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March 4, 2022

HONORABLE CITY COUNCIL

RE: 2022-23 Community Development Block Grant (CDBG)/Neighborhood Opportunity Fund (NOF) Public Facility Rehabilitation (PFR) (RECOMMEND APPROVAL)

Attached are a resolution and chart regarding the recommendations under the 2022-23 CDBG/NOF program for the Public Facility category for Your Honorable Body's consideration. On February 24, 2022 the City Planning Commission held a special meeting to consider the CDBG NOF proposal and voted to recommend approval of the Public Services activities. The Commission held its regular meeting of March 3, 2022 for further consideration of the Public Facility Rehabilitation PFR activities. Following their deliberations the Commission was not satisfied with all of the responses provided relative to the IFF proposal in particular and was only comfortable recommending approval for the first three PFR activities for the 2022-23 CDBG NOF program.

CPC staff can provide a verbal account of the proceedings should the City Council so desire.

Respectfully submitted,



Marcell R. Todd, Jr., Director

cc: Julie Schneider, HRD
Tamra Fountaine-Hardy, HRD
Lindsay Wallace, HRD

Resolution by: _____

A RESOLUTION BY THE DETROIT CITY COUNCIL

**RESOLUTION APPROVING THE PUBLIC FACILITY REHABILITATION
ALLOCATIONS OF THE NEIGHBORHOOD OPPORTUNITY FUND/COMMUNITY
DEVELOPMENT BLOCK GRANT BUDGET FOR FISCAL YEAR 2022-2023**

- WHEREAS** Each year the Administration and City Council collectively evaluate proposals for the allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) through the City of Detroit Neighborhood Opportunity Fund (NOF) program; and
- WHEREAS** Under the federal guidelines, CDBG funds may be used to support programs operated by organizations that service low-to moderate-income individuals and other vulnerable populations within our community. Given the serious challenges in our community, the City of Detroit uses CDBG funding to provide the necessary public service programs and facilities to address the vast needs of the vulnerable in our community; and
- WHEREAS** While the critical need for these types of services within the City has not diminished, the resources available from HUD to address those needs has decreased from earlier years; and
- WHEREAS** The need for increased operational efficiencies within CDBG funded organizations could be achieved through greater interagency collaboration such as the merger of groups with compatible missions or consolidation of administrative fiduciary functions to increase service capacity. These expressions of encouragement are offered in recognition of the funding trends and the need for even stronger service delivery groups in these times; and
- WHEREAS** The review of PFR was lead by HRD which prepared recommendations to the Mayor; and
- WHEREAS** The Mayor subsequently prepared recommendations which were submitted to the City Planning Commission (CPC) and City Council; and
- WHEREAS** At the March 3, 2022 meeting of the City Planning Commission (CPC), the Commission vote to recommend approval of the first three listed PFR activities; and

WHEREAS City Council has reviewed those recommendations, held an appeals hearing regarding the organizations that were not initially recommended to receive 2022-23 NOF/CDBG funds, as well as a public hearing on the overall NOF/CDBG program; and

WHEREAS Given the historic and very public role in the vetting of CDBG applicants as well as its unique knowledge of the residents of the City as their locally-elected representatives, City Council's involvement in the CDBG process is not only mandated by law but critical to the appropriate distribution of these funds.
NOW THEREFORE BE IT

RESOLVED The Detroit City Council hereby approves the allocation of Community Development Block Grant / Neighborhood Opportunity Fund awards for FY 2022-23 as set forth in the attached CDBG/NOF allocation chart for Public Facility Rehabilitation Activities, and **BE IT FINALLY**

RESOLVED That a copy of this resolution be sent to Mayor Mike Duggan, HRD, OCP, ODG, and the CPC.

FY 2022-2023 CDBG Public Facility Rehabilitation Program

| | Organization Name | Council District No. | Site of Project | Project Description | Consensus Proposal Ranking FY 2022/23 | Total Project Amount FY22/23 | Amount Requested | HRD Recommended Funding Amount FY22/23 | Mayor's Recommendation Funding Amount FY 22/23 | City Planning Commission Recommended Funding Amount FY 22/23 | City Council Recommended Funding Amount FY 22/23 | Eligible Activity | Action Recommended |
|--------|--|----------------------|--------------------------------------|---|---------------------------------------|------------------------------|------------------|--|--|--|--|--|-------------------------|
| Public | SER Metro Jobs for Progress | 6 | 9215 Michigan Avenue, Detroit | This project includes a complete renovation of the existing space (6,520 SF) and addition of classrooms onto the current property (3,033 SF), including foundation excavation and backfill, internal demolition and disposal, carpentry, flooring, ceiling and tiling work, fire proofing, doors and frames, masonry work, roofing, interior painting, drywalling, plumbing, HVAC, electrical, and other work necessary to bring all the work in compliance with local and state codes and regulations. | 99 | \$ 660,435.00 | \$ 331,520.00 | \$ 331,520.00 | \$ 331,520.00 | \$ 331,520.00 | \$ 331,520.00 | Public Facility Rehabilitation | Recommended for Funding |
| | St. Patrick Senior Center | 6 | 58 Parson, Detroit | Rehab building, new roof, updating electrical, fire alarm and additional code violations. Replacing the roof will help eliminate potential mold and mildew issues due to water leakage from the roof. In addition, safety of the members will be improved by updating the electrical and fire alarm systems of the building. Basement floor repairs and asbestos removal. | 97 | \$ 455,094.00 | \$ 422,111.00 | \$ 422,111.00 | \$ 422,111.00 | \$ 422,111.00 | \$ 422,111.00 | Public Facility Rehabilitation | Recommended for Funding |
| | St. Vincent and Sarah Fisher Center | 4 | 14061 Lapin, Detroit | Main location is moving - new main location will service adults, children, and families and additional space for community events and covid testing site. The renovation will address deficiencies in the building, mechanical, piping and electrical systems while improving access; removing barriers and repairing/replacing life safety systems to conform with current codes. | 94 | \$ 613,547.00 | \$ 386,000.00 | \$ 386,000.00 | \$ 386,000.00 | \$ 386,000.00 | \$ 386,000.00 | Public Facility Rehabilitation | Recommended for Funding |
| | IFF | 5 | 3917 McClellan Ave., Detroit | New construction for a 12,000 SF, leading practice, early childhood center. The centers design will incorporate natural light, access to the outdoors, a gross motor room and natural outdoor play spaces. Since this is new construction, all activities will result in ADA compliance and will also result in meeting state and local code. | 93 | \$ 7,717,070.00 | \$ 2,000,000.00 | \$ 860,369.00 | \$ 860,369.00 | \$ - | \$ 860,369.00 | Public Facility Rehabilitation | Recommended for Funding |
| | Neighborhood Service Organization | 5 | 3364 Mack Avenue, Detroit | The new Detroit Healthy Housing Center will be a new construction project. This new project will be a 21,752 square foot, single-story building. The building will have four major components; 1) An area consisting of 56 shelter beds, with adjoining offices for support staff, a laundry room, and storage area, and will serve as an emergency shelter for individuals experiencing homelessness. This area will also include additional office space to house our homeless outreach programs. 2) A commercial kitchen with dining room will serve as an area to provide meals and conduct activities for residents and will also serve as a venue for workforce development. 3) A separate medical respite area that will offer 15 beds to serve homeless individuals in need of additional recovery following discharge from the hospital. 4) An integrated primary health clinic space with a telemedicine office, dental clinic, and pharmacy, will serve residents and community members. | 92 | \$ 11,540,000.00 | \$ 1,200,000.00 | \$ - | \$ - | | | Public Facility Rehabilitation | Cost-Out |
| | American Indian Health Services | 6 | 4559 Wesson and 4647 Wesson, Detroit | The New Facility Project is a new construction project to create a 20k sq. /ft. Medical, Behavioral, and Community Wellness Center in Detroit. It is an investment in health and green space. Proposed project will expand 20+ current services and provide new services. | 90 | \$ 8,710,547.00 | \$ 2,000,000.00 | \$ - | \$ - | | | Public Facility Rehabilitation | Cost-Out |
| | Freedom House | 6 | 1777 N. Rademacher, Detroit | The proposed project includes updates to an existing facility for the following improvements: HVAC, electric, plumbing, and interior/exterior surface replacement. Expenses will include ADA and code compliance, commercial kitchen and new bathrooms. And in order to fill vacant staffing positions and to serve additional clients, a building addition of at least 2,000 sq. ft. will be designed. | 90 | \$ 3,640,000.00 | \$ 2,000,000.00 | \$ - | \$ - | | | Public Facility Rehabilitation - Homeless Facility | Cost-Out |
| | Detroit Rescue Mission Ministries | 4 | 3840 Fairview, Detroit | Proposed work to be performed includes: addition of 40 SROs for single men on the 2nd, 3rd, and 4th floors. Addition of 5 rooms for families on the 1st floor. Demolition work on second and third floors. Electrical panel upgrade. Addition of twelve ADA compliant bathrooms. Partition for subs SRO's, bathrooms, frame and drywall. New heating, ventilation, and air conditioning. Finish work including vinyl flooring. Addition of a computer lab, and family rooms. All ADA and code issues described above. | 89 | \$ 1,000,000.00 | \$ 1,000,000.00 | \$ - | \$ - | | | Public Facility Rehabilitation | Cost-Out |
| | Franklin Wright Settlements | 5 | 3360 Charlevoix, Detroit | Remove and replace roof and re-surface parking lot at 3360 Charlevoix Total paving area 10,000 sq. ft. | 88 | \$ 557,000.00 | \$ 557,000.00 | \$ - | \$ - | | | Public Facility Rehabilitation | Cost-Out |
| | Latin American for Social and Economic Development | 6 | 4138 W. Vernor Highway, Detroit | The envelope of the building needs attention to prevent further water infiltration. Many of the existing storefront windows appear to have broken seals in the insulated glazing and the glazing should be replaced. New backer rod and sealant should be applied around the entire perimeter of all openings. Resealing and tuck-pointing of existing masonry are required in multiple locations on all facades on both the brick and limestone fascia. | 88 | \$ 627,603.00 | \$ 627,603.00 | \$ - | \$ - | | | Public Facility Rehabilitation | Cost-Out |

