



# Fitzgerald Revitalization Project

**Housing Rehabilitation**

CITY OF DETROIT  
REQUEST FOR PROPOSALS

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## **I. Development Opportunity**

The Livernois/McNichols Corridor Revitalization Plan is a comprehensive planning strategy focused on implementing a coordinated range of transformative initiatives to address physical, social, and economic challenges in this area of Northwest Detroit (Attachments A & B). The mission of the plan is to create and sustain a vibrant, attractive community by focusing on the following six key initiatives: Safety and Public Services; Planning and Placemaking; Multifamily Residential Development; Neighborhood Stabilization; Small Business and Retail Development; and Transit and Mobility. In order to achieve this goal, the City of Detroit has hired consultants to advise on public realm improvements, urban design, economic strategy, zoning, and transportation as well as engaged private sector, community, and institutional partners to identify and pursue prime development opportunities along the major commercial corridors of focus.

The focus of this Request for Proposals & Qualifications (RFP) is the Neighborhood Stabilization component within the larger Livernois/McNichols Corridor Revitalization Plan. The Fitzgerald neighborhood was selected because it makes up one quadrant of the primary intersection of the overall plan. Within this neighborhood, an approximately one-quarter square mile Fitzgerald Project Area has been identified where there is a concentration of over 400 non-contiguous, publicly-owned lots and homes that range in condition, including structures that are targets for either renovation or demolition as well as a significant number of vacant lots (Attachment C). Because of its key location, stabilization of this project area is essential to long-term success of the larger revitalization effort.

In order to transform every vacant lot and home within the Fitzgerald Project Area, the City of Detroit has established a three-fold implementation vision intended to address the project boundaries.

- I. **City of Detroit Parks & Recreation Department**, Create and maintain a neighborhood park and greenway amenity
- II. **Productive Landscape Developer (parallel RFP process)**, Ground lease opportunity to redevelop vacant lots into innovative and productive landscapes
- III. **Developer (further detailed in this RFP)**, Acquire and address all publicly-owned structures and steward over an additional bundle of vacant lots

## **II. Fitzgerald Neighborhood & Project Area**

### **Fitzgerald Neighborhood**

The overall Fitzgerald neighborhood is bounded by W. McNichols Road to the North, Livernois Avenue to the East, Fenkell Avenue to the South, and Wyoming Road to the West (see Attachment D). In addition to bordering the Livernois, McNichols, and Puritan commercial corridors, the neighborhood is anchored by two longstanding academic institutions. Marygrove College, a neighborhood presence since 1925 with 2,700 current students is located in Fitzgerald's northwest corner. The University of Detroit-Mercy, founded in 1877 with a current student body of almost 5,000, is directly east across Livernois. Additionally, Fitzgerald is in the immediate vicinity of strong, historic Detroit neighborhoods such as Palmer Woods, Bagley, Sherwood Forest, University District, Green Acres, Martin Park, and Pembroke.

### **Fitzgerald Project Area**

While the Fitzgerald neighborhood is in a prime location surrounded by strong academic anchor institutions, historic neighborhoods, and commercial corridors, for the specific purposes of this RFP, a smaller project within the neighborhood has been identified and is defined by the following boundaries: the alley south of W. McNichols Road to the North; the alley west of Livernois Avenue to the East, the alley north of Puritan Avenue to the South, and Greenlawn Avenue to the West (the "Fitzgerald

Project Area,” see Attachment E). The intent of the smaller Fitzgerald Project Area is to focus the project where the greatest concentration of publicly-owned residential vacancy and blighted structures are located while omitting the parcels necessary for developing commercial frontage along primary corridors. An estimated 419 total residential parcels (approximately 25 acres) are under public ownership and are available for acquisition. The parcels are a non-contiguous mix of vacant lots and those with structures, either in adequate condition to be renovated or that would require demolition (see Attachment F for a public parcel survey map).

### **III. Neighborhood Framework Plan & Revitalization Strategy**

#### **Overview**

As part of the overall Livernois/McNichols Corridor Revitalization Plan, the City of Detroit commissioned an award-winning landscape architecture firm, Spackman Mossop & Michaels (SMM), to create a neighborhood framework plan, in partnership with the community, for the revitalization of the Fitzgerald Project Area. SMM assessed the range of existing conditions and created a flexible, interstitial landscape plan to activate and improve vacant land parcels in a way that addresses every publicly-owned parcel in the project area. The plan provides a framework to activate and improve vacant parcels that balances the needs for greater open space, community gathering and recreation, opportunities to develop new productive landscape projects and the needs for long-term maintenance. This plan depicts the location of the three-part implementation strategy, including (1) vacant parcels that will be converted into a public greenway and neighborhood park that will be redeveloped and maintained by the City and “Neighborhood Hubs,” smaller social spaces maintained in partnership with the community; (2) larger clusters of vacant lots that can be redeveloped into productive landscapes, whether for crop production, orchards, or other uses to be proposed through this Productive Landscape Development RFP; and

(3) individual and highly dispersed parcels that can be redeveloped into lower-maintenance meadows through the Housing Developer RFP, or for compelling proposals, could be developed by the Productive Landscape Developer of Development Team. Aside from the parcels in the first category which will remain publicly held, the framework plan allows flexibility.

A schematic of the plan, along with sample parcel-level interventions and estimated capital/operating budgets, are included in Attachment G. The scope of work for SMM is still in progress and includes generating Construction Documents for each of the strategies outlined in the neighborhood plan to guide implementation.

#### **Developer Role**

The intent of this RFP is to identify a Developer to participate in piloting a holistic redevelopment response to neighborhood vacancy issues, demolition, vacant land activation, and affordable housing needs in the project area. The goal is for the Developer to identify and propose a feasible redevelopment project that incorporates the following elements:

- I. Demolition of vacant, dangerous structures**
- II. Rehabilitation of existing, vacant housing to create affordable units**
- III. Implementation and maintenance of professional landscaping on demolished and vacant parcels (in a minimum ratio of one landscaped parcel for each renovated unit)**

In addition to completing the demolition and rehabilitation of all publicly owned homes in the Fitzgerald Project Area, the Developer identified by this RFP would serve as a land steward over an additional bundle of undeveloped parcels. In exchange for reserving rights to them for future development, the Developer is responsible for implementing and maintaining an approved landscape strategy as developed by the landscape design team on all undeveloped parcels taken under ownership. The final bundle of acquired parcels will have a minimum ratio of one landscaped parcel for every renovated housing unit.

Rather than approach each element as a singular project, this development strategy bundles the demolition, rehabilitation, and landscaping interventions into a single, larger-scale project. The goal of this structure is to allow for typical financing sources to be pursued at the Federal, State, and local levels. In exchange for the Developer assuming stewardship over a bundle of properties, the City is prepared to assist and facilitate the subsidy application process at all levels as well as prioritize the allocation of City funding toward the project.

### Implementation Partners

In order to achieve the overall goal of holistically transforming the Fitzgerald Project Area, alongside the development of the parcels acquired under this RFP by the Developer, there will be two parallel implementation partners working in the Fitzgerald Project Area.

- **City of Detroit Parks & Recreation Department:** The Parks & Recreation department has identified a location for a neighborhood park that will be publicly owned and operated. Additionally, a greenway has been designed to both link the park with the rest of the neighborhood as well as provide an opportunity for a connection between the two bordering universities.
- **Productive Land Use Developer:** Because of the extensive amount of vacant land within this neighborhood, there is a clear opportunity to engage productive land use and urban agriculture businesses in leasing larger tracts for entrepreneurial pursuits. Concurrent with this RFP process is a second one seeking applicants with productive land use business models that fit within the strategic neighborhood framework designed by SMM.

## IV. Project Resources & Partnerships

The City of Detroit has set the following overall mission and objectives for a successful revitalization of the Fitzgerald Project Area:

- Neighborhood stabilization
- Diverse and inclusive housing options
- Preservation of affordability
- Community partnerships
- Local workforce engagement
- Holistic transformation

Outlined below are a series of project resources and partnerships that are aligned with the mission of this RFP and the Developer should consider as proposals are created.

### Zoning

The project area is currently zoned R1: Single Family Residential along the longer interior blocks (toward Greenlawn) and R2: Two-Family Residential along the shorter blocks (toward Livernois) –see Attachment H. It is expected that the selected project will be consistent with this existing residential zoning, however the City of Detroit is prepared to support re-zoning or additional zoning approvals for a compelling proposal. In addition, PDD is doing a comprehensive study to assess re-zoning parcels identified for higher-density future development opportunities.

### City of Detroit Contributions

The City of Detroit is prepared to actively support the development team selected by this RFP process and facilitate the implementation of this revitalization strategy. HRD and PDD will actively advocate with the project team to approach City Council and obtain an appropriate tax treatment to make the project feasible. Additionally, HRD has set aside Community Development Block Grant (CDBG) funds to be used to cover reasonable costs of demolition associated with this project.



## Homeownership Opportunities & Detroit Home Mortgage

The launch of the Detroit Home Mortgage (DHM) partnership ([www.DetroitHomeMortgage.org](http://www.DetroitHomeMortgage.org)) is intended to facilitate traditionally financed homeownership opportunities throughout Detroit. DHM overcomes the “appraisal gap” that exists when the cost of renovating a home exceeds its current appraised value. Participating DHM banks will loan qualified homebuyers the full amount needed to buy a renovated home, even if the loan amount is greater than the current artificially depressed value. Additional information about DHM and its partner institutions is included in Attachment I.

As an alternative to the Developer retaining ownership of and renting out renovated units, HRD supports for-sale development proposals for all or a portion of the units, and recommends including an expectation that homeowners could be financed through the Detroit Home Mortgage Partnership program. If the units are redeveloped for-sale, the proposal must include a marketing plan for successfully selling the units plus a sustainable operating model for the acquired landscaped parcels. Additionally, if homeownership is the preferred development model, there may be some opportunities to combine house lots with adjacent parcels to create larger homestead lots that are likely more marketable.

DHM suits the comprehensive redevelopment goals of the Fitzgerald Project Area by allowing the Developer’s marketing plan to attract residents or convert renters in the neighborhood who see the opportunity for long-term property appreciation resulting from coordinated public and private investments. This program supports a Developer completing quality home renovations that will reflect the long-term value inherent in the community, rather than short-changing design and construction due to current low appraisal values.

The City of Detroit, in partnership with Detroit Home Mortgage, has begun working to identify local residents who would be

interested in purchasing a renovated home in the neighborhood through the Detroit Home Mortgage program. The goal is to cultivate a pipeline of potential homebuyers for a Developer interested in for-sale development.

## Subsidies and Rental Assistance

Affordable housing resources may be available to provide inclusive opportunities for Low- and Moderate-Income households. These resources are available through Federal, State, and local agencies and are competitively allocated through the Notice of Funding Available (NOFA) process that corresponds to the relevant agency.

The Michigan State Housing Development Authority (MSHDA) manages the state Low-Income Housing Tax Credit (LIHTC) program. 9% tax credits are allocated biannually and 4% tax credits are allocated once annually.

The City of Detroit Housing and Revitalization Department allocates HOME partnership funds and Community Development Block Grant funds for pre-development and construction. These funds are allocated once annually.

The Detroit Housing Commission (DHC) manages rental subsidy programs. Resources include Project Based Vouchers, and Annual Contributions Contracts (ACC). HRD, in partnership with DHC and HUD, is working to structure a program to pilot a mixed-finance development that includes an allocation of ACC units. Although the program is still under development, the allocation would be made through a competitive NOFA process with an anticipated release date in Fall 2016. Any project identified through this NOFA process will be vetted and approved by both DHC and HUD. HRD is seeking a Developer who has experience with or is interested in activating these types of affordable housing units and welcomes responses to this RFP that propose this project as the pilot.

## Neighborhood Stabilization and Foreclosures

In support of the goal to address issues neighborhood-wide, the City of Detroit in

partnership with the Detroit Land Bank Authority (DLBA) is pursuing action against delinquent property owners and irresponsible landlords through the Nuisance Abatement Program (NAP). The purpose of the program is to address property owners who are a liability to neighborhood perceptions and to encourage active participation in its stabilization and revitalization.

Not all of the properties that transfer to public ownership through the tax foreclosure process are vacant. An estimated 30 properties owned by the City and available for acquisition within the Fitzgerald Project Area are currently occupied. The DLBA is piloting a Buy-Back Program that allows eligible residents of a publicly-owned property to enter a purchase agreement to acquire the home where they live. Although the full status of occupants in this project area is still outstanding, it is possible that a subset of these homes will not qualify for the DLBA program and are occupied by legitimate renters or homeowners seeking opportunities who might be potential tenants for the Developer, either in newly rehabilitated homes or within the ones they currently live. The City of Detroit welcomes proposals that address occupied pre-foreclosures/foreclosure renters and homeowners.

## Hardest Hit Fund (HHF) Demolition Liens

In an effort to address the widespread blight throughout Detroit MSHDA granted the DLBA an allocation to demolish vacant, dangerous structures within its inventory. The funding source creates a lien against the property in the amount of the demolition cost that is forgiven pro rata over five years. A number of vacant lots within the Fitzgerald Project Area are the result of completed demolitions and, as a result, are encumbered by an HHF lien (see Attachment J for a list of parcels and their associated lien value, as applicable). While the lien is currently waived for several specific pre-approved circumstances, the City of Detroit and the DLBA are actively coordinating with MSHDA to address the liens in the Fitzgerald Project Area. In the interim, the total bid price submitted through this RFP can account for the outstanding liens

associated with parcels that are included in the bundle for acquisition.

## Local Workforce and Community Partnerships

A major goal of the City of Detroit is to engage local workforce and community organizations in the Fitzgerald revitalization project. For example, in the initial phase of neighborhood clearing and site preparation, The Greening of Detroit - Detroit Conservation Corps (DCC) has been an active project partner. DCC is an adult workforce development training program, certified as a federal apprenticeship program through the U.S. Department of Labor, whose mission is to equip its students with the skills and certification necessary to be employable in the landscape contracting industry. It is anticipated that DCC will continue to be a partner in the implementation of the park and greenway component of the project area, and for this reason, is a strong potential local workforce opportunity for the installation of landscape strategies, in addition to other neighborhood based businesses and landscape entities. The City of Detroit encourages proposals to include local workforce, a strong community-based partnership, or other community-centric feature.

## Additional Proposal Elements

If there are additional proposal elements that the Development Team would like to include, the City of Detroit welcomes ideas that differentiate Respondents from their competitors or are sensitive to or further engage the community members and stakeholders within the Fitzgerald Project Area. Additional proposal elements may include but are not limited to the following: community equity/ownership models, alternate landscape interventions, partnership with productive land use business models, pre-foreclosure and occupied foreclosure strategies, community security, and acquisition of parcels beyond the 1:1 ratio. Any additional included proposal elements are not required but are eligible for a bonus point allocation and will be scored with the overall proposal.

## **V. Bid Price + Developer Requirements**

### **Acquisition & Bid Price**

No minimum bid price has been established for the acquisition of the parcels in the Fitzgerald Project Area. Each application must identify the bundle of parcels proposed for acquisition and include a bid price for them; otherwise it shall be deemed ineligible for consideration. The total bid price can account for any outstanding liens associated with parcels that are included in the bundle for acquisition.

The Developer selected for this RFP will have the opportunity to review property conditions and establish direct costs related to the project (environmental conditions and remediation, lot preparation, etc.) through a 30-day due diligence process. The Designee can then make a case for the initial bid to be changed by citing direct and indirect benefits that the project will provide (removal of blight, neighborhood business development, amount of equity investment, temporary and permanent local employment, and other positive economic impacts). This process will take place only after a developer has been selected. Any changes in price will be at the discretion of the City of Detroit and the DLBA.

### **Developer Requirements**

The City of Detroit has the following expectations of the Developer selected to implement this project:

- The Developer is expected to acquire all publicly-owned structures in the Fitzgerald Project Area and either renovate or demolish them. Any structures that are not renovated must be demolished and incorporated into the landscape plan.
- Proposals must include a minimum ratio of one landscaped parcel for every renovated unit. The case where a structure is demolished and the vacant lot is then landscaped counts toward the required 1:1 ratio.
- The overall bundle of properties selected for acquisition must be a sustainable,

economically viable mix of vacant lots and structures for renovation and demolition.

- The Developer will commit to implement at least one of the strategies developed by SMM on every vacant lot taken under ownership.
- Proposals must include preliminary identification of parcels planned for demolition and an accompanying budget.
- All renovations must meet Housing Quality Standards (HQS) as well as any applicable public subsidy standards.
- The selected developer will incorporate alley and sidewalk maintenance into the proposal and coordinate implementation with the Department of Public Works.
- The Developer must have a sound management and maintenance plan for any rental units and all of the landscaped parcels under ownership. Landscaped parcels must be appropriately maintained for the duration of ownership for as long as they remain undeveloped.
- If applicable, the Developer must have a strong marketing plan for any for-sale housing units as well as include a solid and feasible maintenance strategy for the remaining landscaped lots in the acquired portfolio.
- The selected developer must agree to provide appropriate security service to the entire project site upon signing a Purchase Agreement (PA) or Letter of Intent (LOI) and properly secure all vacant structures.
- Local community workforce should be incorporated into the implementation of the project either through partnership or employment.



## **VI. Proposal Content Requirements**

To be considered responsive, each proposal must, at a minimum, present and/or respond to the following RFP sections in their entirety. All pages of the submission must be numbered, excluding exhibits, drawings and other supplemental information which may be added as Attachments. The instructions contained in this RFP must be strictly followed. Accuracy and completeness are essential. Table of Contents

A table of contents must be provided with all RFP submissions.

### **Section 1: Statement of Submission**

In your Statement of Submission, please include, at a minimum, the following information and/or documentation:

- A statement to the effect that your proposal is in response to this RFP;
- A brief description of your firm, including the Federal Employer Identification Number, the age of the firm's business and the average number of employees during the last (3) years;
- The location of the firm's principal place of business and, if different, the location of the place of performance of the contract;
- A commitment to perform the requested work in accordance with the requirements outlined in this RFP; and
- The name and contact information of the firm's partner and/or manager(s) that will be in charge of this project.

### **Section 2: Project Description & Proposal**

Complete project proposals will including the following (at minimum):

- A description of your understanding of the project and a written summary of the development team's approach
- A comprehensive list of parcels proposed for acquisition and their associated bid price
- Schematic project site plan identifying which parcels and structures are for renovation, demolition, and/or landscape
- Project budget including a bid price and preliminary parcel-level development budgets for renovations, demolitions, and landscaping
- Complete and sustainable financial pro forma
- Operating budget projections, including per-unit and per-lot management budgets
- Preliminary anticipated overall schedule and key dates, including start and completion dates, site plan development, and financing milestones
- Description of local workforce opportunities or other benefits to the community provided by the project;
- Additional proposal elements: if applicable, Respondents should include a clear description and relevant supporting documentation, including precedent projects if possible.

### **Section 3: Overview of Development Team & Performance History**

Provide a general description of the development team's experience and performance history:

- Identify in detail precedent projects and experience by name, type, location, project schedule, and completion status. Include a reference, project description of specific services provided, and relevant dates.
- Outline project team's experience managing affordable housing resources
- Identify key personnel working on the projects as identified above, provide an organizational chart and a one- to two-page resume for each team member.
- Identify any projects in which the Respondent's contract was terminated for any reason; and
- Identify any claims or lawsuits that have been brought against your organization as a result of any services provided within the last five (5) years.

### **Section 4: Respondent Financial and Operational Stability**

- Provide copies of the Respondent's financial statements (CPA Certified) for the previous three (3) years;
- Provide a Certificate of Good Standing (Corporation) or Certificate of Existence (Limited Liability Company) issued by the Michigan Secretary of State (if Respondent is a joint venture, a Certificate of Good Standing or Certificate of Existence, as applicable must be submitted for each entity comprising the joint venture.); and
- Evidence of any licenses or registrations required to complete this project.
- Outline any additional or anticipated financial commitments.

### **Section 5: Additional Exhibits**

Please include any additional information deemed relevant for the consideration of your proposal.

## VII. Evaluation Process + Criteria

### Evaluation Process

Following the receipt of the qualified firm, a City-designated Evaluation Committee will review each response. All Proposals that meet the required format of this RFP will be evaluated. Any Proposals determined to be non-responsive to the specifications or other requirements of the RFP, including instructions governing submission and format, will be disqualified unless the City determines, in its sole discretion, that the non-compliant aspect is not substantial or that an alternative proposed by the Respondent is acceptable. The City may also at its discretion request oral presentations, make site visits at Respondent's facility, and request a demonstration of Respondent's operations. If scheduled, a final determination will be made after the oral presentations and/or demonstrations are complete. **All decisions reached by the Evaluation Committee will be by consensus.**

### Evaluation Criteria:

Responses to this RFP will be evaluated using the following criteria and grading scale:

#### Project Description and Work Plan (30 pts)

- Proposed strong design approach, including specialized expertise within design team
- Effective coordination and integration of Project Area Landscape Plan into development proposal
- Demonstrate capacity to deliver the work
- Demonstrate completeness and sustainability of the stewardship plan
- Demonstrate clear vision for achieving all objectives and tasks, including a schedule of work that is reasonably aggressive and implementable

#### Financial Strength of Proposal (30 pts)

- Depth and credibility of a complete and sustainable financial pro-forma
- Experience with and ability to deliver identified financial sources
- Capacity of development principals to finance proposal, including demonstrated ability to procure financing, complete projects on schedule and within budgetary assumptions.

#### Previous Project Experience (25 pts)

- History of vendor organization and overview of development expertise
- Demonstrate experience in innovative design and completion of residential and/or historic rehabilitation projects of similar scale and complexity
- Successful examples of similar or relevant projects, including short-term and long-term outcomes
- Demonstrate ability to successfully work with municipal government, including knowledge of the Detroit planning and economic development landscape

- Demonstrate successful past experience in managing scattered-site single-family home portfolio or marketing a for-sale product (as applicable)
- Demonstrate history and connectivity with Detroit communities
- Identification of differentiators from peers

#### **Local Partnership (10 pts)**

- Partnership with a strong community organization (i.e. social services, development, employment, etc.)
- Demonstrate an understanding and prioritization of the community residents and stakeholders within the project area

#### **Bid Price (5 pts)**

- Amount bid for the site

#### **“Bonus” Points for Additional Criteria (5 pts)**

Bonus points may be awarded for additional elements incorporated in the proposal beyond the minimum project outlined in this RFP. For example, potential components might include the following:

- 0-8 parcels: 1 point
- Number of parcels acquired
- Community/local developer partnership
- Community equity/ownership
- Use of local workforce
- Acquisition of pre-foreclosure/foreclosure homes
- Additional

Your response must be signed by an official authorized to bind your firm or team to its provisions and must state the names, addresses, and phone numbers of all persons authorized to negotiate the proposed project.

The main criteria for selecting an entity will be the submission of qualifications that meet with the criteria stated in the Submission Requirements section. A qualified entity is an individual or development team that, in the opinion of the City of Detroit, possesses the experience and financial resources necessary to successfully undertake and complete the development of the site within the requirements of federal and local laws and regulations.

Final acceptance of the proposal is subject to the approval of both the Detroit Land Bank Authority Board of Directors and the Detroit City Council.

## **VIII. Timeline**

### **RFP Available**

**July 5, 2016**

### **Pre-Proposal Meeting/Conference Call**

**July 15, 2016 at 10:00AM (EST)**

**July 19, 2016 at 2:00PM (EST)**

#### **Coleman A. Young Municipal Center**

2 Woodward Avenue  
Detroit, Michigan 48226  
Dial-In Number: (641) 715-3580  
Access Code: 942-485

### **Walk-Through of Fitzgerald Project Area**

**July 28, 2016, 4:30PM – 7:00PM (EST)**

**August 4, 2016, 9:30AM – 12:00PM (EST)**

### **Question Deadline**

**August 12, 2016**

**Questions to be submitted in writing via email:**

[Fitzgerald-Housing@detroitmi.gov](mailto:Fitzgerald-Housing@detroitmi.gov)

#### **Subject Line:**

Question – Fitzgerald Housing RFP

### **Answers Returned to Respondents**

**August 19, 2016**

Answers will be submitted via email as well as posted in an FAQ on the project website.

### **Proposal Due Date**

**August 26, 2016 by 4:00 PM (EST)**

See following section for submission process

### **Selection of Short List**

**September 9, 2016**

### **Oral Interviews**

**Week of September 12, 2016**

### **RFP Selection & Award Notice**

**September 30, 2016**

Schedule is subject to change. Notice will be provided throughout the RFP process.

## **IX. Submission Process**

The RFP is available **July 5, 2016** through the proposal due date and may be obtained in the following ways:

### **Online**

Project Website: [Fitzgerald-Detroit.com](http://Fitzgerald-Detroit.com)

City of Detroit Fitzgerald Project Website

[www.detroitmi.gov/fitzgerald](http://www.detroitmi.gov/fitzgerald)

City of Detroit Housing & Revitalization Department Website

[www.detroitmi.gov](http://www.detroitmi.gov) >> How Do I... >>

Do Business with the City >> Housing & Revitalization RFPs

[www.detroitmi.gov/How-Do-I/Housing-and-Revitalization-RFPs](http://www.detroitmi.gov/How-Do-I/Housing-and-Revitalization-RFPs)

### **In-Person**

#### **Housing & Revitalization Department**

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226  
9:30 a.m. and 4:00 p.m. (excluding holidays)

**Contact:** Kate Humphrey

### **Directions for Submissions**

To be considered, all Request for Proposals must be received by 4:00pm EST on Thursday, **August 26, 2016**. The responsibility of submitting the Request for Proposals rests entirely with the person or persons submitting the request.

### **Email**

[Fitzgerald-Housing@detroitmi.gov](mailto:Fitzgerald-Housing@detroitmi.gov)

#### **Subject Line:**

Fitzgerald Housing RFP Submission

Electronic submissions must be in 8.5" x 11" PDF format.



## In-Person

### Housing & Revitalization Department

ATTN: Fitzgerald Housing RFP Response  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, MI 48226  
9:30 a.m. and 4:00 p.m. (excluding holidays)

Hardcopy submissions must include (3) copies of materials.

Proposals sent by overnight delivery service will be considered timely filed if date stamped at least one (1) day before the date set for the RFP and time stamped at a time that should have, pursuant to the express policy of the overnight delivery service used, permitted delivery at the date, time and place set for receipt of proposals. 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 proposal, which is not properly marked, addressed or delivered to the submission place, in the required form, by the required submission date and time will be ineligible for consideration.

Faxed submissions of Proposals will not be accepted. Once received by the City of Detroit, submissions will not be returned. Formal communication, such as requests for clarification and/or information concerning this solicitation shall be submitted in writing to the address listed. No information concerning this solicitation or request for clarification will be provided in response to telephone calls.

All expenses involved with the preparation and submission of the RFP to the City of Detroit, or any work performed in connection therewith, shall be the responsibility of the Developer. 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 Developer, in connection with the preparation, submission or follow up to the RFP.

## X. Proposal Disclaimers + Conditions

### A. Reservation of Rights

The City of Detroit reserves the right to reject any and all proposals and to select the proposal it deems to be in the best interest of the City, even if it is not the highest purchase price.

The City of Detroit reserves and may exercise the right to request one or more of the potential developers to provide additional material, clarification, confirmation, or modification of any information in their submission and can implement, amend, substitute, cancel, or otherwise modify this RFP at any time prior to the selection of one or more developers.

All expenses involved with the preparation and submission of the RFP to the City of Detroit, or any work performed in connection therewith, shall be the responsibility of the Developer. 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 Developer, in connection with the preparation, submission or follow up to the RFP.

### B. Rejections, Modification, Cancellations

The City of Detroit expressly reserves the right to: 1) accept or reject, in whole or in part, any and all proposals received; 2) waive any non-conformity; 3) re-advertise for proposals; 4) withhold the award for any reason the City determines; 5) cancel and/or postpone the request for proposals, in part or in its entirety; and/or, 6) take any other appropriate action that is in the best interest of the City. This RFP does not commit the City of Detroit to award a contract, to pay any cost incurred in the preparation of a proposal under this request, or to procure or contract for services.

## C. News Releases and Other Communications

News releases pertaining to these Proposals specifications or the provisions to which they relate shall not be made without prior approval of the City and then only in coordination with the City.

Respondents are advised that no oral interpretation, information or instruction by an officer or employee of the City of Detroit shall be binding upon the City of Detroit

## D. Confidentiality of Proposals

Proposals shall be opened with reasonable precautions to avoid disclosure of contents to competing offers during the process of evaluation. Once proposals have been publicly recorded they are subject to disclosure as per the requirements of the Michigan Freedom of Information Act.

## E. Property Condition

All Property will be sold “AS IS”.

Prospective candidates are hereby notified that the Planning & Development Department has not investigated the environmental condition of the property included in this RFP. Various Federal, State, or other City agencies may have information regarding the environmental condition of the site. Each firm is encouraged to conduct its own due diligence regarding the environmental condition of the Properties and is notified that the Properties may be the subject of environmental contamination. The City of Detroit makes absolutely no warranty or representation regarding the environmental condition of the sites offered within this RFP.

## F. Conflict of Interest

All applicants agree to disclose any direct or indirect, current or future conflicts of interest between themselves and the City of Detroit and its employees. If questions arise about potential conflicts of interests, please contact

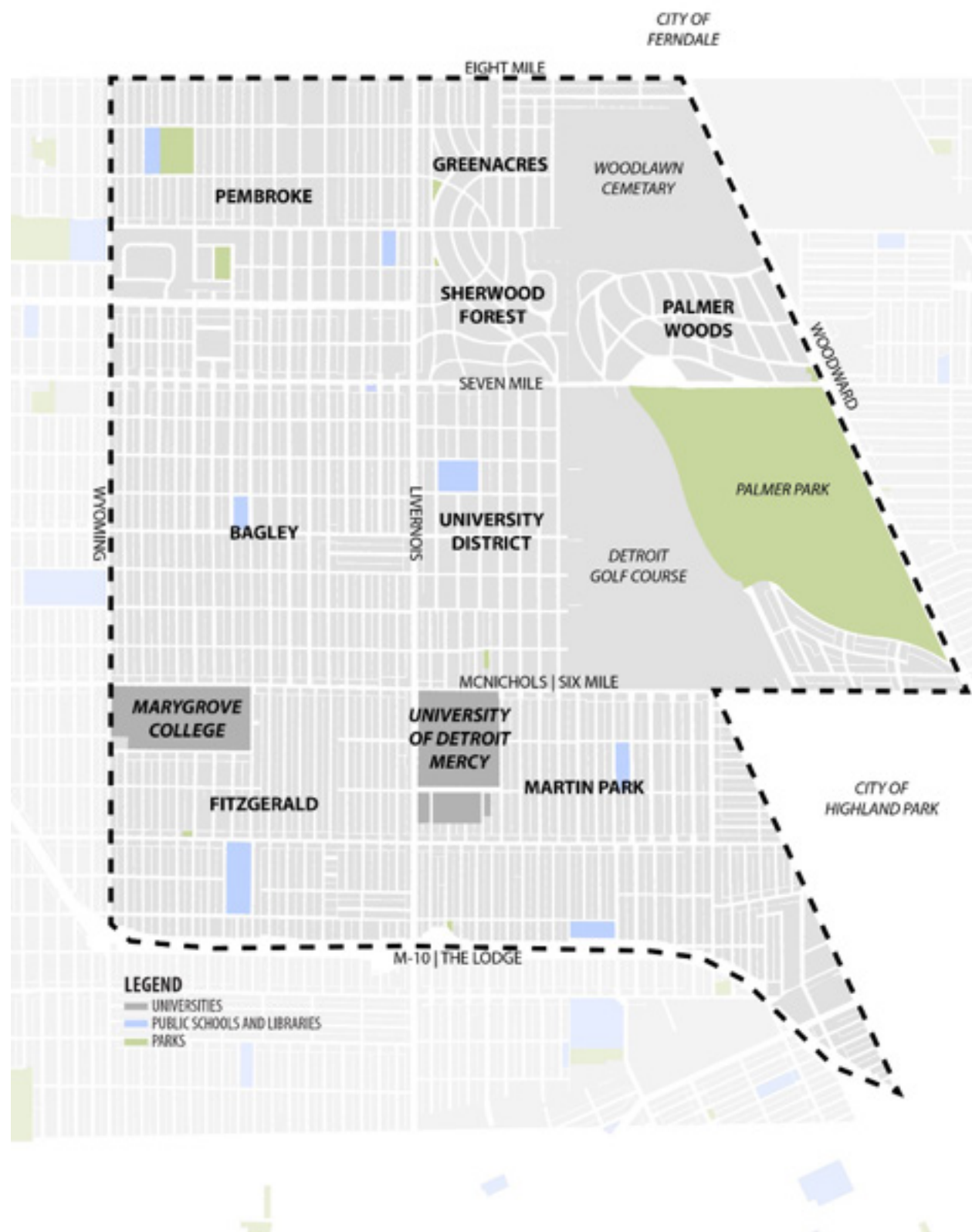
the City of Detroit at [Fitzgerald-Housing@detroitmi.gov](mailto:Fitzgerald-Housing@detroitmi.gov) prior to submitting a response.

## XI. List Of Attachments

- A. Livernois/McNichols Revitalization Initiative Planning Area
- B. Livernois/McNichols Revitalization Initiative Planning Area Aerial
- C. Fitzgerald Project Area
- D. Fitzgerald Neighborhood
- E. Fitzgerald Project Area Aerial
- F. Fitzgerald Project Area Parcel Survey and List
- G. Spackman Mossop & Michael Fitzgerald Project Area Revitalization Plan
  - Neighborhood Framework Plan
  - Sample Parcel-Level Landscape Interventions
  - Sample Budgets (Capital and Operating)
- H. Zoning Map
- I. Detroit Home Mortgage Program: Overview and Product Termsheet
- J. Fitzgerald Project Area - Parcel List

Attachment A

Livernois/McNichols Revitalization Initiative Planning Area





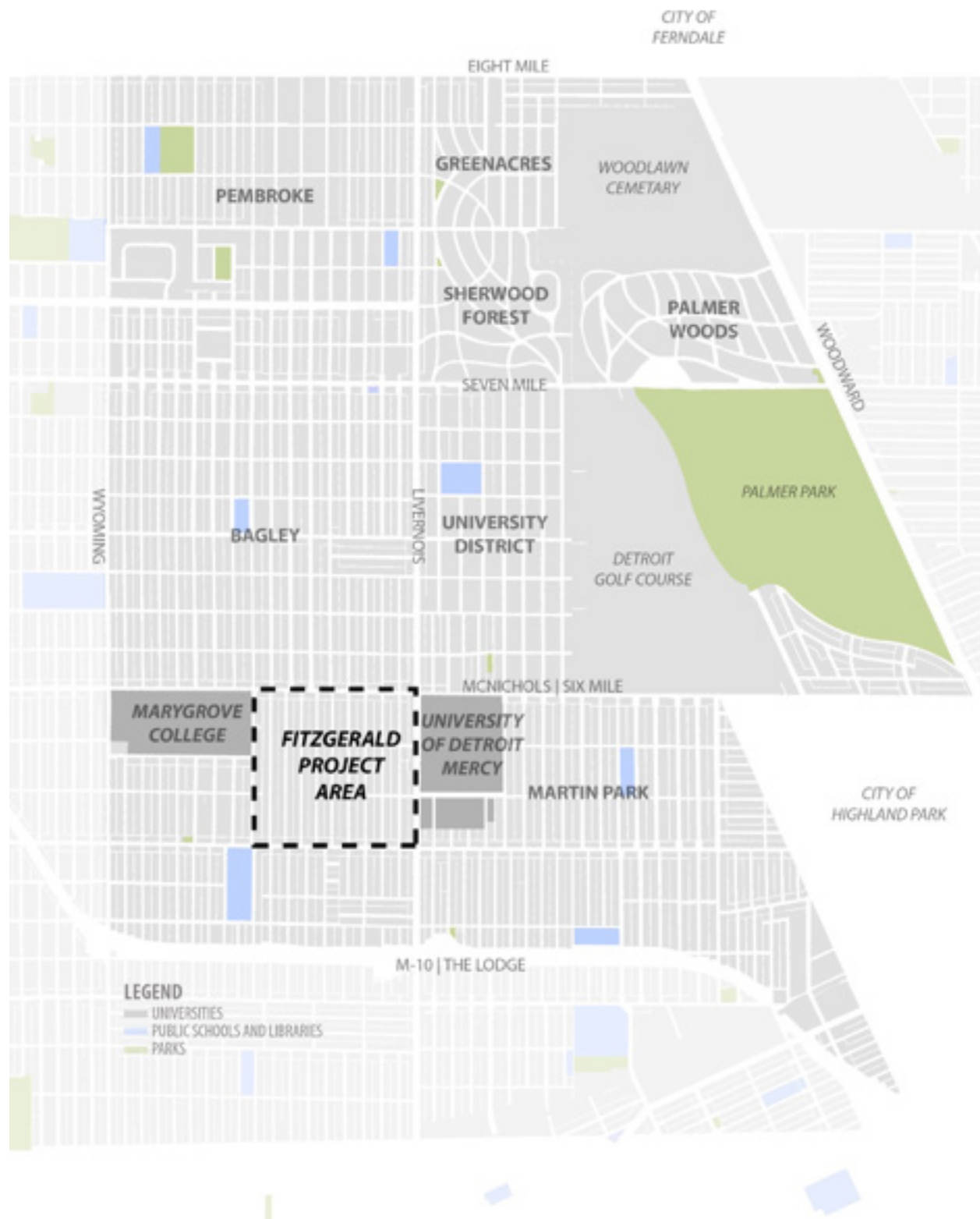
## Attachment B

### Livernois/McNichols Revitalization Initiative Planning Area - Aerial



Attachment C

Fitzgerald Project Area





Attachment D

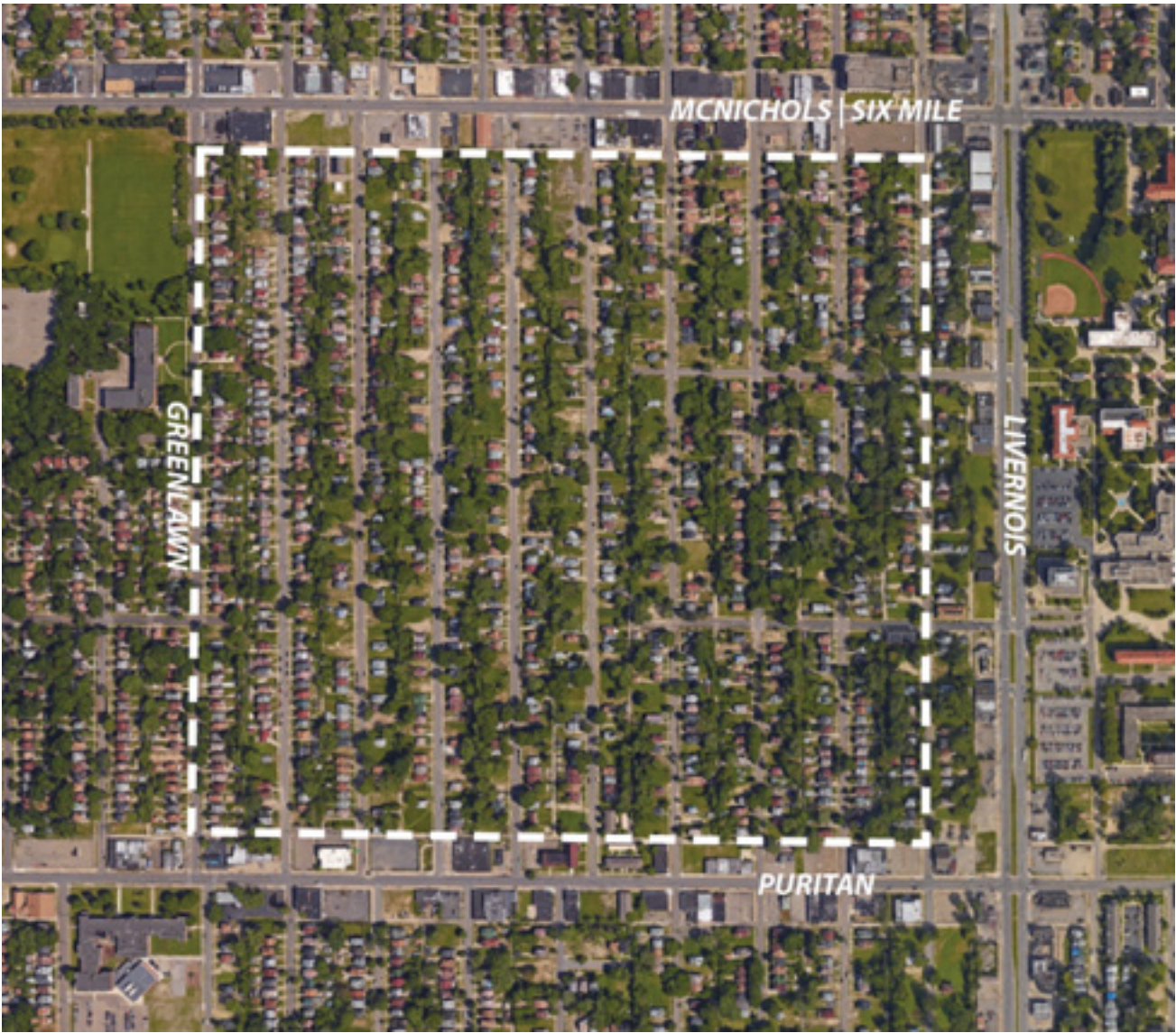
Fitzgerald Neighborhood





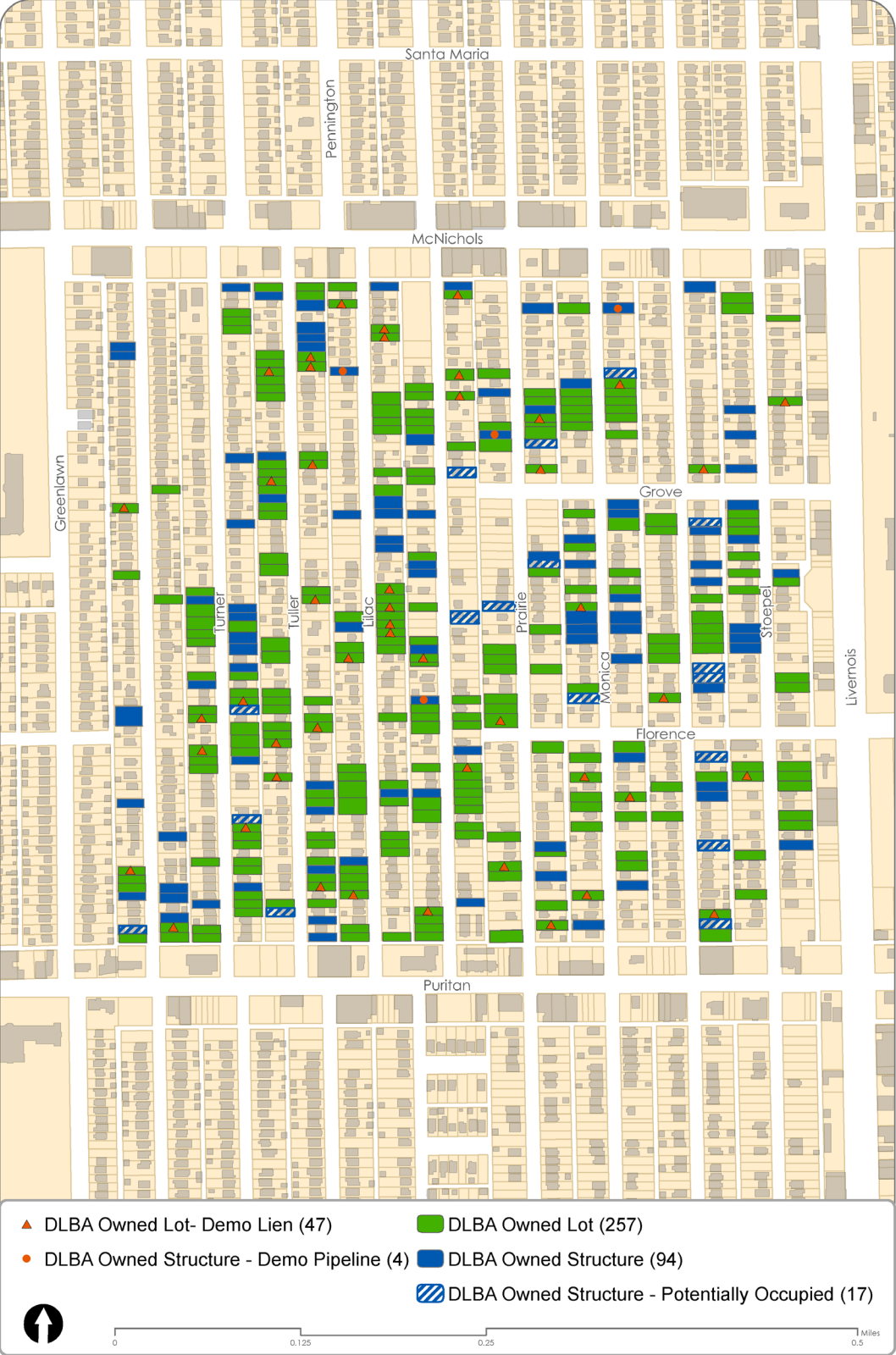
**Attachment E**

Fitzgerald Project Area - Aerial



# DLBA PROPERTIES AND ACTIVITIES

FITZGERALD PROJECT AREA PARCEL SURVEY, July 5, 2016



## Attachment G

### Spackman Mossop & Michael Fitzgerald Project Area Revitalization Plan

- Neighborhood Framework Plan
- Sample Parcel-Level Landscape Interventions
- Sample Budgets (Capital and Operating)















## FITZGERALD COST ESTIMATES

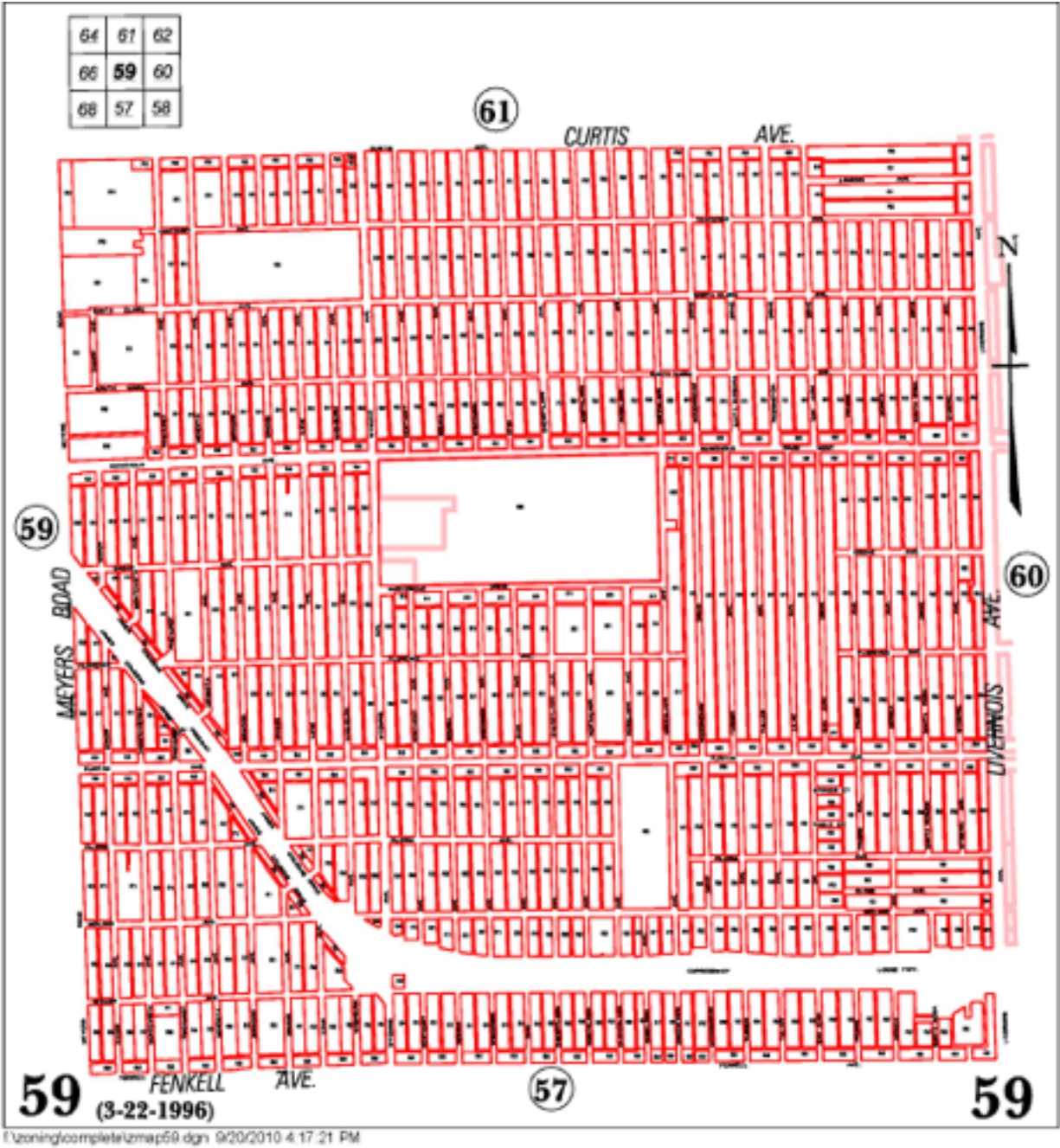
DEVELOPMENT COSTS	UNIT	UNIT COSTS
<b>Demolition (Clean &amp; Clear)</b>	Lot	\$ 1,000
<b>Installation (by typology)</b>		
<i>Meadow</i>	<i>SF</i>	<i>\$1.25</i>
<i>Orchard</i>	<i>SF</i>	<i>\$1.50</i>
<i>Crops</i>	<i>Area</i>	<i>\$4,500</i>
<b>Fencing</b>	LF	\$20
<b>Neighborhood Hubs</b>	Each	\$15,000

MAINTENANCE COSTS*	UNIT	UNIT COSTS
<b>Meadow</b>	<i>SF</i>	<i>\$550</i>
<b>Orchard</b>	<i>SF</i>	<i>\$750</i>
<b>Crops</b>	<i>Area</i>	<i>Tenant- specific</i>
<b>Neighborhood Hubs</b>	Each	\$1,200
<i>*Annual estimate</i>		



Attachment H

Zoning Map





## PRODUCT TERMSHEET

### Overview:

Home appraisals rely significantly on the sales price of homes that are comparable to the property being appraised. This creates an obstacle to developers who would like to renovate and sell single-family homes. Obtaining a mortgage in Detroit -- even for financially qualified homebuyers -- can be challenging because there are relatively few home sales, and most of those homes were not recently renovated. An "appraisal gap" exists when the price of a renovated home exceeds the cost of buying and renovating a single family home. The Detroit Home Mortgage (DHM) is designed to overcome this obstacle. Now, with DHM, participating banks can loan the full value of a renovated home rather than being limited to lending only the current appraised value of the home.

### Participating Lenders:

Huntington Bank, Flagstar Bank, First Merit Bank, Talmer Bank and Trust, Liberty Bank and Trust (see attached list of mortgage loan officers)

### Process:

A prospective homebuyer can request a pre-qualification letter at any of the participating lenders. Information is available at [www.detroithomemortgage.org](http://www.detroithomemortgage.org)

### Borrowing Terms:

- Borrower down payment of 3.5 percent.
- First mortgage up to 96.5 percent of appraised value, with fixed interest rate = "Average Prime Offering Rate"
- Second mortgage up to \$75,000 above appraised value, with fixed interest rate = 5 percent
- Fully amortized terms offered up to 20 years

### Property Standards:

- Available for any home in the City of Detroit.
- Property must comply with local, state, and federal laws for occupancy.
- Eligible property types are single family residences, site condos, 2-unit single family residences.

### Borrower Standards:

- Income limitations do not apply
- Must be owner occupant (no investor-owners).
- The minimum credit score is 600





## DETROIT HOME MORTGAGE

- Program guidelines are based on FHA standards to determine creditworthiness and ability to repay for all borrower(s).
- All DHM homebuyers must complete a basic homebuyer education class offered on-line or in-person.

### Direct DHM Program Questions to:

Krysta Pate, Program Director - [krysta@crfusa.com](mailto:krysta@crfusa.com), 313-335-4038

### Mortgage Loan Originators:

Name	Bank	Direct Phone Number	Email Address
Brandon Huckstep	Huntington Bank	(313) 468-8324	<a href="mailto:Brandon.h.huckstep@huntington.com">Brandon.h.huckstep@huntington.com</a>
Damon Hodge	Liberty Bank and Trust	(313) 202-2102	<a href="mailto:dchodge@libertybank.net">dchodge@libertybank.net</a>
Darlene Leaks	First Merit Bank	(313) 348-1920	<a href="mailto:darlene.leaks@firstmerit.com">darlene.leaks@firstmerit.com</a>
Jeanine Hutyra	Flagstar Bank	(586) 580-9784	<a href="mailto:jeanine.hutyra@flagstar.com">jeanine.hutyra@flagstar.com</a>
Joe Lockwood	Talmer Bank and Trust	(248) 613-2234	<a href="mailto:jlockwood@talmerbank.com">jlockwood@talmerbank.com</a>
Ken Sullivan	Flagstar Bank	(586) 596-1977	<a href="mailto:ken.sullivan@flagstar.com">ken.sullivan@flagstar.com</a>
Laura Castone	Talmer Bank and Trust	(248) 269-6443	<a href="mailto:lcastone@talmerbank.com">lcastone@talmerbank.com</a>
Lisa Royster	First Merit Bank	(313) 610-7283	<a href="mailto:lisa.royster@firstmerit.com">lisa.royster@firstmerit.com</a>
Michael Stark	Huntington Bank	(248) 655-5638	<a href="mailto:michael.stark@huntington.com">michael.stark@huntington.com</a>
Priscilla Hampton	First Merit Bank	(313) 590-9880	<a href="mailto:priscilla.hampton@firstmerit.com">priscilla.hampton@firstmerit.com</a>
Scott Falconer	Talmer Bank and Trust	(586) 243-2555	<a href="mailto:sfalconer@talmerbank.com">sfalconer@talmerbank.com</a>

## Attachment J

### Fitzgerald Project Area Parcel List

Address	Parcel Number	Demolition Lien Amount	Category
16190 Stoepel	16018990.		DLBA Owned Structure
16206 Stoepel	16018992.		DLBA Owned Lot
16210 Stoepel	16018993.		DLBA Owned Lot
16232 Stoepel	16018996.		DLBA Owned Lot
16238 Stoepel	16018997.		DLBA Owned Lot
16248 Stoepel	16018998.		DLBA Owned Lot
16526 Stoepel	16019004.		DLBA Owned Lot
16534 Stoepel	16019005.		DLBA Owned Lot
16600 Stoepel	16019015.		DLBA Owned Lot
16606 Stoepel	16019016.		DLBA Owned Structure
16856 Stoepel	16019033.	\$ 25,000.00	DLBA Owned Lot- Demo Lien
16920 Stoepel	16019041.002L		DLBA Owned Lot
16933 Stoepel	16019469.		DLBA Owned Lot
16925 Stoepel	16019470.		DLBA Owned Lot
16853 Stoepel	16019480.		DLBA Owned Structure
16833 Stoepel	16019483.		DLBA Owned Structure
16811 Stoepel	16019487.		DLBA Owned Structure
16801 Stoepel	16019488.		DLBA Owned Lot
16657 Stoepel	16019489.		DLBA Owned Structure
16649 Stoepel	16019490.		DLBA Owned Lot
16645 Stoepel	16019491.		DLBA Owned Lot
16639 Stoepel	16019492.		DLBA Owned Lot
16633 Stoepel	16019493.		DLBA Owned Structure
16621 Stoepel	16019495.		DLBA Owned Lot
16609 Stoepel	16019497.		DLBA Owned Lot
16597 Stoepel	16019499.		DLBA Owned Lot
16569 Stoepel	16019503.		DLBA Owned Structure
16561 Stoepel	16019504.		DLBA Owned Structure
16555 Stoepel	16019505.		DLBA Owned Structure
16247 Stoepel	16019515.		DLBA Owned Lot
16243 Stoepel	16019516.	\$ 11,260.00	DLBA Owned Lot- Demo Lien
16185 Stoepel	16019524.		DLBA Owned Lot
16157 Stoepel	16019528.		DLBA Owned Lot
16128 Santa Rosa	16020101.		DLBA Owned Lot
16134 Santa Rosa	16020102.		DLBA Owned Structure - Potentially Occupied
16140 Santa Rosa	16020103.	\$ 10,901.00	DLBA Owned Lot- Demo Lien
16190 Santa Rosa	16020110.		DLBA Owned Structure - Potentially Occupied
16226 Santa Rosa	16020115.		DLBA Owned Structure
16230 Santa Rosa	16020116.		DLBA Owned Structure
16240 Santa Rosa	16020117.		DLBA Owned Lot
16254 Santa Rosa	16020119.		DLBA Owned Structure - Potentially Occupied
16526 Santa Rosa	16020124.		DLBA Owned Structure
16532 Santa Rosa	16020125.		DLBA Owned Structure - Potentially Occupied
16540 Santa Rosa	16020126.		DLBA Owned Structure - Potentially Occupied
16554 Santa Rosa	16020128.		DLBA Owned Lot
16562 Santa Rosa	16020129.		DLBA Owned Lot
16566 Santa Rosa	16020130.		DLBA Owned Lot
16576 Santa Rosa	16020131.		DLBA Owned Lot
16588 Santa Rosa	16020133.		DLBA Owned Lot
16602 Santa Rosa	16020135.		DLBA Owned Structure
16614 Santa Rosa	16020137.		DLBA Owned Structure
16636 Santa Rosa	16020141.		DLBA Owned Structure
16642 Santa Rosa	16020142.		DLBA Owned Structure - Potentially Occupied
16810 Santa Rosa	16020146.	\$ 16,643.18	DLBA Owned Lot- Demo Lien
16938 Santa Rosa	16020165.		DLBA Owned Structure

Address	Parcel Number	Demolition Lien Amount	Category
16811 Santa Rosa	16020608.		DLBA Owned Lot
16801 Santa Rosa	16020609.	\$ 25,000.00	DLBA Owned Lot- Demo Lien
16645 Santa Rosa	16020612.		DLBA Owned Lot
16639 Santa Rosa	16020613.		DLBA Owned Lot
16561 Santa Rosa	16020625.		DLBA Owned Lot
16555 Santa Rosa	16020626.		DLBA Owned Lot
16547 Santa Rosa	16020627.		DLBA Owned Lot
16519 Santa Rosa	16020631.	\$ 18,709.75	DLBA Owned Lot- Demo Lien
16235 Santa Rosa	16020638.		DLBA Owned Lot
16215 Santa Rosa	16020641.		DLBA Owned Lot
16164 Monica	16021227.		DLBA Owned Structure
16176 Monica	16021229.		DLBA Owned Lot
16188 Monica	16021230.		DLBA Owned Lot
16212 Monica	16021234.		DLBA Owned Lot
16226 Monica	16021236.	\$ 11,152.00	DLBA Owned Lot- Demo Lien
16254 Monica	16021240.		DLBA Owned Structure
16260 Monica	16021241.		DLBA Owned Lot
16546 Monica	16021248.		DLBA Owned Structure
16568 Monica	16021251.		DLBA Owned Structure
16576 Monica	16021252.		DLBA Owned Structure
16590 Monica	16021254.		DLBA Owned Structure
16596 Monica	16021255.		DLBA Owned Lot
16608 Monica	16021257.		DLBA Owned Lot
16644 Monica	16021263.		DLBA Owned Lot
16650 Monica	16021264.		DLBA Owned Structure
16656 Monica	16021265.		DLBA Owned Structure
16834 Monica	16021271.		DLBA Owned Lot
16846 Monica	16021273.		DLBA Owned Lot
16850 Monica	16021274.		DLBA Owned Lot
16858 Monica	16021275.		DLBA Owned Lot
16866 Monica	16021276.		DLBA Owned Lot
16868 Monica	16021277.	\$ 11,083.89	DLBA Owned Lot- Demo Lien
16878 Monica	16021278.		DLBA Owned Structure - Potentially Occupied
16922 Monica	16021284.		DLBA Owned Structure - Demo Pipeline
16925 Monica	16021717.		DLBA Owned Lot
16871 Monica	16021724.		DLBA Owned Structure
16865 Monica	16021725.		DLBA Owned Lot
16859 Monica	16021726.		DLBA Owned Lot
16851 Monica	16021727.		DLBA Owned Lot
16847 Monica	16021728.		DLBA Owned Lot
16841 Monica	16021729.		DLBA Owned Lot
16805 Monica	16021735.		DLBA Owned Lot
16651 Monica	16021737.		DLBA Owned Lot
16633 Monica	16021740.		DLBA Owned Structure
16627 Monica	16021741.		DLBA Owned Lot
16615 Monica	16021743.		DLBA Owned Structure
16597 Monica	16021746.		DLBA Owned Lot
16585 Monica	16021748.	\$ 7,208.00	DLBA Owned Lot- Demo Lien
16575 Monica	16021749.		DLBA Owned Structure
16569 Monica	16021750.		DLBA Owned Structure
16561 Monica	16021751.		DLBA Owned Structure
16527 Monica	16021756.		DLBA Owned Lot
16519 Monica	16021757.		DLBA Owned Structure - Potentially Occupied
16255 Monica	16021761.		DLBA Owned Lot
16241 Monica	16021763.	\$ 16,859.47	DLBA Owned Lot- Demo Lien

Address	Parcel Number	Demolition Lien Amount	Category
16227 Monica	16021765.		DLBA Owned Lot
16219 Monica	16021766.		DLBA Owned Lot
16205 Monica	16021768.		DLBA Owned Lot
16155 Monica	16021775.	\$ 7,868.00	DLBA Owned Lot- Demo Lien
16135 Monica	16021778.		DLBA Owned Structure
16134 Prairie	16022759.	\$ 8,899.00	DLBA Owned Lot- Demo Lien
16148 Prairie	16022761.		DLBA Owned Lot
16170 Prairie	16022764.		DLBA Owned Structure
16186 Prairie	16022766.		DLBA Owned Lot
16192 Prairie	16022767.		DLBA Owned Structure
16260 Prairie	16022777.		DLBA Owned Lot
16540 Prairie	16022783.		DLBA Owned Lot
16568 Prairie	16022787.		DLBA Owned Lot
16608 Prairie	16022793.		DLBA Owned Lot
16614 Prairie	16022794.		DLBA Owned Structure - Potentially Occupied
16618 Prairie	16022795.		DLBA Owned Structure
16634 Prairie	16022797.		DLBA Owned Lot
16640 Prairie	16022798.		DLBA Owned Lot
16644 Prairie	16022799.		DLBA Owned Lot
16650 Prairie	16022800.		DLBA Owned Lot
16656 Prairie	16022801.		DLBA Owned Lot
16810 Prairie	16022803.	\$ 10,040.60	DLBA Owned Lot- Demo Lien
16828 Prairie	16022806.		DLBA Owned Structure - Potentially Occupied
16834 Prairie	16022807.		DLBA Owned Lot
16840 Prairie	16022808.		DLBA Owned Lot
16846 Prairie	16022809.	\$ 9,782.60	DLBA Owned Lot- Demo Lien
16850 Prairie	16022810.		DLBA Owned Structure
16856 Prairie	16022811.		DLBA Owned Lot
16864 Prairie	16022812.		DLBA Owned Lot
16922 Prairie	16022820.		DLBA Owned Structure
16877 Prairie	16023249.		DLBA Owned Lot
16865 Prairie	16023251.		DLBA Owned Structure
16841 Prairie	16023255.		DLBA Owned Lot
16835 Prairie	16023256.		DLBA Owned Structure - Demo Pipeline
16829 Prairie	16023257-8		DLBA Owned Lot
16657 Prairie	16023262.		DLBA Owned Lot
16651 Prairie	16023263.		DLBA Owned Lot
16645 Prairie	16023264.		DLBA Owned Structure
16639 Prairie	16023265.		DLBA Owned Lot
16633 Prairie	16023266.		DLBA Owned Lot
16625 Prairie	16023267.		DLBA Owned Lot
16621 Prairie	16023268.		DLBA Owned Lot
16615 Prairie	16023269.		DLBA Owned Lot
16609 Prairie	16023270.	\$ 9,242.00	DLBA Owned Lot- Demo Lien
16603 Prairie	16023271.	\$ 11,081.00	DLBA Owned Lot- Demo Lien
16583 Prairie	16023274.		DLBA Owned Structure - Potentially Occupied
16555 Prairie	16023278.		DLBA Owned Lot
16547 Prairie	16023279.		DLBA Owned Lot
16541 Prairie	16023280.		DLBA Owned Lot
16521 Prairie	16023283.		DLBA Owned Lot
16511 Prairie	16023284.		DLBA Owned Lot
16505 Prairie	16023285.	\$ 18,286.00	DLBA Owned Lot- Demo Lien
16199 Prairie	16023295.		DLBA Owned Lot
16177 Prairie	16023298.	\$ 16,420.45	DLBA Owned Lot- Demo Lien
16171 Prairie	16023299.		DLBA Owned Lot

Address	Parcel Number	Demolition Lien Amount	Category
16127 Prairie	16023305.		DLBA Owned Lot
16152 San Juan	16025486.		DLBA Owned Structure
16200 San Juan	16025494.		DLBA Owned Lot
16206 San Juan	16025495.		DLBA Owned Lot
16218 San Juan	16025497.		DLBA Owned Lot
16224 San Juan	16025498.		DLBA Owned Lot
16230 San Juan	16025499.		DLBA Owned Lot
16236 San Juan	16025500.		DLBA Owned Lot
16242 San Juan	16025501.		DLBA Owned Lot
16248 San Juan	16025502.	\$ 24,551.00	DLBA Owned Lot- Demo Lien
16264 San Juan	16025504.		DLBA Owned Structure
16502 San Juan	16025507.		DLBA Owned Lot
16508 San Juan	16025508.		DLBA Owned Lot
16520 San Juan	16025510.		DLBA Owned Lot
16580 San Juan	16025519-20		DLBA Owned Structure - Potentially Occupied
16616 San Juan	16025526.		DLBA Owned Lot
16622 San Juan	16025527.		DLBA Owned Lot
16628 San Juan	16025528.		DLBA Owned Lot
16630 San Juan	16025529.		DLBA Owned Lot
16646 San Juan	16025531.		DLBA Owned Structure - Demo Pipeline
16652 San Juan	16025532.		DLBA Owned Lot
16658 San Juan	16025533.		DLBA Owned Structure - Demo Pipeline
16664 San Juan	16025534.		DLBA Owned Lot
16800 San Juan	16025535.		DLBA Owned Lot
16808 San Juan	16025536.		DLBA Owned Structure - Potentially Occupied
16824 San Juan	16025539.		DLBA Owned Lot
16862 San Juan	16025543.	\$ 9,621.75	DLBA Owned Lot- Demo Lien
16876 San Juan	16025545.	\$ 11,659.00	DLBA Owned Lot- Demo Lien
16934 San Juan	16025554.	\$ 25,000.00	DLBA Owned Lot- Demo Lien
16940 San Juan	16025555.		DLBA Owned Structure
16869 San Juan	16025979.		DLBA Owned Lot
16861 San Juan	16025980.		DLBA Owned Lot
16851 San Juan	16025982.		DLBA Owned Lot
16845 San Juan	16025983.		DLBA Owned Lot
16839 San Juan	16025984.		DLBA Owned Lot
16831 San Juan	16025985.		DLBA Owned Structure
16809 San Juan	16025988.		DLBA Owned Lot
16803 San Juan	16025989.		DLBA Owned Lot
16653 San Juan	16025993.		DLBA Owned Structure
16649 San Juan	16025994.		DLBA Owned Lot
16641 San Juan	16025995.	\$ 17,416.00	DLBA Owned Lot- Demo Lien
16635 San Juan	16025996.		DLBA Owned Lot
16623 San Juan	16025998.		DLBA Owned Lot
16617 San Juan	16025999.		DLBA Owned Structure
16611 San Juan	16026000.		DLBA Owned Structure
16587 San Juan	16026004.		DLBA Owned Lot
16563 San Juan	16026008.		DLBA Owned Lot
16557 San Juan	16026009.		DLBA Owned Structure
16551 San Juan	16026010.	\$ 16,592.00	DLBA Owned Lot- Demo Lien
16547 San Juan	16026011.001		DLBA Owned Lot
16521 San Juan	16026015.		DLBA Owned Structure - Demo Pipeline
16515 San Juan	16026016.		DLBA Owned Lot
16509 San Juan	16026017.		DLBA Owned Lot
16503 San Juan	16026018-9		DLBA Owned Lot
16251 San Juan	16026023.		DLBA Owned Lot

Address	Parcel Number	Demolition Lien Amount	Category
16233 San Juan	16026026.		DLBA Owned Structure
16217 San Juan	16026027-8		DLBA Owned Lot
16213 San Juan	16026029.		DLBA Owned Lot
16147 San Juan	16026040.	\$ 12,418.00	DLBA Owned Lot- Demo Lien
16141 San Juan	16026041.		DLBA Owned Lot
16135 San Juan	16026042.		DLBA Owned Lot
16129 San Juan	16026043.		DLBA Owned Lot
16130 Lilac	16026164.		DLBA Owned Lot
16188 Lilac	16026174.		DLBA Owned Lot
16194 Lilac	16026175.		DLBA Owned Lot
16200 Lilac	16026176.		DLBA Owned Lot
16224 Lilac	16026180.		DLBA Owned Lot
16230 Lilac	16026181.		DLBA Owned Structure
16236 Lilac	16026182.		DLBA Owned Lot
16508 Lilac	16026189.		DLBA Owned Lot
16556 Lilac	16026197.		DLBA Owned Lot
16562 Lilac	16026198.		DLBA Owned Lot
16568 Lilac	16026199.	\$ 8,475.95	DLBA Owned Lot- Demo Lien
16574 Lilac	16026200.	\$ 10,457.00	DLBA Owned Lot- Demo Lien
16580 Lilac	16026201.		DLBA Owned Lot
16586 Lilac	16026202.	\$ 25,000.00	DLBA Owned Lot- Demo Lien
16592 Lilac	16026203.		DLBA Owned Lot
16598 Lilac	16026204.	\$ 7,892.05	DLBA Owned Lot- Demo Lien
16628 Lilac	16026208.		DLBA Owned Structure
16634 Lilac	16026209.		DLBA Owned Structure
16646 Lilac	16026211.		DLBA Owned Lot
16650 Lilac	16026212.		DLBA Owned Structure
16660 Lilac	16026213.		DLBA Owned Structure
16670 Lilac	16026214.		DLBA Owned Lot
16808 Lilac	16026216.		DLBA Owned Lot
16842 Lilac	16026221.		DLBA Owned Lot
16844 Lilac	16026222.		DLBA Owned Lot
16850 Lilac	16026223-4		DLBA Owned Lot
16864 Lilac	16026225.		DLBA Owned Lot
16904 Lilac	16026232.	\$ 11,818.00	DLBA Owned Lot- Demo Lien
16910 Lilac	16026233.	\$ 11,480.00	DLBA Owned Lot- Demo Lien
16940 Lilac	16026238.		DLBA Owned Structure
16941 Lilac	16026564.		DLBA Owned Lot
16929 Lilac	16026566.	\$ 15,848.00	DLBA Owned Lot- Demo Lien
16881 Lilac	16026573.		DLBA Owned Structure - Demo Pipeline
16653 Lilac	16026590.		DLBA Owned Structure
16647 Lilac	16026591.		DLBA Owned Lot
16641 Lilac	16026592.		DLBA Owned Lot
16635 Lilac	16026593.		DLBA Owned Lot
16627 Lilac	16026594.		DLBA Owned Lot
16579 Lilac	16026600-1		DLBA Owned Lot
16571 Lilac	16026602.		DLBA Owned Structure
16559 Lilac	16026604.		DLBA Owned Lot
16551 Lilac	16026605.	\$ 6,095.50	DLBA Owned Lot- Demo Lien
16249 Lilac	16026618.		DLBA Owned Lot
16243 Lilac	16026619.		DLBA Owned Lot
16237 Lilac	16026620-1		DLBA Owned Lot
16219 Lilac	16026622-3		DLBA Owned Lot
16183 Lilac	16026629.		DLBA Owned Structure
16177 Lilac	16026630.		DLBA Owned Lot



Address	Parcel Number	Demolition Lien Amount	Category
16171 Lilac	16026631.		DLBA Owned Lot
16165 Lilac	16026632.		DLBA Owned Lot
16159 Lilac	16026633.	\$ 10,054.00	DLBA Owned Lot- Demo Lien
16135 Lilac	16026637.		DLBA Owned Lot
16129 Lilac	16026638.		DLBA Owned Lot
16128 Tuller	16026860.		DLBA Owned Structure
16140 Tuller	16026862.		DLBA Owned Structure
16152 Tuller	16026864.		DLBA Owned Lot
16164 Tuller	16026866.	\$ 14,239.24	DLBA Owned Lot- Demo Lien
16170 Tuller	16026867.		DLBA Owned Lot
16176 Tuller	16026868.		DLBA Owned Structure
16182 Tuller	16026869.		DLBA Owned Lot
16194 Tuller	16026871.		DLBA Owned Lot
16200 Tuller	16026872.		DLBA Owned Lot
16218 Tuller	16026875.		DLBA Owned Structure
16224 Tuller	16026876.		DLBA Owned Lot
16230 Tuller	16026877.		DLBA Owned Lot
16236 Tuller	16026878.		DLBA Owned Structure
16500 Tuller	16026885.	\$ 8,310.00	DLBA Owned Lot- Demo Lien
16508 Tuller	16026886.		DLBA Owned Lot
16520 Tuller	16026888.		DLBA Owned Lot
16590 Tuller	16026900.	\$ 12,059.24	DLBA Owned Lot- Demo Lien
16596 Tuller	16026901.		DLBA Owned Lot
16624 Tuller	16026906.		DLBA Owned Lot
16632 Tuller	16026907.		DLBA Owned Lot
16688 Tuller	16026915.	\$ 9,502.00	DLBA Owned Lot- Demo Lien
16694 Tuller	16026916.		DLBA Owned Lot
16758 Tuller	16026926.	\$ 11,441.00	DLBA Owned Lot- Demo Lien
16764 Tuller	16026927.	\$ 7,283.00	DLBA Owned Lot- Demo Lien
16770 Tuller	16026928.		DLBA Owned Structure
16778 Tuller	16026929.		DLBA Owned Structure
16784 Tuller	16026930.		DLBA Owned Structure
16800 Tuller	16026933.		DLBA Owned Structure
16808 Tuller	16026934.		DLBA Owned Lot
16814 Tuller	16026935.		DLBA Owned Lot
16815 Tuller	16026936.		DLBA Owned Lot
16807 Tuller	16026937.		DLBA Owned Structure
16767 Tuller	16026944.		DLBA Owned Lot
16761 Tuller	16026945.		DLBA Owned Lot
16755 Tuller	16026946.	\$ 9,937.00	DLBA Owned Lot- Demo Lien
16749 Tuller	16026947.		DLBA Owned Lot
16743 Tuller	16026948.		DLBA Owned Lot
16735 Tuller	16026949.		DLBA Owned Lot
16695 Tuller	16026956.		DLBA Owned Structure
16689 Tuller	16026957.		DLBA Owned Lot
16683 Tuller	16026958.		DLBA Owned Lot
16677 Tuller	16026959.	\$ 25,000.00	DLBA Owned Lot- Demo Lien
16671 Tuller	16026960.		DLBA Owned Lot
16665 Tuller	16026961.		DLBA Owned Structure
16659 Tuller	16026962.		DLBA Owned Lot
16653 Tuller	16026963.		DLBA Owned Lot
16641 Tuller	16026965.	\$ 15,108.85	DLBA Owned Lot- Demo Lien
16635 Tuller	16026966.		DLBA Owned Structure
16623 Tuller	16026968.		DLBA Owned Lot
16615 Tuller	16026969.		DLBA Owned Lot

Address	Parcel Number	Demolition Lien Amount	Category
16561 Tuller	16026977-8		DLBA Owned Lot
16549 Tuller	16026979.		DLBA Owned Lot
16527 Tuller	16026983.		DLBA Owned Lot
16519 Tuller	16026984.		DLBA Owned Lot
16515 Tuller	16026985.		DLBA Owned Lot
16503 Tuller	16026987.		DLBA Owned Lot
16271 Tuller	16026988.		DLBA Owned Lot
16267 Tuller	16026989.	\$ 10,313.00	DLBA Owned Lot- Demo Lien
16241 Tuller	16026993.	\$ 11,589.00	DLBA Owned Lot- Demo Lien
16155 Tuller	16027008.		DLBA Owned Lot
16147 Tuller	16027009.		DLBA Owned Structure - Potentially Occupied
16146 Turner	16027456.		DLBA Owned Lot
16150 Turner	16027457.		DLBA Owned Lot
16156 Turner	16027458.		DLBA Owned Lot
16164 Turner	16027459.		DLBA Owned Structure
16176 Turner	16027461.		DLBA Owned Lot
16180 Turner	16027462.		DLBA Owned Lot
16194 Turner	16027464.		DLBA Owned Lot
16200 Turner	16027465.		DLBA Owned Lot
16206 Turner	16027466.	\$ 16,426.46	DLBA Owned Lot- Demo Lien
16212 Turner	16027467.		DLBA Owned Structure - Potentially Occupied
16252 Turner	16027474.		DLBA Owned Structure
16260 Turner	16027475.		DLBA Owned Lot
16264 Turner	16027476.		DLBA Owned Lot
16502 Turner	16027477-8		DLBA Owned Lot
16514 Turner	16027480.		DLBA Owned Structure - Potentially Occupied
16520 Turner	16027481.	\$ 7,889.00	DLBA Owned Lot- Demo Lien
16526 Turner	16027482.		DLBA Owned Lot
16538 Turner	16027484.		DLBA Owned Lot
16548 Turner	16027485.		DLBA Owned Structure
16556 Turner	16027487.		DLBA Owned Structure
16566 Turner	16027488.		DLBA Owned Structure
16574 Turner	16027489.		DLBA Owned Lot
16580 Turner	16027490.		DLBA Owned Structure
16588 Turner	16027491.		DLBA Owned Structure
16646 Turner	16027500.		DLBA Owned Structure
16694 Turner	16027507.		DLBA Owned Structure
16784 Turner	16027522.		DLBA Owned Lot
16788 Turner	16027523.		DLBA Owned Lot
16790 Turner	16027524.		DLBA Owned Lot
16816 Turner	16027527.		DLBA Owned Structure
16643 Turner	16027957.		DLBA Owned Lot
16639 Turner	16027958.		DLBA Owned Lot
16605 Turner	16027964.		DLBA Owned Lot
16597 Turner	16027965.		DLBA Owned Structure
16585 Turner	16027966-7		DLBA Owned Lot
16575 Turner	16027968.		DLBA Owned Lot
16569 Turner	16027969.		DLBA Owned Lot
16565 Turner	16027970.		DLBA Owned Lot
16541 Turner	16027974.		DLBA Owned Lot
16537 Turner	16027975.		DLBA Owned Structure
16517 Turner	16027978.		DLBA Owned Lot
16511 Turner	16027979.	\$ 10,771.00	DLBA Owned Lot- Demo Lien
16259 Turner	16027983.	\$ 10,362.00	DLBA Owned Lot- Demo Lien
16255 Turner	16027984.		DLBA Owned Lot

Address	Parcel Number	Demolition Lien Amount	Category
16249 Turner	16027985.		DLBA Owned Lot
16183 Turner	16027996.		DLBA Owned Lot
16153 Turner	16028001.		DLBA Owned Structure
16135 Turner	16028004.		DLBA Owned Lot
16129 Turner	16028005.		DLBA Owned Lot
16128 Woodingham	16028336.		DLBA Owned Lot
16136 Woodingham	16028337.	\$ 11,652.00	DLBA Owned Lot- Demo Lien
16142 Woodingham	16028338.		DLBA Owned Structure
16156 Woodingham	16028340.		DLBA Owned Structure
16162 Woodingham	16028341.		DLBA Owned Structure
16200 Woodingham	16028347.		DLBA Owned Structure
16594 Woodingham	16028372.		DLBA Owned Lot
16624 Woodingham	16028377.		DLBA Owned Lot
16634 Woodingham	16028378.		DLBA Owned Lot
16672 Woodingham	16028384.		DLBA Owned Lot
16775 Woodingham	16028825.		DLBA Owned Structure
16769 Woodingham	16028826.		DLBA Owned Structure
16661 Woodingham	16028842.	\$ 13,985.00	DLBA Owned Lot- Demo Lien
16613 Woodingham	16028849.		DLBA Owned Lot
16509 Woodingham	16028864-5		DLBA Owned Structure
16223 Woodingham	16028873.		DLBA Owned Structure
16175 Woodingham	16028881.	\$ 10,511.50	DLBA Owned Lot- Demo Lien
16169 Woodingham	16028882.		DLBA Owned Lot
16163 Woodingham	16028883.		DLBA Owned Lot
16157 Woodingham	16028884.		DLBA Owned Structure
16135 Woodingham	16028888.		DLBA Owned Structure - Potentially Occupied
16131 Woodingham	16028889.		DLBA Owned Lot