Lauren Hood, MCD
Chairperson
Donovan Smith
Vice Chair/Secretary

Marcell R. Todd, Jr. Director

City of Detroit

CITY PLANNING COMMISSION

208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Ritchie Harrison Gwen Lewis Frederick E. Russell, Jr.

Brenda Goss Andrews Kenneth R. Daniels

David Esparza, AIA, LEED

Damion W. Ellis

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

Marvel R. LMJ.

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

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.

| | | Consensus Tatal Project HRD Mayor's City Planning City Council | | | | | | | | | | |
|----------------------------------|-------------------------|--|--|-----------------------------|------------------------------|---------------------|------------------------------------|--|---------------|-------------------------------------|---|-----------------------|
| Organization Name | Council District No. | Site of Project | Project Description | Proposal Ranking FY 2022/23 | Total Project Amount FY22/23 | Amount Requested | Recommended Funding Amount FY22/23 | Recommendatio n Funding Amount FY 22/23 | Recommended | Recommended Funding Amount FY 22/23 | Eligible Activity | Action Recommende |
| | | | This project includes a complete repovation of the existing space (6.520.55) and addition of classrooms | | | | | | | | | |
| | | | 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. | | | | | | | | | |
| R Metro Jobs for | | 9215 Michigan | | 00 | ¢ 660 425 00 | ć 221 F20 00 | ¢ 221 F20 00 | ć 221 F20 00 | ć 221 F20 00 | | Public Facility | and the Condina |
| ogress | 6 | | 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. | 99 | \$ 660,435.00 | \$ 331,520.00 | \$ 331,520.00 | \$ 331,520.00 | \$ 331,520.00 | \$ 331,520.00 | Renabilitation Red | commended for Funding |
| . Patrick Senior | | 58 Parson, | | | | | | | | | Public Facility | |
| enter | 6 | Detroit | Main location is moving, pour main location will comice adults, shildness, and familiar and additional | 97 | \$ 455,094.00 | \$ 422,111.00 | \$ 422,111.00 | \$ 422,111.00 | \$ 422,111.00 | \$ 422,111.00 | Rehabilitation Red | commended for Funding |
| | | | 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. | | | | | | | | | |
| Vincent and | | 14061 Lapin, | repairing/replacing me safety systems to comorm with current codes. | 0.4 | ć C12 F47 00 | ¢ 200.000.00 | ¢ 200 000 00 | ¢ 200,000,00 | ¢ 200 000 00 | | Public Facility | and the Continue |
| ah Fisher Center | | | 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. | 94 | \$ 613,547.00 | \$ 386,000.00 | \$ 386,000.00 | \$ 386,000.00 | \$ 386,000.00 | · | | commended for Funding |
| | | Ave., Detroit | Since this is new construction, all activities will result in ADA compliance and will also result in meeting state and local code. 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 witha telemedicine office, dental clinic, and pharmacy, will serve residents and community members. | 93 | \$ 7,717,070.00 | \$ 2,000,000.00 | \$ 860,369.00 | \$ 860,369.00 | \$ - | | Public Facility Rehabilitation Rec | commended for Funding |
| ghborhood | | 3364 Mack | | | | | _ | | | | Public Facility | |
| vice Organization | | | 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. | 92 | \$ 11,540,000.00 | \$ 1,200,000.00 | \$ - | \$ - | | | Rehabilitation Cos | st-Out |
| erican Indian alth Services | | 4647 Wesson, Detroit | Proposed project will expand 20+ current services and provide new services. | 90 | \$ 8 710 547 00 | \$ 2,000,000.00 | \$ - | \$ - | | | Public Facility Rehabilitation Cos | t-Out |
| edom House | | 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. Proposed work to be performed includes: addition of 40 SROs for single men on the 2nd, 3rd, and 4thFloors. Addition of 5 rooms for families on the 1stfloor. Demolition work on second and third floors. Electrical panel upgrade. Addition of twelve ADA compliant bathrooms. Partition for subs SRO's, | 90 | \$ 3,640,000.00 | | | \$ - | | | Public Facility Rehabilitation - Homeless | st-Out |
| troit Rescue ssion Ministries | | 3840 Fairview, Detroit | 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. Remove and replace roof and re-surface parking lot at 3360 Charlevoix Total paving area 10,000 sq. ft. | 89 | \$ 1,000,000.00 | \$ 1,000,000.00 | \$ - | \$ - | | | Public Facility Rehabilitation Cos | t-Out |
| nklin Wright | | 3360 Charlevoix, | 1 0 tai pavillo ai ca 10,000 sq. it. | | | | | | | | Public Facility | |
| tlements in American for | 5 | | 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 | 88 | \$ 557,000.00 | \$ 557,000.00 | \$ - | \$ - | | | Rehabilitation Cos | t-Out |
| cial and Economic | | | openings. Resealing and tuck-pointing of existing masonry arerequired in multiple locations on all | | | | | | | | Public Facility | |
| elopment/ | 6 | Highway, Detroit | facades on both the brick and limestone fascia. | 88 | \$ 627,603,00 | \$ 627,603.00 | <u> </u> | <u> </u> | | | Rehabilitation Cos | t-Out |

| | | The renovation and addition to the Brighter Detroit Community Center focus is on the health and safety needs of the building. The addition of an accessible entrance includes the newly constructed elevator is a | | | | | | | |
|------------------------------------|-------------------------------|--|-----|--------------------------------------|--------------|-----------------|--------------------------------|-----------------------------------|---|
| | 5710-14 | part of the main focus of renovation. Additional improvements include: new roof, HVAC, plumbing and | | | | | | | |
| Detroit Catholic | McClellan, | electrical system upgrades. | | | | | | Public Facility | |
| Pastoral Alliance 5 | Detroit | | 87 | \$ 1,339,680.00 \$ 955,000.00 \$ | - | \$ - | | Rehabilitation | |
| | | The development will include a full rehabilitation of a currently vacant school building which will include | | | | • | | | |
| | | compliance will all accessibility requirements. The development will incorporate the Holcomb | | | | | | | |
| | 18100 Bentler St., | grounds with connections to the neighborhood. | | | | | | Public Facility | |
| Communities First 1 | Detroit | | 86 | \$ 3,316,312.00 \$ 500,000.00 \$ | - | \$ - | | Rehabilitation | Cost-Out |
| | | Project proposal includes a full gut renovation to the building, as well as an exterior full improvement to | | | | | | | |
| | 12800 F Warren | parking lot and building. This will include ADA compliance, new lighting, new HVAC, upgraded electrical and upgraded plumbing. | | | | | | Public Facility | |
| CNS Healthcare 4 | Detroit | and approaca plantoning. | 85 | \$ 2,056,221.00 \$ 2,000,000.00 \$ | - | \$ - | | Rehabilitation | |
| | | The proposed new construction project located at 1986 Burlingame is as follows: grounds will consist of both an outdoor and indoor basketball court and a children's playscape. The first floor will consist of 43 separate bedrooms, four multi-person restrooms, four unisex toilets and showers, laundry room, two dining rooms, a meeting room, a children's indoor play area/nursery, social worker's office, resident manager's office, lobby, elevator and electrical and mechanical rooms. The second floor will consist of 48 bedrooms, eight private suites, four multi-person restrooms, four unisex toilets and showers, and a | | | | · | | | |
| Cass Community | | laundry room. | | | | | | Public Facility | |
| Social Services 5 | 1986 Burlingame | | 84 | \$ 12,456,920.00 \$ 2,000,000.00 \$ | - | \$ - | | Rehabilitation | Cost-Out |
| | | The proposed activity will be the installation of a new roof over the entire facility. | | | | | | | |
| | 7704 !! | | | | | | | D. J. B F M. | |
| Alkebu Lan Village 3 | 7701 Harper, Detroit | | 83 | \$ 325,000.00 \$ 325,000.00 \$ | | ς . | | Public Facility Rehabilitation | |
| AINCOU LAIT VIIIAGE 3 | Detion | Proposed project includes creation of a park with four objectives: Sports Facility - a miniature arena, hardwood basketball court, bathrooms, locker rooms, live video production, and podcast room. The lighting and sound package will allow the space to be transformed into various art and music performances. | UJ | γ 323,000.00 γ 323,000.00 γ | _ | | | INCHADIII (ALIUM | |
| | | Shipping Container Development will be created: The shipping container area will contain a bathroom, equipment checkout, and food and retail amenities for park visitors. Cooking demonstration workshops, exposing neighborhood youth and families to healthier meal options, and another to include tshirt designs made by Detroit youth. | | | | | | | |
| | TIUTZ3 VVEST | Splash Pad: A custom, water feature will allow kids of all ages to have a great deal of fun in the water sprayers. Tiered concrete seating walls will surround the splash pad and when the water is turned off, provide a perfect space for concerts and poetry/reading nights. | | | | | | | Low Score - did not meet threshold Activity not eligible under Public |
| Give Merit 7 | Detroit | Project includes a mixed-use development initiative that will combine an Innovative Technology Hub with Affordable Housing. The proposed project will rehabilitate a mixed-use building to provide 10 units of affordable housing, and 5 commercial spaces that include, Stafford House training center, a Coffee Shop, commercial rental space, and an engineering center/office(a business component connected to a local industrial complex of automotive suppliers). Building will be fully renovated with new façade, new | 79 | \$ 7,320,429.00 \$ 1,000,000.00 \$ | - | \$ - | | N/A | Facility Rehabilitation |
| | 0204 0 11 1 | windows, doors, roof, interior/exterior painting, electrical, plumbing, brick tuck pointing, HVAC, structural | | | | | | | Low Score - did not meet threshold |
| Stafford House 5 | 9301 Oakland Ave., Detroit | wood repair. More Detailed Architectural drawings are in progress, which will detail this layout. | 75 | \$ 1,329,469.00 \$ 500,000.00 \$ | _ | ¢ _ | | | Activity not eligible under Public Facility Rehabilitation |
| Stariora riouse 5 | Ave., Detroit | Project specs stated the proposed activity would turn current use into a transient homeless shelter - however, applicant did not provide any of these details through a written response in the application. | / 3 | \$ 1,329,409.00 \$ 300,000.00 \$ | | | | IN/A | |
| | | | | | | | | | |
| | 2742 2 | | | | | | | | Low Score - did not meet threshold |
| Travelers Aid Society of Detroit 5 | 2712 Gratiot | | 33 | Unknown \$ 321,500.00 \$ | | ¢ | | | Applicant did not send in application with detail narratives or responses |
| DELIVIL 5 | Ave., Detroit | Proposed project includes removing existing partial height office partitions to create a large open office space, create toilet rooms at existing kitchen space and create common space. The proposed project is part of an ongoing project with the aim to renovate the existing facility into a state-of-the-art community development center. The proposed work aims to support Phase 3 of the overall project (5 Phases total), which will nearly complete the overall renovations of the Center. | 55 | Unknown \$ 321,500.00 \$ | - | - | | IN/A | with detail harratives of responses |
| Matrix Human | | | | | | | | Public Facility | Activity not eligible under the Publ |
| Services 3 | | The purpose of this program is to provide temporary housing for homeless people in the City of Detroit. Applicant proposes to serve 25 people per year in this location. Activities include creating common space for activities, bathroom/shower and additional services for the homeless population. | 92 | \$ 765,000.00 \$ 765,000.00 \$ | - | \$ - | | | Facility Rehabilitation Program Does not meet Threshold; |
| | 4103 Cadillac | | | | | | | _ | Organization is a start-up, does no |
| New Path Village 5 | Building, Detroit | | 91 | \$ 430,000.00 \$ 355,000.00 \$ | - | \$ - | | Rehabilitation | have two years of prior experience |
| | | | | \$ 63,665,327.00 \$ 19,245,734.00 \$ | 2,000,000.00 | \$ 2,000,000.00 | \$ 1,139,631.00 \$ 2,000,000.0 | 0 | |