



Request for Information Overview & Instructions

Summary

Growth in Detroit's housing market has primarily been driven by new multifamily rental production and rehabilitating vacant residential units, both multifamily and single family. In the last decade nearly 25,000 units have come online, inclusive of Detroit Land Bank Authority homes that had been previously vacant. Given the dwindling supply of vacant land bank homes, growth will have to come from new sources to at least match the production of the previous decade.

A potential option to meet demand is increasing the production of infill housing, or new single family and missing middle residential construction integrated into neighborhoods. The growth of this building sector has been slow in Detroit with only small pockets of lower density or missing middle new construction units being built or under construction. Several factors contribute to the slow growth of this sector including rising construction costs, misalignment of costs and incomes, zoning code, contractor capacity, utility connection costs, and entitlement processes that can be lengthy and opaque.

To activate this segment of the housing market and alleviate barriers to small-scale residential development, the City proposes two complementary pathways: pre-development services and pre-permitted housing plans.

Pre-Development Services are defined as services to prepare sites for affordable and market rate housing development. These services may include advance site due diligence, environmental assessments and remediation, entitlement preparation, infrastructure evaluations and upgrade, or other activity on vacant parcels within the City of Detroit. Specifically, the City of Detroit is considering pre-development activities that can be completed by the City and its partners in preparation for site sale or development agreement.

Pre-Permitted Housing Plans are defined as new construction residential buildings plans that are fully designed and permitted with direct coordination with City building officials. Once designed, the building plans have a pre-approval status such that complete applications could be approved to build in a matter of days.



Together, these initiatives aim to create a clearer, more accessible pathway for small-scale residential development across Detroit's neighborhoods.

To help shape and refine this approach, the City of Detroit's Housing and Revitalization Department (HRD) and Planning and Development Department (PDD) developed this Request for Information (RFI) to gather feedback, insights, and ideas from partners interested in advancing single-family and missing middle housing opportunities.

Following this RFI, the City may release funding opportunities to support services or gap subsidies aligned with the concepts outlined herein. Input from respondents will help guide how these resources are deployed most effectively.

Instructions for completing the Request for Information:

This RFI is organized into two parts:

1. Pre-development services
2. Pre-permitted housing Plans

Respondents may complete one or both parts.

The RFI can be completed in Smartsheet. Each section may take about 20-30 minutes to complete.

An RFI Informational Session will be held on Thursday, December 4th at 10:30am.

All responses are due by Friday, December 12th at 4:59pm.

Any questions may be directed to LaShaun Turner at lashaun.turner@detroitmi.gov