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Woodward and Rosedale PSH RFQ Pre-
Submission Conference
September 22nd, 2025



TAKE PART
Opportunity Rising



Housing and Revitalization Department (HRD)

Woodward and Rosedale RFQ Pre-Submission Conference

September 22nd, 2025 1pm



TAKE PART
Opportunity Rising



Agenda

PSH overview

RFQ goals

Site



**Opportunity
Rising**



Timeline

- City engagement with Gateway Community: July 8th, 2025
- Release Date: September 3rd, 2025
- **Pre-Submission Conference: September 22nd, 2025 *we are here**
- Proposal Submission Deadline: November 7th, 2025 at 5pm
- Selection of Preferred Developer List: November 14th, 2025
- Shortlist Interviews: November 18th – 26th, 2025
- Present selection to HRD Leadership December 10th, 2025
- Final Developer Selection: December 19th, 2025

Permanent Supportive Housing

- Permanent Supportive Housing (PSH) is an intervention that combines affordable housing assistance with voluntary support services to address the needs of people experiencing homelessness. PSH is long-term assistance meant for the most vulnerable homeless populations.
- PSH is an evidence-based solutions that reduces chronic homelessness and homelessness recidivism
- We operationalize and develop PSH in Detroit through the MSHDA LIHTC Addendum III application and the City of Detroit's Affordable Housing NOFA
- PSH is not transitional housing, temporary housing, halfway housing, group or AFC homes, or housing for any population that needs services

Permanent Supportive Housing

All supportive housing:

- Prioritizes households facing multiple barriers to housing stability.
- Provides affordable and non-time limited housing.
- Offers all household members flexible and comprehensive services, which are voluntary for program participants and tenants.
- Provides households with a lease or sublease that is identical to a market rate lease.
- Effectively coordinates with key partners to foster housing stability and overall well-being.
- Offers tenant-centered resources to support tenants in building strong social support networks, fostering recovery, and creating a sense of belonging.
- Includes units and building with design details created to meet the needs that tenants identify, at minimum meeting habitability standards and providing a private and lockable area that includes a living space, a kitchen, and a bathroom.

What are we seeking?

- A PSH development that has 45-65% of it's total units dedicated to PSH, we will consider proposals 35-100% PSH
 - All other units at or below 80% AMI
- Optional commercial space on first floor
- Developer who can demonstrate success in MSHDA LIHTC PSH application, ownership/management of existing PSH development, and established partnerships with service providers and partners needed for a PSH project
- Commitment to taking the Detroit CoC Priority Population (chronic), no other priority or preference populations will be considered for this RFQ

Location

- 11504, 11520, 11526, & 11534 Woodward Ave, bordered by Rosedale Ct and Englewood
- Zoning: B4, in Traditional Main Street Overlay (TMSO)
- Lot Size: 1.05 acres
- The northeast lot is privately owned and not part of this RFQ
- Gateway Neighborhood (District 5)
- Part of the North End Planning Study



Environmental

- Phase 1 completed in 2021
- Updated Phase 1 will be provided to the selected respondent within 90 days of selection
- Portion of the 2021 Phase 1 is available in the RFQ

Next Steps

- After this pre-bid conference additional questions can be submitted to publicprivatepartnerships@detroitmi.gov
- Submissions are due November 7th, 2025 at 5pm
 - Directions for submission are located within the RFQ
- Shortlist will be notified for interviews (~1 hour) by November



Questions?