

PUBLIC
FACILITY
REHAB
&
COMMERCIAL
FAÇADE
REHAB

PFR: PURPOSE

- Rehab buildings that provide space or will provide space for CDBG eligible, **currently operating** public service programs
- Facility must be open to the public on a regular basis (35hr/wk min.)

FUNDING PRIORITIES

- **Building Code violations**
- **Federal ADA Compliance**
- **Hazardous conditions/safety concerns**
- **Energy efficiency upgrades**

PROPERTY CONTROL

- **Must own property/pending purchase OR**
 - **Long term lease**
 - **Must have lease of at least 5 yrs (10 yrs preferred)**
 - **Must agree to 5 year lien**
- *MUST SUBMIT COPY OF LEASE/DEED WITH PROPOSAL**

REQUIRED PS ACTIVITY INFO:

- **Outputs of PS program?**
- **Hours of operation (35hr/week minimum)?**
- **PS funding sources**
 - **Is PS activity self-sustaining?**

FUNDING ASSESSMENT

- **Past PFR, CDBG funding**
- **Other funding sources**
- **Master Rehabilitation Plan will determine cost, priority work**
- **Minimum request \$100K**

MATCHING FUNDS

- **Must provide a 35% match**
 - **Ex. \$100k allocation = \$35K required match**
- **Document matching funds**
 - **Attempt raising other funds**

RELIGIOUS ACTIVITIES

- **FACILITY/SPACE USED FOR PUBLIC SERVICES MUST NOT BE USED:**
 - **FOR INHERENTLY RELIGIOUS ACTIVITIES**
 - **AS PRINCIPLE PLACE OF WORSHIP**
- ❖ **CANNOT DISCRIMINATE AGAINST PERSONS SEEKING PUBLIC SERVICE ON THE BASIS OF RELIGION**

BUILDING INFORMATION

- **Information required for building to be rehabilitated**
 - **Taxes up to date?**
 - **Licensing?**
 - **Compliant with fire codes, zoning regulations?**
 - **Religious activities held at the site?**
 - **Recent inspections?**

MASTER REHABILITATION PLAN: BUILDING ASSESSMENT

- Architect or engineer must be **registered in the state of Michigan**
- Must indicate building code & ADA compliances
- Must indicate hazardous/flammable materials on site and any implications of rehab



MASTER REHABILITATION PLAN

- Groups must cover cost of MRP
- 2 copies of MRP required this year
- If you submitted an MRP last year, you must submit an **updated** copy of it this year
- Updated MRPs must include any hazardous/flammable materials disclosure and any safety or environmental concerns that may arise due to rehab
- **MRP DUE WITH PROPOSAL ON APRIL 6TH..NO EXTENSION..NO EXCEPTIONS**

BUILDING ASSESSMENT CRITERIA

- **COMPLETED MRP MUST ADDRESS THE FOLLOWING CRITERIA:**
 - ✓ **Building history**
 - ✓ **Building Assessment**
 - ✓ **Building Warranties/Insurances**
 - ✓ **Code Violations**
 - ✓ **Building/Zoning Classification**
 - ✓ **Building Photographs**
 - ✓ **Cost estimate**
 - ✓ **Summary of Rehabilitation Work**

MASTER REHABILITATION PLAN

- MRP must be completed by architectural or engineering consultant **registered in the state of Michigan**
- For assistance in selecting an architect or engineer you may contact the following person at PDD:
 - **John Saad (313) 224-3519**


COMMERCIAL FAÇADE REHABILITATION

- **Description of project, location, name of principal non-profit organization**
- **Building photographs- exterior AND interior**
- **Cost breakdown:**
 - **Consultant fees (10% limit)**
 - **Administration fees (8% limit)**
 - **Construction costs**

COMMERCIAL FAÇADE REHABILITATION

- **Construction costs may include any code violations and improvement on the façade of the building that is visible to pedestrians:**
 - **BRICK/STONE WORK RESTORATION**
 - **WINDOW/EXTERIOR DOOR REPLACEMENT**
 - **EXTERIOR PAINT**
 - **ATTACHED SIGNAGE, CANOPY**
 - **LIGHTING/EXTERIOR ELECTRICAL**

COMMERCIAL FAÇADE REHABILITATION

- **50% MATCHING FUNDS REQUIRED**
- **The following are work that considered a match only and not part of the CDBG expenditure :**
 - Landscaping
 - Fencing & decorative walls
 - Site improvement
 -  Trash enclosures
 - Stand alone signs
 - Site improvement and drainage

COMMERCIAL FAÇADE REHABILITATION

- Ready for implementation?
- Budget
 - Document cash on hand
 - Other funding sought/awarded?
 - Letters of commitment from business owners

Contact **John saad** and **Paul Aleobua** of PDD
for more information: **313.224.3519 &**
313.224.2170