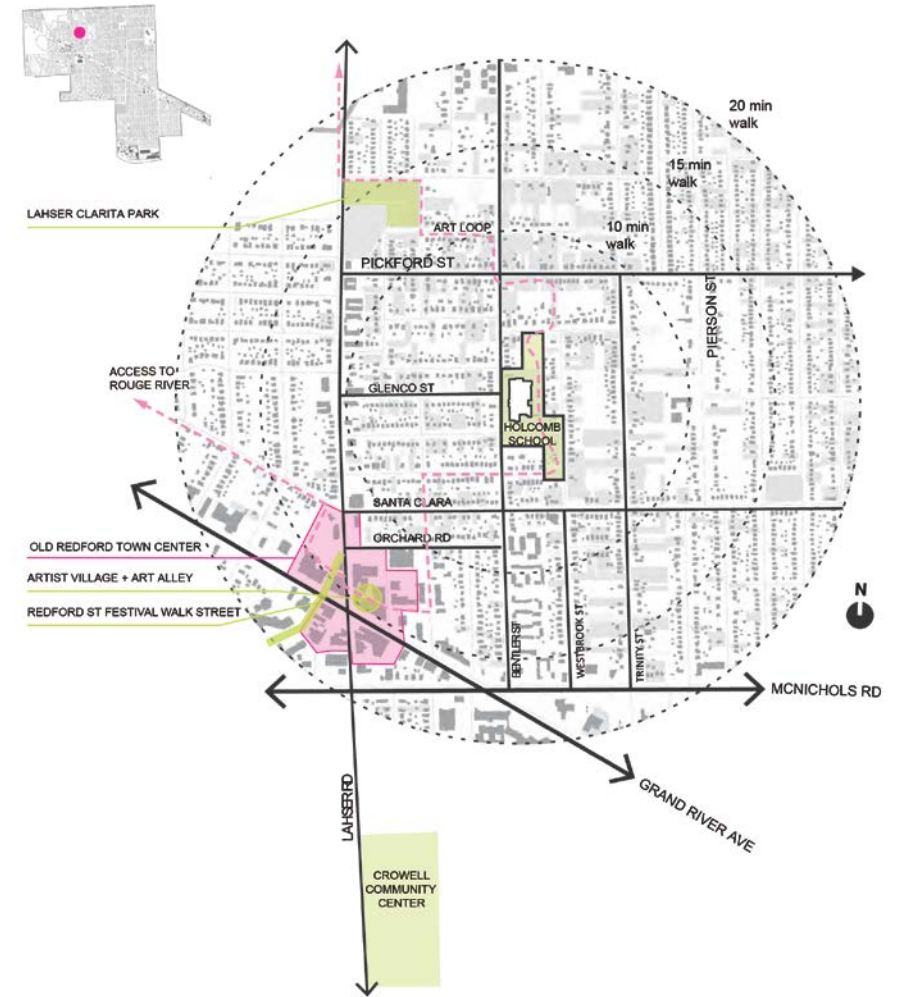


Holcomb School Adaptive Reuse Proposals March 2018



Request for Proposals Process Overview

- Northwest/Grand River planning: First half 2017
- Targeted neighborhood engagement: Summer/fall 2017
- RFP released: October 20, 2017
- Developer walk-through: November 3, 2017
- Proposals submitted: December 15, 2017
- Evaluation Committee:
 - Housing and Revitalization
 - Planning and Development
 - Detroit Lank Bank Authority
 - Community: Tommie Obioha
- Interviews with development teams in February 2018



Request for Proposals Content Overview

- Adaptive re-use of 50,000 SF structure and preservation of historic architecture
- No use restrictions – residential, non-residential, and mixed-use proposals all welcome
- Incorporation and activation of 7.5 acres of adjoining vacant land
- Guiding development principles to address public realm, sustainable and equitable development, neighborhood safety
- Separate RFP issued for single-family housing and vacant lots scattered throughout neighborhood

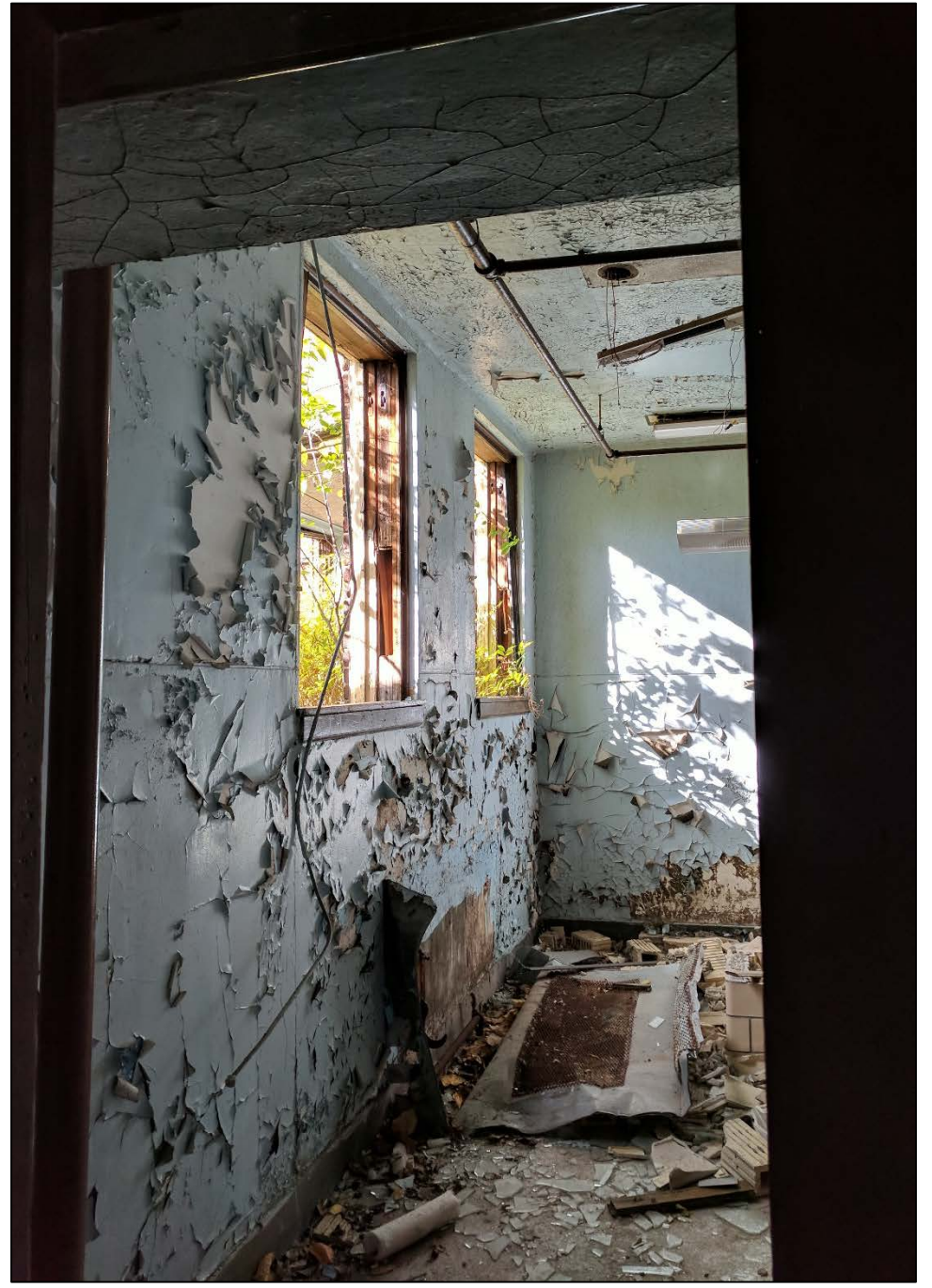


CAMPUS CONCEPT 1:
Residential Plus Amenities



CAMPUS CONCEPT 2:
Live / Work & Productive Land-use





Request for Proposals

City's Goals

“The intent of this Request for Proposals (“RFP”) is to retain an experienced and qualified developer who will submit a contextually appropriate and financially feasible plan to rehabilitate the Holcomb School building and reintroduce a strong anchor into the neighborhood. This RFP offers an opportunity to revitalize an attractive iconic asset that will contribute once again to the vibrant Old Redford mixed-use commercial center.”

Two Proposals At a Glance

	Wellspring Lutheran Services	DDC Group
Holcomb Use	36 affordable rental units	32 affordable senior co-op units
Affordability	Up to 60% AMI	Up to 80% AMI
Vacant Land	Community garden, walking trail, tot lot/playground, future development	Parks and open space in addition to new construction of three new multifamily buildings (75 units total)
Total Estimated Cost	\$9.8 million	\$6.1 million
Sources of Funds	Low Income Housing Tax Credits and Historic Tax Credits	Conventional mortgage, co-op membership fees, City-allocated housing funds
Development Team	Al Bogdan, Motor City Blight Busters, Quinn Evans Architects, O'Brien Construction, KMG Property Management	Dan Armistead, Kevin Wilson, Anchor Team, Michael Matthew Inc., Centric Design Studio

Wellspring Lutheran – Floor Plan



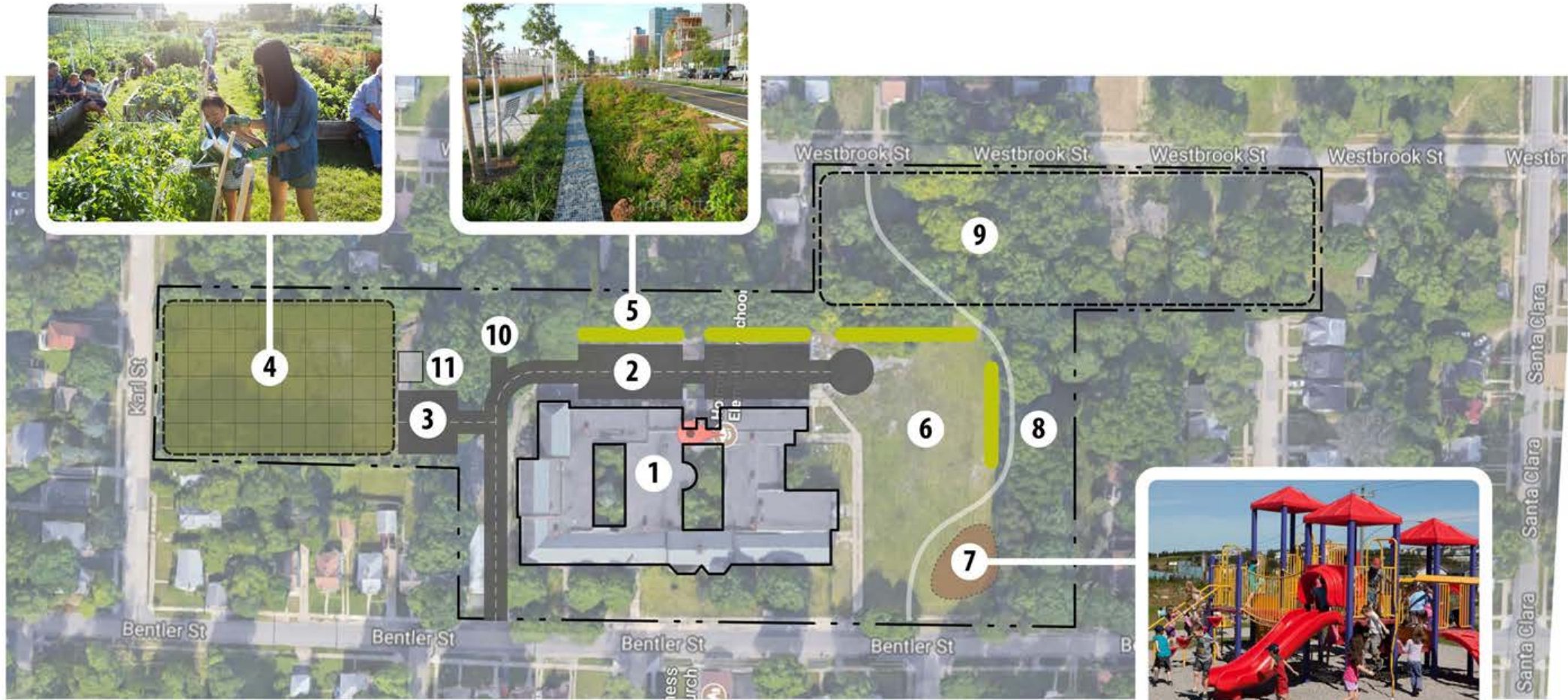
36 apartments:
25 1-bedroom units
11 2-bedroom units

New lobby entrance
off the rear (east
side of building)

Community room

Loft-style units
where height allows

Wellspring Lutheran – Site Plan



- 1. Existing Holcomb Building
- 2. Resident Parking
- 3. Garden Parking & Farmer's Market
- 4. Community Garden

- 5. Bioswales
- 6. Playground Field
- 7. Tot Lot Playground Structure
- 8. Pedestrian Walkway

- 9. Future Development Area
- 10. Dumpster Enclosure
- 11. Community Garden Storage

DDC Group – Site Plan



DDC Group – Proposed New Construction



- 3 new buildings, each with 25 2-bedroom apartments
- Would be final phase of development
- Interest in other vacant parcels on east side of Westbrook
- Can request modifications in any negotiations



Affordability and Area Median Income

Category	Classification	1-Person	2-Person	4-Person
30% AMI	Extremely Low-Income	\$14,450	\$16,500	\$24,600
50% AMI	Very Low-Income	\$24,050	\$27,450	\$34,300
60% AMI	Low-Income	\$28,860	\$32,940	\$41,160
80% AMI	Low-Income	\$38,450	\$43,950	\$54,900
100% AMI	Moderate-Income	\$48,100	\$54,900	\$68,600

Wellspring
(36 rental)



DDC Group
(32 senior co-op)



SOURCE: U.S. Department of Housing and Urban Development, Michigan State Housing Development Authority, 2017

Proposed Funding Sources

Low Income Housing Tax Credits

Allocated by Michigan State Housing Development Authority in competitive process

For development and preservation of affordable housing up to 60% of AMI

Corporations and financial institutions receive a tax credit in exchange for investment in affordable housing

Historic Tax Credits

Building is eligible for listing on National Register of Historic Places

Program encourages private investment in re-use of historic buildings

State Historic Preservation Office ensures rehab meets the 10 Secretary of the Interior's Standards for Rehabilitation (cover the interior, exterior, site/ landscape, and related new construction)

City-allocated Funds

HOME: Home Investment Partnerships

CDBG: Community Development Block Grant

Allocated annually in competitive process to support development of rental or for-sale housing for low-income households

Using these funds also requires meeting historic rehabilitation standards

Cooperative Model

Hybrid of rental and ownership

Initial membership fee to join co-op and

Monthly charges (similar to rent) to support common mortgage and maintenance

Process From Here

- Select team to begin negotiations
- Make recommendation to Mayor, City Council, and Detroit Land Bank Authority Board of Directors
- City Council and DLBA Board must vote to approve sale
- Depending on proposed funding sources, competitive applications for public funds (local, state, and/or federal)
- Adaptive reuse will require Conditional Land Use Approval with public hearing
- Both proposals anticipate construction starting spring 2019 and completion in summer 2020 (earliest possible timeframe)



Discussion

- What elements of the proposals are most important to you?
- What questions do you have for the proposed teams?
- How will this project affect you?
- What concerns do you have about the proposals?
- How could they be mitigated?
- Are you willing to participate in design charrettes with the selected team?
- Memories of Holcomb

