

CITY OF DETROIT HOUSING AND REVITALIZATION DEVELOPMENT & INVESTMENT DIVISION

PUBLIC FACILITY REHABILITATION PROJECT APPROVAL PROCESS UPDATE MAY 2025



Community Development Block Grant

The Housing and Community Development Act of 1974 was created principally to help provide quality housing, neighborhoods and economic opportunity for low – to moderate – income persons.





Public Facility Rehabilitation

- The Public Facility Rehabilitation (PFR) program within the Housing and Revitalization Department (HRD) aids nonprofit organizations that undertake a public service activity within the City of Detroit.
- The PFR program is designed to rehabilitate the physical structure (internal or external) of the building where these public services are offered.
- Past awardees include homeless shelters, senior centers, community centers, etc.







Fox Family Center, 1995 Webb St



Typical PFR Projects

- ADA Improvements
- Improvements that remove any hazardous conditions
- Improvements that bring the facility up to local, state, and Federal code
- > Roof replacement, bathroom replacement, etc.

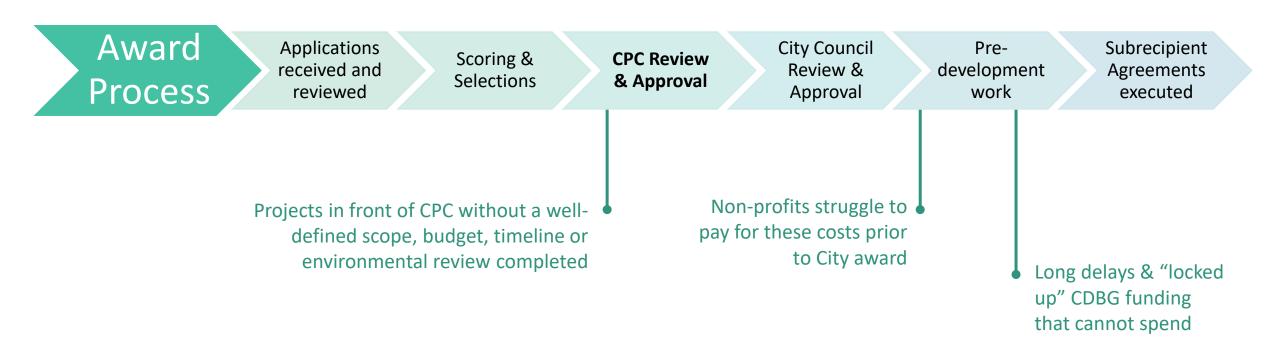




LASED, 7150 West Vernor



Previous PFR Approval Process





Proposed PFR Process

- HRD will work with the Office of Contracting and Procurement to review, score, and competitively select PFR projects for predevelopment.
- Predevelopment contracts of up to \$50,000 will be awarded to recommended nonprofit organizations.
- Nonprofit organizations will have access to the funding required to procure an architect, an environmental consultant, and a general contractor.
- HRD will review detailed budget & scope for readiness to proceed and review with CPC staff. Projects not selected will have access to technical assistance to revise their proposal, and may be required to reapply to a future funding round.
- Once environmental approval has been granted and the budget and scope approved, these contracts will be brought to CPC with a request to amend the contracts to add the approved construction funding.



Proposed Process

I. Predevelopment Phase

Applications received and reviewed

Scoring & Selections for predevelopment

City Council Approval Predevelopment Agreements Executed

Nonprofits have funding to complete architectural design, environmental work & cost estimating under \$50K pre-development agreement

II. ∙Construction Phase

HRD reviews updated scope & budget

HRD recommendation for Construction Funding; Review w/ CPC Staff

CPC Review & Approval

City Council Review & Approval

Modified agreements for construction

Recommended projects with clear costs, scope and budget

CDBG can be spent timely following commitment of funds