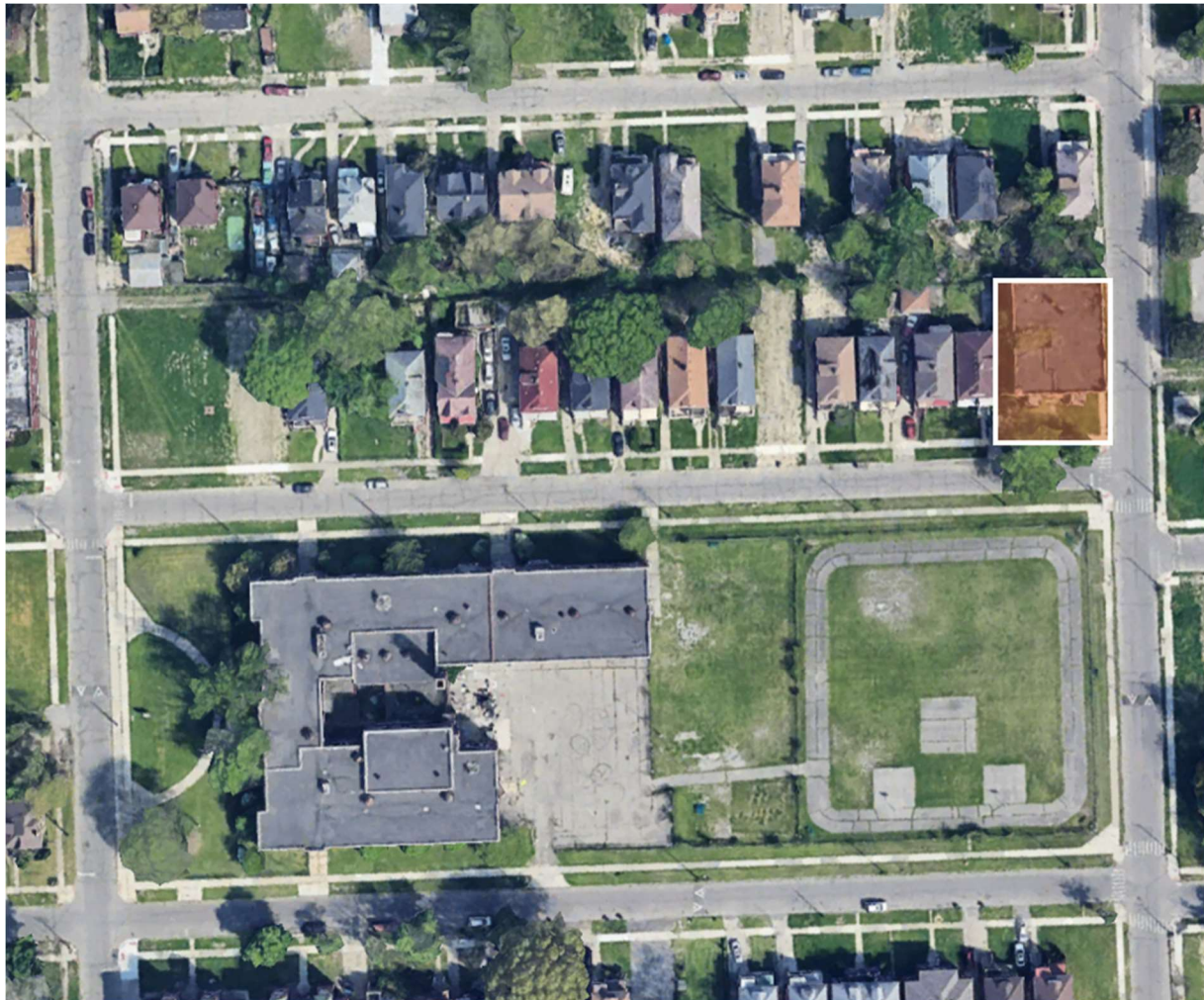


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## I. PROJECT OVERVIEW

The City of Detroit's Housing and Revitalization Department (HRD) Public - Private Partnership (P3) is partnering with the Detroit Housing Commission (DHC) on the rehabilitation of 2900 Tyler St, a currently vacant 14-unit structure in the Dexter- Linwood neighborhood, adjacent to the Russell Woods/Nardin Park Strategic Neighborhood (SNF). HRD P3/DHC seeks a qualified developer/development team and/or general contractor to rehabilitate the vacant structure at 2900 Tyler and rejuvenate the structure for residential tenants.

The Kay Apartments was once comprised of fourteen one-bedroom apartments at the corner of Lawton and Tyler, one block from the West Davison Freeway and Dexter Avenue. Over the years, the building was completely vacated and has remained so since the early 2000's.



2900 Tyler is one of the last City-Owned mid-sized vacant apartment buildings in the area and a great opportunity to contribute to the housing revitalization efforts in the City of Detroit specifically the Russell Woods/Nardin Park Strategic Neighborhood Framework (SNF) area and the Dexter Linwood neighborhood.

The City of Detroit Public Private Partnership (P3) and the DHC envisions the rehabilitation of the former Kay Apartments into a rejuvenated multi-family apartment building that will bring new family households to the community

further creating density within the neighborhood and reducing blight. The proposed development should be completed with the utmost attention to detail and quality as well as adhering to the Health Quality Standards (HQS) required by the Housing and Urban Development (HUD) department in addition all applicable City of Detroit codes and requirements.

P3/DHC envision there are two rehabilitation pathways to complete this project:

1. **Purchase, Rehabilitate, Lease:** This path will consist of the developer/development team purchasing the property from the City of Detroit and creating a plan to rehabilitate the plan with the focus being to provide affordable housing units. For this path, the City of Detroit will focus on:
  - a. **Deep Affordability** (Maintaining the property as a naturally occurring affordable project)
  - b. **High Quality Project:** The completed project should meet all HQS standards and City of Detroit codes and requirements along with meeting or exceeding current design and development standards and trends
  - c. **Maintaining Long Term Affordability** after completion (this can be assisted with the use of tax abatements)

Under this path, the DHC will look to be reimbursed for a number of predevelopment/preconstruction costs.

2. **Rehabilitate and Buy Back:** This path will consist of a developer/general contractor agreeing to rehabilitate the structure to all HQS standards and City of Detroit housing codes and requirements and offering 1<sup>st</sup> Right of Refusal to the City of Detroit/Detroit Housing Commission. Upon completion and acceptance of the project, the general contractor will sell the completed project back to the City of Detroit or DHC. For this path, the City of Detroit/DHC will focus on the following aspects, amongst others:
  - a. **On-Time Delivery and On Budget:** Meeting the delivery timeline and agreed upon sales price are key to this plan.
  - b. **High Quality Product:** The completed project should meet all HQS standards and City of Detroit codes and requirements along with meeting or exceeding current design and development standards and trends

Under this path, the City of Detroit/DHC is looking for a completed project at a competitive sales price ready for lease up.

The successful respondent will adhere to these guiding principles:

- **High- Quality Affordable Housing:** The City of Detroit is committed to providing high quality housing that focuses on the latest and greatest sustainability and development standards that focus on reduced maintenance, utility, and improvement cost for all affordable housing projects.
- **On-Time Delivery:** The City of Detroit is seeking a developer who can navigate the Building Safety, Environmental and Engineering Department (BSEED) efficiently and effectively and complete this project within a reasonable agreed upon time as well as begin the construction once selected.
- **Growing Detroit's Development Talent:** The City of Detroit is committed to the expansion of new local developers, general contractors, and architects through real estate development projects. While not required for all participants, at least some of the partners participating in the project should be locally based and new emerging talent in the real estate sector.
- **Cost Effective and Efficient:** The City of Detroit is looking for the best pricing for a project that provides both quality and project delivery. Projects that provide cost savings without sacrificing quality will be given preferential treatment.

The successful respondent will:

1. Demonstrate a strong track record of delivering high quality projects on time.
2. Have significant experience completing rehabilitation of single-family and multi-family residential projects
3. Have a detailed timeline and trade breakdown that maximizes cost efficiencies with a reasonable path towards delivery.
4. For Developers, providing a mixture of affordable housing units that offers some deep affordability or maintains the natural occurring affordability of the project

*Respondents are asked to submit the following:*

1. **Project Description:** Letter of intent, which includes a narrative of the Respondent's approach to developing the site, scenario selection and programming, and anticipated outcome
2. **Project Team Experience:** Detailed professional experience/history of the development team including current resumes & Bios, respective roles and responsibilities of team members, examples of similar completed projects, and references for a minimum of three (3) past projects of similar size
3. **Project Financing:** Developer equity, development budget, ten-year proforma (including operating budget), preliminary construction costs, market and financial assumptions, financial details, and detailed and vetted sources and uses for the proposed project clearly outlining any city and state funding/abatement opportunities
4. **Project Design:** graphic representation and basic schematic design. (The applicant should provide graphic representation of the general massing and neighborhood context of the proposed project; however, the City prefers that applicants invest their time and resources in the development of detailed financial analysis for this project rather than upfront design work.)
5. **Project Timeline:** Preliminary project schedule, predevelopment timeline, construction timeline, lease-up timeline (if applicable), and strategy for developing the site should be clearly outlined

## II. RUSSELL WOODS/ NARDIN PARK STRATEGIC FRAMEWORK PLAN

2900 Tyler St. is within the Dexter – Linwood neighborhood, adjacent to the Russell Woods/ Nardin Park (RWNP) Strategic Neighborhood Framework Area (SNF) which was completed by the City in 2018. The RWNP Framework Plan was completed over an 18-month period which engaged residents and created a neighborhood framework plan to leverage public and private funds, which would result in comprehensive improvements to parks and open space, street and streetscapes, greenways, housing stabilization, and mixed-use development across the city of Detroit. The goal of this effort was to create an economic development and investment sprawl that would further leverage private investment in the region.

The RWNP area is positioned to receive \$8.5M in streetscape improvements along Dexter Avenue (from Davison to Webb) including: \$850,000 in improvements which have been completed at Zussman Playground and Russell-Woods parks that include new walking paths improved basketball court and new exercise equipment; \$12M design & improvements of the Dexter-Elmhurst Community Center n/k/a The Helen Moore Community Center; commercial façade improvements along Dexter Avenue with a pop-up retail; as well as wayfinding signage that celebrates the historical culture & significance of Russell Woods and Nardin Park.

Russell Woods/ Nardin Park is poised for one of the stronger recoveries on the westside due to its stabilized housing stock and investment in residential properties, proximity to stronger growing and rebounding neighborhoods, and significant public investment as a part of the Strategic Neighborhood Framework (SNF) area. Property values have been on the incline, further attracting new rehabbers and property owner, local and metro, providing residential units that increase the density of the area. The cultural significance of these neighborhoods in the African American community has helped to define its importance and relevance in the revitalization of the City of Detroit as a crucial neighborhood hub for the region and city. The Nardin Park neighborhood offers a great opportunity to combine traditional multi-unit housing stock with the possibility of new infill given its mixture of vacant homes and land. Some of the streets are composed of brick and frame single-family homes, early 20th century apartment buildings, and two historic churches that surround the Nardin Park open space. The neighborhood presents potential economic opportunities in and along commercial pockets and corridors, and has a mixture of population densities, demographics and housing conditions.



Through a concerted effort between various City of Detroit Departments and Partners, significant work has begun on the proposed plans from 2018.

For more information on the Russell Woods/Nardin Park Framework Plan go here:

[https://detroitmi.gov/sites/detroitmi.localhost/files/2020-04/RWNP%20Book\\_April17th-spreads\\_FINAL-compressed.pdf](https://detroitmi.gov/sites/detroitmi.localhost/files/2020-04/RWNP%20Book_April17th-spreads_FINAL-compressed.pdf)

### III. City of Detroit Russell Woods Neighborhood Investments

Demonstrated on the investment chart herein, the City of Detroit has commenced investment of over \$20M in public dollars in the Dexter Streetscape, several neighborhood parks, pop-up retail projects and additional infrastructure improvements as a part of the strategic neighborhood framework plan working collaboratively with residents to stabilize and strengthen the community. There are various components of the Russell Woods/Nardin Park Plan that are currently either in implementation or scheduled over the next 2 to 3 years.

<b><u>RWNP STRATEGIC FRAMEWORK(SNF) PUBLIC FUNDED PROJECTS</u></b>
<p><b>Dexter Streetscape - \$9.5M:</b> The City of Detroit is investing in bond funding to improve streetscapes and commercial corridors across the city. These streetscape improvements support the City's neighborhood planning efforts to improve safety and quality of life for Detroit residents. Streetscape improvements include a variety of amenities including sidewalks, bicycle lanes, improved lighting, landscaping, neighborhood branding, and more. The Dexter Streetscape stretches from W. Davison to Webb. Construction began May 2024 and is set to complete Fall/Late 2025.</p>
<p><b>Helen Moore Community Center &amp; Park- \$12M</b> <b>Dexter – Elmhurst Community Center</b> Shuttered since 2019, the City of Detroit purchased the center and renovations began summer of 2024 with an investment total of \$8.5M for the recreation center and an additional \$3.5M for new park amenities.</p>
<p><b>Park &amp; Open Space Improvements - \$1.5M</b> Since 2021, Zussman Park and Russell Woods Parks have been revamped through the SNF improvements. A community led process of engagement led to new walk paths, landscape, and playground equipment.</p>
<p><b>Façade Improvement Projects - \$350,000.00</b> Eight businesses along the Dexter commercial corridor received upgrades and redesigned facades as of Summer 2024. Business owners partnered with locally based Detroit architectural and design firms to conceptualize and implement more up to date and modern facade designs creating a more unified main street style frontage along Dexter.</p>
<p><b>Dexter Mural Program - \$85,000.00</b> In conjunction with the City of Detroit's partnership, City Walls completed six art murals enlivening the aesthetics along the Dexter Commercial Corridor in the summer of 2024.</p>
<p><b>Dexter Retail Pop Up - \$628,000.00</b> Opened in the Spring of 2024, the retail pop-up is now home to four Detroit small businesses: Neicey's Creations, Detroit Smoothie Cafe, B'Jeweled &amp; Pop's Place. The temporary pop-up seeks to attract local entrepreneurs and provide them with a neighborhood-based commercial opportunity.</p>




## IV. Russell Woods Nardin Park Places and Institutions

### Detroit Land Bank Authority (DLBA) Rehabilitation and Sales

**Rehabbed & Ready Program:** In an attempt to stabilize the neighborhood, the city of Detroit and the Detroit Land Bank Authority (DLBA) has implemented its Rehabbed & Ready program in the Russell Woods Nardin Park neighborhood. The DLBA's Rehabbed & Ready is a one-of-a-kind program designed to create opportunities for homeownership in Detroit's neighborhoods, reduce residential blight, and restore home values. To date, the **DLBA has invested approximately \$2.1M into single-family rehabilitation in Russell Woods** Nardin Park working to help stabilize the single-family residential market in the area.

Rehabbed and Ready has also identified 4 multi-structure properties in the footprint that are currently being prepped for rehabilitation and sale.



- Rehabbed & Ready stabilizes Detroit neighborhoods by replacing vacant properties with homes ready for purchase on the traditional real estate market.
- These purchases strengthen neighborhood housing markets, restore home equity, and make it easier for future home buyers to access financing.
- There are 9 homes within the Russell Woods and Nardin Park neighborhoods slated for this program.
- 4021 Cortland is the first completed and now available for purchase!

Specific to the Dexter – Linwood neighborhood, the Detroit Land Bank has actively monitored private investment through Own It Now (OIN) and Auction sales in the region and has seen an 83% compliance or under compliance status of 206 sales transactions.

## MULTI-FAMILY & MIXED-USE RESIDENTIAL DEVELOPMENTS

The Housing and Revitalization (HRD) is monitoring and assisting several affordable housing rehabilitations projects in the region that are currently in pre-development or under construction.

These developments paired with several planned developments are slated to bring **over 250 housing units** into the Russell Woods & Nardin Park areas garnering **total investments at approximately \$100M to date**:



- **Dexter Senior Assisted Living:** a 78-unit restricted income senior assisted living residential project. The total development cost for the project is \$20M dollars set to commence late fall 2024.
- **Cabot Apartments:** a \$16.8M 84-unit permanent supportive housing development. This project is estimated to begin construction in spring/summer 2025.
- **Dexter Corner a/k/a El Morda Apartments:** a \$15M 25-unit affordable mixed-use development with 4 ground-level commercial spaces. Construction is set to begin in fall 2025.

### Request For Proposals

- **4094 Duane St (Alice Birney Elementary School Site Redevelopment)** - The City of Detroit's Public Private Partnership (P3) Team recently concluded the marketing of 4094 Duane St., a 5.5 acres vacant former school site. The site was recently marketed for the construction of several multiple structures and multiple typologies to stitch together the surrounding neighborhoods and reconnect to the Dexter Commercial Corridor. Project is set to begin pre-development Q1 2025. Estimated construction cost is ~\$30M.

# COMMERCIAL AND NON-RESIDENTIAL PLACES AND INSTITUTIONS

Alongside the residential investments are a number of planned commercial/non-residential developments that stand to reenergize Russell Woods/Nardin Park and the Dexter – Linwood Area.

## Detroit Horsepower: A \$11.4M Urban Equestrian Center



**Detroit Horsepower (DHP)** is a nonprofit established in 2015 to operate an Equestrian Center that will address the shortage of opportunities for Detroit’s children and youth to gain valuable emotional and mental courage and self-confidence. Through riding and caring for horses in a safe and enriching space, program participants learn valuable skills that set them up for future success. DHP broke ground in October 2024 and is looking to a grand opening in 2026.

## Dexter Pop-Up Retail: A \$600,000.00 Retail Pop-Up Space in Russell Woods – Nardin Park

**Dexter Retail Pop-Up** located at 13200 Dexter is a 2023 City Planning initiative to activate 4 temporary retail spaces using a broad range of diverse pop-up retailers, art ventures, business enterprises, entrepreneurs, gallerists, and other vendors as part of a dynamic neighborhood retail activation strategy.

The goal is to elevate the aesthetic value of vacant, publicly-owned commercial parcels through a shipping container facility, planting, and maintenance strategies. The pop-up officially opened November 1<sup>st</sup>, 2023 and is currently 100% occupied.



**In Harmony Café - 12041 Dexter Ave. “A cozy urban coffee shop “Living Life in Harmony.”**

In Harmony Cafe Sweets & More is one of the few local coffee shops recently opened in the Russell Woods/Nardin Park Framework area. Café owners, Keyona and Tahlil Barnes, are the driving force behind the family business looking to create a local neighborhood amenity to service the long-term residents in the neighborhood. At the center of the Dexter Commercial Corridor, In Harmony Café is a pivotal commercial amenity in the rebound on this great neighborhood. In Harmony Cafe, a place of family-friendly entertainment, delectable food, and delightful coffee.



## V. Dexter Linwood – A Stabilizing Community

Successful stabilization in the Russell Woods/Nardin Park Framework Plan has created increased interest in redeveloping in the Dexter – Linwood neighborhood. Public investments in the Dexter Commercial Corridor has had a resounding effect in residential stabilization in the Dexter Linwood.

Dexter Linwood is home to approximately 9,000 residents living in the area bounded between Dexter (west), John C Lodge (east), Davison Freeway (north), and Glynn Court and Calvert (south). The current data shows that the area is largely renters with approximately 64% of the residents being renters compared to 36% of homeowners. Due to moderate home pricing, the area has seen an influx of private investment throughout the neighborhood with a focus on rehabilitation of largely duplex, quadruplex and multifamily housing. The area, similar to RWNP has been largely stabilized by sections within the neighborhood kept in tact by homeowners who have maintained their homes throughout the years such as the southeastern corner of the area that abuts Boston Edison District and protected vacant structures from blighting factors such as arson, vandalism, and illegal occupants.

With significant housing rehabilitation coming from the purchase of Detroit Land Bank Authority property, 206 structures have been purchased with 83% of structures currently having achieved compliance or currently under compliance. These homes have helped to not only stabilize the neighborhood from increasing the number of homeowners as well as neighbors, it has created further impetus for private investment.

Linwood, sharing a long history of black culture, faith, and activism, similar to Dexter Ave, has seen some significant investments from non-profit entities such as Life Remodeled and the Durfee Innovation Society, a \$4.8M renovation of a community hub and community center offering non-profit and residents community and event space as well as office space to grow and expand their services. Several planned private investments have also been completed on Linwood such as the Linwood Fresh Market looking to solve the food dessert problem that still plagues many neighborhoods in the City of Detroit.

This continued growth in planned private investment makes the Dexter Linwood area comparatively attractive as the Dexter Commercial Corridor and the RW/NP and with continued focus on housing stability and rehabilitation, this area will grow to compliment the efforts of the RWNP SNF Plan.

## VI. DEXTER LINWOOD PLACES AND INSTITUTIONS



### **Durfee Innovation Center - 2470 Collingwood St.**

The Durfee Innovation Center, the former Durfee Elementary School, has been repurposed by Life Remodeled, a local non-profit organization providing office and event space to smaller local non-profits serving as a non-profit incubator in the heart of the Dexter-Linwood neighborhood (minutes from RWNP). The space is filled with 35 nonprofit businesses/organizations offering much needed community resources to approximately 22,000 Detroiters annually.

### **Dexter Hardware Store - 10456 Dexter Ave**

Serving the community since 1940, Dexter Hardware is reimagining their commercial presence amid the City's investment in the area. In their 80 years of doing business & supporting local investors and homeowners, the entity looks to invest approximately \$1.5M in remodeling its location and potentially add 8 to 10 residential units on the second level. This transformation will allow the business to diversify and reinvent itself for the future of RWNP neighborhoods.

## **Dexter – Elmhurst Rec Center n/k/a Helen Moore Center - 11825 Dexter Ave.**

The city's purchase of the Dexter Elmhurst Center (DEC) is one of the key reinvigorated recreation centers on Detroit's westside. With over \$80M being invested in recreation centers across the city, DEC's modernization to this crucial neighborhood amenity into a central location for community, arts, extracurricular activities and more. The reimagined center, park and parking area begins construction in the Spring of 2024 with the City's investment of over \$12M for the project.

Announced at the 2024 State of the City address, Mayor Mike Duggan announced the name change of the Dexter Elmhurst Center to the Helen Moore Community Center named after local Dexter Elmhurst community activist, Helen Moore; who advocated for the center to be saved as opposed to its demolition. The renovated center will ensure that youth & residents for decades to come will have an active place to support their community.



## **Linwood Fresh Market – 12737 Linwood**

Opened in Linwood Fresh Market (LFM) is a local convenience store established by Sonya Greene, a nurse and local resident in the Dexter-Linwood neighborhood, to combat the healthy food options disparity in the neighborhood. Offering healthy food options located on the Linwood Corridor, LFM is the neighborhood greengrocer. Residents can purchase fresh fruits and vegetables and high-quality prepared foods.

Future phases of the development include a barbershop, hair salon, and four residential units on the second floor of the building along with nonprofit office space.

## The Congregation - 9321 Rosa Parks Blvd.

The Congregation Detroit is a hallmark of the Boston Edison Community. It brings together Coffee, Cafe, Cocktails, and Community, all located in a former church just outside of the Historic Boston Edison Area of Detroit. This Detroit coffee shop serves as one of the first new commercial retail developments in the Dexter-Linwood area in quite some time. Its location on Rosa Parks Boulevard is just one block north from the site of the infamous 1967 riots. The church remained intact and was home to civil rights warriors and activism.

The Congregation Detroit operates in the historic structure of the Unity English Lutheran Church. Unity English Church was built in 1924, after the small chapel of St. Luke's Evangelical Church burned to the ground in 1917. After the fire, the property fell into the hands of the Church Extension Society of the United Lutheran Church of America and was renamed the Unity English Lutheran Church.

In 1951, Unity English Church became home to the New St. James African Methodist Episcopal Church a modest, red-brick church that would find new life in 70 years later as a reborn popular coffee house, bar and restaurant. Repurposing the original pews, stained glass and an organ, it attracts a clientele from the neighborhood as well as across southeast Detroit.

Its caffeine-fueled vibrancy today obscures a century-long past, one that is deeply entwined with Black Detroit's long struggle for civil rights and economic justice. That's because, unbeknownst to most customers, the church long ago was the home of two of the city's most dynamic preachers, the Rev. Albert Cleage Jr. and the Rev. James Wadsworth Jr., both of whom became legends for their fights for Black self-determination and for starting other churches that live on today as bulwarks of the city's spiritual and activist landscape.





## VII. PROPOSED DEVELOPMENT STRATEGY

The City of Detroit's Housing and Revitalization Department/Public Private Partnership (P3) Team seeks the successful and timely rehabilitation of 2900 Tyler St Multi-Family Structure: 1.) purchase, lease up, and management by a willing experienced developer or 2.) rehabilitation and sell back to the City of Detroit or an interested quasi-governmental entity for property management. In both options, HRD seeks

1. Optimum Pricing
2. Total Rehabilitation of Complete Asset
3. Timely completion (12 months from selection)

The City of Detroit has to date spent significant predevelopment funding on environmental and architecture and engineering that should be accounted for in development.

### 1.) Purchase, Rehabilitate, Lease:

Under this path, the City of Detroit will look to a qualified development team to propose:

- Fully Vetted Project Proforma with Sources and Uses, Rental Schedule, Operational Schedule and Amortization Table
- Construction Trade Breakdown
- Construction Schedule
- Financing Letter of Interest and/or Bank Statement showing funds to cover equity investment amount
- Development Team Bios and Reference Projects showing:
  - Address, Location
  - Capital Stack
  - Development Team
  - Construction Completion Start, End, and Lease up dates
- Any proposed tax abatements being sought for this project

For this path, the City of Detroit requests developers maintain deep(er) affordability that is expected in the naturally occurring affordable housing area. For rental rates above 60% AMI, developer should be prepared to explain the need for higher rents and the plan to achieve those rents.

**The City of Detroit will seek with this route the cost of all preliminary predevelopment costs expended for this project. The City of Detroit HRD reserves the right to complete one final walkthrough of the site at completion to ensure project meets all appropriate health and safety standards. The City of Detroit's reverter will be removed upon obtaining Certificate of Completion (CoC) from the Building and Safety Engineering Department.**

## 2.) Rehabilitate and Buy Back:

Under this path, the City of Detroit will look for an experienced and qualified licensed general contractor to complete the full rehabilitation of 2900 Tyler to full Health Quality Standards (HQS). General Contractor should provide:

- Valid General Contractor License
- Construction Trade Breakdown
- Construction Schedule
- Evidence of Bonding and Insurance (making the City of Detroit additionally insured)
- Project Budget
- Financing Letter of Interest and/or Bank Statement showing funds to cover equity investment amount
- General Contractor Bios and Reference Projects showing:
  - Address, Location
  - Capital Stack
  - Development Team (if part of a larger team effort)
  - Construction Completion Start, End, and Lease up dates
- Any proposed tax abatements being sought for this project

For this path, the City of Detroit will transfer property to general contractor and upon construction completion and receipt of Certificate of Compliance (CoC) general contractor will transfer property at equal or lesser price. The City of Detroit will receive upon construction completion a completed project that meets all Health Quality Standards (HQS) set forth by HUD. Any and all other appropriate approvals must be obtained by the General Contractor before acceptance of completed project.

**The City of Detroit will not seek the cost of all preliminary predevelopment costs expended for this project with this route. The City of Detroit will conduct a final acceptance punch and walkthrough before acceptance. The City of Detroit reserves the right to reject purchase if project fails to meet acceptance requirements.**

## 2900 Tyler St Development Site Details

<b>Location</b>	2900 Tyler St.
<b>Ownership:</b>	City of Detroit c/o Planning & Development Department
<b>City/County:</b>	Detroit/Wayne
<b>Land size:</b>	.177 acres (7,710 sf)
<b>Lot Dimensions:</b>	110ft x 70 ft
<b>Zoning:</b>	R2

**Asking Price:** \$14,000.00

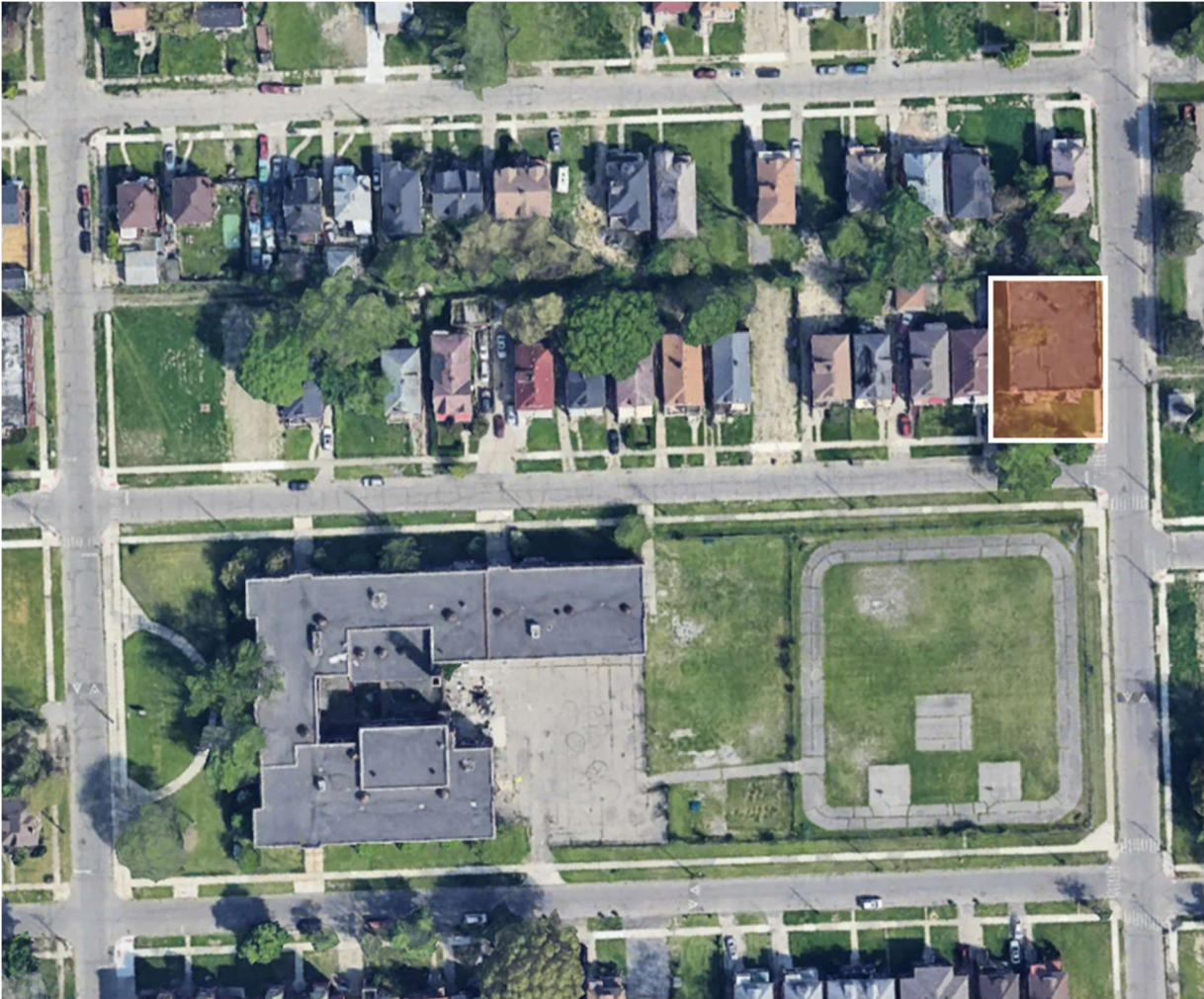
\*Additional cost associated with Developer Purchase and Lease route

Upon Registration to the **On-Site Walkthrough**, Developers/General Contractors will be provided several additional documents for a successful completion of the rehabilitation:

- Current Proposed Permit Set inclusive of Floor Plans and MEPs (\*No FFE has been included in this permit set)
- 2900 Tyler St Preliminary Plan Review Comments
- 2900 Tyler St. Building Scan
- 2900 Tyler St. Environmental Documentation
  - Phase I
  - Phase II
  - RESPA
- Completed Preconstruction Activities and Costs

# VIII. LOCATION MAP & AERIAL PHOTOGRAPHS

Proposed Site Location and Aerial Site Photograph



Site Photo



Lot Dimensions: 110ft x 70ft

## IX. AVAILABLE INCENTIVES & AFFORDABILITY REQUIREMENTS

The City of Detroit will favor and show preference to proposals that programmatically enhance affordable housing diversity and create stronger connections within the Russell Woods Nardin Park SNF and Dexter - Linwood neighborhood plan.

### Potential Incentives

The City of Detroit and the Housing & Revitalization Department have several programs and abatements that may be of use for the rehabilitation of 2900 Tyler:

- Michigan Economic Develop Corporation - CRP  
<https://www.michiganbusiness.org/49a841/globalassets/documents/reports/fact-sheets/communityrevitalizationprogram.pdf>
- Michigan Economic Development Corporation – Revitalization And Placemaking (RAP)
  - <https://www.michiganbusiness.org/rap/2/>
- MSHDA MI Neighborhood
  - <https://www.michigan.gov/mshda/neighborhoods/mi-neighborhood>
- Strategic Neighborhood Fund
  - <https://investdetroit.com/strategic-neighborhood-fund/>
- LISC
- Detroit Housing for the Future Fund
- Federal Home Loan Bank Affordable Housing Program (AHP)
- City of Detroit Housing and Revitalization Notice of Funding Availability (NOFA)
  - <https://detroitmi.gov/document/nofa-and-application-package-july-2024>

For interest in the City of Detroit PILOT FastTrack, developers can place interest here:

<https://detroitmi.gov/departments/housing-and-revitalization-department/housing-development/payment-lieu-taxes-pilot>

The Detroit Economic Growth Corporation (DEGC) offers many tax abatement programs and incentives. More information can be found here: <https://www.degc.org/tax-incentives>

Utilizing City of Detroit Tax abatements and financing will require adherence to the City of Detroit's Inclusionary Housing Ordinance. Please review this ordinance here. <https://detroitmi.gov/document/inclusionary-housing-ordinance-0>

# X. EVALUATION CRITERIA AND SELECTION PROCESS

## EVALUATION CRITERIA

Respondent's submission will be evaluated based on the following:

### Respondent and Proposed Team Experience

- Successful experience in the redevelopment, construction, and management of development projects of comparable size and complexity
- Cohesion of the team, as demonstrated by previous experience working together
- Demonstrate a strong track record in delivering quality projects on time
- Have significant multi-family rehabilitation development expertise
- The degree to which the team demonstrates successful experience with ownership and management of multifamily developments of similar size

### Local Hiring and Participation

- Detroit-based project team, minority or women owned business, and/or significant partnerships with local firms and community organizations, and evidence of previous local hiring experience

### Preliminary Program Strategy

- The proposed development and methodology provided by the Respondent is logical, feasible, and clearly understandable, and indicates an understanding of realistic sources and uses of funds required for the project.
- Preliminary programming strategy of commercial space, parking, and amenities reflects an understanding of local market conditions
- The extent to which the developer intends to engage the community within their development timeline – **Only for Path 1: Developer**
- The budgets provided indicate the Respondent's commitment to ensuring the pricing proposed is reasonable
- The proposed timeline and phasing ensures timely completion of the project

### Financial and Leverage Capacity

- Ability to obtain, structure, and implement financing for the Project, including demonstrated ability to procure financing and complete projects on schedule and within budgetary assumptions
- Depth and credibility of financial pro forma, ability to deliver identified financial sources, and capacity of development principles
- Consider the percentage of equity the developer intends to put towards this project

### Project Design Standards

- Any work that was done in the preparation for submission by the Respondent will be taken into consideration
- Extent to which preliminary site plan proposed and design adheres to the Guiding Development Principles

- The degree to which the proposed construction budget is realistic and implementable

## SELECTION PROCESS

A Selection Committee (the “Committee”) will be established to review submissions. Committees typically consist of representatives from HRD, P&DD, NED, DLBA, and community stakeholders. Additionally, the Committee may seek assistance from selected consultants. The Committee reserves the right to contact references and verify material submitted in any proposal.

The Submission of a proposal with all the requested information does not guarantee the Respondent will be a candidate for an interview.

## SUBMISSION PROCESS AND TIMELINE

### SCHEDULE

Release Date:  
 Pre-Submission Conference:  
 On-Site Walkthrough:  
 Proposal Submission Deadline:  
 Selection of Preferred Developer List:  
 Shortlist Interviews:

### DATE

December 13<sup>th</sup>, 2024  
 January 6<sup>th</sup>, 2025  
 January 20<sup>th</sup>, 2025  
 February 14<sup>th</sup>, 2025  
 February 21<sup>st</sup>, 2025  
 February 24 - 28<sup>th</sup>, 2025

### Direction for Submissions

To be considered, all RFP responses must be received by **5:00 P.M. EST on February 14th, 2025**. The responsibility of submitting the RFP response rests entirely with the Respondent to the RFP.

Submissions shall be limited to 20 pages and must be made electronically with a 8.5x11 page size (plans/renderings may be up to 11x17) PDF via email to [WestP3RFP@detroitmi.gov](mailto:WestP3RFP@detroitmi.gov) or by USB thumb drive delivered to the City of Detroit Housing and Revitalization Department, located in Suite 908 (9<sup>th</sup> Floor), CAYMC, 2 Woodward, Detroit, Michigan 48226.

Proposals sent by overnight delivery service will be considered timely if the delivery date stamped is at least one (1) day before the due date set for receipt of the RFP. The burden of proof to establish timely filing of a proposal by overnight delivery service shall be solely upon the entity or person submitting the proposal. It is the Respondent’s obligation to ensure the required submission arrives in a timely manner at the specified location. Any submission that is not properly marked, addressed, or delivered to the submission location, in the required form, by the required submission time will be ineligible for consideration. **Hard copies and faxed submissions will not be accepted.**

Once received by HRD, submission will not be returned. Formal communication, such as requests for clarification and/or information concerning this solicitation shall be submitted by email to [WestP3RFP@detroitmi.gov](mailto:WestP3RFP@detroitmi.gov). Response will be provided to all inquiries and answers to frequently asked questions will be available. 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 and any work performed in connection therewith shall be assumed by the Respondent. No payment will be made by the City of Detroit for any



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

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

### **Pre-Submission Conference & Timeline**

On Monday, January 6th, HRD will conduct a Pre-Submission Conference through Microsoft Teams starting at 1:00 p.m. (Virtual) Additional questions can be directed to [WestP3RFP@detroitmi.gov](mailto:WestP3RFP@detroitmi.gov)

Join meeting here: **Meeting ID:** 247 354 410 646 **Passcode:** AL6XA2Ab

**Thank you for your time and consideration! We look forward to receiving your submission to the 2900 Tyler St. RFP. For all preliminary questions, please reach out to D'Marco Ansari at [WestP3RFP@detroitmi.gov](mailto:WestP3RFP@detroitmi.gov).**