



**CITY OF HAMTRAMCK
REQUEST FOR QUALIFICATION FOR RESIDENTIAL SITE DEVELOPMENT**

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CITY OF HAMTRAMCK

REQUEST FOR QUALIFICATION FOR RESIDENTIAL SITE DEVELOPMENT

Section I: Introduction

The City of Hamtramck seeks a qualified development/construction partner to develop and transform vacant, municipal-owned residential lots to build new residential housing within the city. For the purposes of this process, a qualified partner does not necessarily need to be a company, but may also be a private individual. With a population of over 22,000 and an area of 2.1 square miles, Hamtramck is a densely populated, culturally vibrant city. As the population continues to grow, the need for expanded housing opportunities has become apparent. Hamtramck seeks to diversify the types of housing available to current and future residents, including detached traditional houses, cottages as accessory dwellings, townhouses, urban lofts in the downtown, and other “Missing Middle Housing” formats. Developing unused properties will strengthen the surrounding neighborhoods by encouraging economic stability and safety in historically under-resourced areas. Hamtramck’s community-forward approach to development seeks to enhance the existing structure of our city, while maintaining and amplifying its cultural diversity and immigrant roots.

Hamtramck has transformed into a highly diverse city, with an influx of new residents over the past few decades, hailing primarily from South Asia and the Middle East. Hamtramck’s diversity is an immense asset, bringing together multiple culinary traditions, customs, and cultures in just over two square miles. Hamtramck’s median income is \$25,478, designating the city as low-to-moderate income. With a higher than average rate of renters and rental property turnover due to the relatively new immigrant population, Hamtramck is uniquely positioned to revamp its housing market. It is vital that Hamtramck’s new development phase focuses on building high quality, safe, and appealing housing to the city’s current residents, as well as future residents. While we aim to improve our existing housing stock, it is important to situate our vision within the context of Hamtramck’s economic situation.

Overview

The purpose of this RFQ is to identify qualified developers/builders to develop and activate 34 vacant residential parcels in Hamtramck, MI. Qualified developers will have the opportunity to enter into a Purchase Agreement and/or all other related documents or agreements with the City by which they acquire and develop one or more of the sites in accordance with their submitted proposal(s). Persons and entities are permitted to submit responses to this RFP/RFQ for one or more of the vacant sites contained in this RFQ, with the understanding that properties will be promptly developed and returned to productive use. As such, successful responses will be predicated on plans to break ground within twelve (12) months of sale and will plan for projects to be completed within twenty-four (24) months.

The City of Hamtramck seeks proposals from qualified developers who demonstrate an understanding of the proposed development(s) and community vision, have the skills to complete the development(s) and are financially capable of reaching Final Completion on the site(s). These proposals will return currently vacant or underutilized properties to productive use through



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prompt improvement, while also preserving community integrity. The immediacy of demand for new housing has compelled the City of Hamtramck to set deadlines for property development. Successful submissions will include plans to begin construction within twelve (12) months of property sale and completion of proposed projects within twenty-four (24) months of property sale

The general objectives of this RFP/RFQ are the following:

- Solicit qualified developers and private individuals that will provide for the responsible, successful rehabilitation of these sites; and
- Ensure that the process is clear, transparent, and equitable; and
- Ensure that the process is completed in a timely manner.

Program Requirements

The City of Hamtramck welcomes any persons or entities with the vision, capacity, and experience to submit a proposal for one or more of the 30 sites identified in the RFP/RFQ. All responses will be evaluated based on the criteria set forth in Section II of this RFP/RFQ. Specific documents and information needed are explained in further detail in the Evaluation Process and Criteria section below.

To submit a response, interested parties must submit **3 paper copies and 1 electronic copy (PDF format)** of the Qualified Response, as defined under Section 2 below. Paper copies should be submitted via mail **or** in-person to:

**Hamtramck City Clerk's Office
ATTN: Residential Site Development RFQ
3401 Evaline St
Hamtramck, MI 48212**

Electronic copies should be submitted to:

gstamper@hamtramckcity.com

Inquiries to the RFQ should be submitted in writing to Justin Sprague at sprague@cibplanning.com.

All responses must be submitted and received no later than _____. This deadline will be strictly enforced. Interested Parties may submit a response for more than one site, but **each site requires a separate response**. For example, if an Interested Party is submitting applications for 2 sites, there should be 3 copies of the site-specific Qualified Response dropped off or mailed in for Site #1 and 3 copies of the site -specific Qualified Response dropped off or mailed in for Site #2.

At the end of the process, it is Hamtramck's goal and expectation that each site will be redeveloped and serve as an asset for their local community.



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Timeline

10/21/2020: RFQ and Prospectus Issued
11/01/2020: Inquiries on RFQ due by 4:00pm
11/11/2020: City responses to RFQ inquiries posted to city website and respondents.
12/01/2020: Developer responses to RFQ due by 4:00pm
12/8/2020: Developer Meeting via Zoom
01/12/2021: Response presentations to City Council with staff and consultant recommendations.
01/15/2021: Subject to Council authorization, commence negotiations between Preferred Developer(s) and the City
02/23/2021: Purchase and Development Agreements presented to City Council for final approval

Section II: Evaluation Process and Criteria

Each Qualifying Response will be scored based upon the criteria set forth below.

Experience (30 Points)

As discussed above, the goal of the RFQ is to develop vacant or unused sites to return them to productive use for current and future residents of Hamtramck. Thus, the city seeks respondents that possess demonstrated familiarity with the neighborhoods where the site(s) are located, technical expertise, and a proven track record of successful development.

In particular, the City of Hamtramck will weigh the following attributes when awarding points under this criterion:

- Experience with similar developments; and
- Experience with developments of a different nature; and
- Experience with the local community where the site(s) are located; and
- Technical expertise or special skills.

Development Plan: Vision and Scope (30 Points)

The City of Hamtramck seeks individuals and entities that will utilize the space in accordance with the development plan set forth and that will bring the site(s) back into productive use for housing residents. Hamtramck seeks ideas that comport with the local community's vision for a given site, draw attention to the area, and serve as seed development to entice others to enhance the neighborhoods, and to visit or open businesses nearby. The properties available for sale are non-



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transferable, meaning the purchaser of the site is responsible for the development of the site. The sites cannot be purchased and subsequently transferred to another entity for development.

In particular, the City of Hamtramck will weigh the following attributes when awarding points under this criterion:

- The development comports with current zoning ordinance or otherwise comports with the desires of the community; and
- The development conforms with the community's vision; and
- The development will attract new businesses or residential development; and
- The development will benefit the surrounding neighborhood; and
- The development meets the needs of the area.

Development Plan: Proposed Minimum Investment Figure Cost in Dollars (15 points)

Hamtramck will consider the proposed minimum investment being placed into a given site. The investment typically includes all hard costs directly expended on the development of the site, whether incurred by the purchaser or a contractor, and includes but is not limited to demolition, excavation, and clearing of the site; environmental assessments and any remediation identified by such assessments; engineering and design; construction and rehabilitation; public and private infrastructure improvements; resurfacing and paving; securing the site from trespass during construction; landscaping; and other improvements made upon the site in preparation for its use and occupancy. It excludes intangible or soft costs associated with the site, including but not limited to legal and consulting fees; taxes and utilities; and management costs. A larger investment indicates that the development will spur more growth, activity, and tax revenue in the local community.

In particular, Hamtramck will weigh the following attributes when awarding points under this criterion:

- Does the proposed investment ensure that the development will be fully completed? In other words, is it enough to get the project done?
- Is the prospective developer able to obtain the necessary investment, either through equity, loans, or other sources?
- Is the estimate of investment prepared in good faith, with due care and diligence?

Capacity (15 points)

In order to ensure the development's success, participants should possess a capacity to ensure the development can reach completion. For each site, an Accepted Respondent will be required to expend resources, both in terms of time and finances.



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In particular, Hamtramck will weigh the following attributes when awarding points under this criterion:

- Financial resources available; and
- Staff/time resources available; and
- Partnerships that contribute financial or staffing resources; and
- Number of sites desired; and
- Capacity to complete the proposed projects within 24 months.

Proposed Purchase Price (10 pts)

A higher proposed price indicates that the respondent is committed to the site and the proposed development plan. In particular, Hamtramck will weigh the following attributes when awarding points under this criterion:

- The proposed price; and
- The reasonableness of the proposed price; and
- Any explanation provided for the reasoning behind the proposed price.

Final Determination

The RFP/RFQ respondent(s) that are selected will be notified reasonably promptly. Acceptance of a respondent's RFP/RFQ does not constitute a binding contract. Only upon a fully executed Purchase Agreement or other related documents or agreements will a binding contract exist.

Final determinations will be made pursuant to Section 2 of this RFP/RFQ.

Conflict of Interest

The following persons may not participate in this RFP/RFQ, be employed by any entity participating in the RFP/RFQ, or be a shareholder (in excess of 10%) of any entity participating in the RFP/RFQ:

- A board member, officer, appointee, or employee of the City of Hamtramck.
- A relative of a board member, officer, appointee, or employee of the City of Hamtramck. For the purposes of this document, a relative is defined as a parent, child, sibling, spouse, aunt, uncle, niece, nephew, grandparent, grandchild, parent-in-law, child-in-law, or first cousin.
- Any conflicts of interest, or potential conflicts of interest, must be disclosed in submission.



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Gratuities

A respondent shall not offer or give either directly, indirectly, or through an intermediary, consideration, in any form, to a Hamtramck employee, for the purpose of securing favorable treatment with respect to this RFP/RFQ.

Experience

Please use these questions as a guide for submitting your proposal. They do not need to be answered in full, but should be considered when crafting your qualification narrative.

1. What is your background and experience? Particularly, what is your experience with: (1) tax-foreclosed properties, (2) development projects of varying sizes and types, (3) working with local communities, and (4) property remediation?
2. If different from #1, what is/are the background(s) of you, your members, employees, owners, etc. who will be involved with the development of the site?
3. What background do you have in the neighborhood and/or municipality of the site for which you are applying?
4. Have you completed similar developments or projects in the past? How capital-intensive and time-intensive were these efforts?
5. If you are not a developer, or if property development is not your primary occupation, please describe your interest in this parcel, and your plans for it.

Please include three (3) References who can speak to the quality of your work and the timeliness of your execution:

Name	Organization	Address	Contact Information



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Description: The City of Hamtramck (“Hamtramck”) requests responses to this Request for Qualifications RFQ) for the purpose of identifying qualified developers/builders for vacant residential parcels within the City of Hamtramck. Development of these parcels will aid in expanding residential opportunities within the city, allowing for increased and varied housing for current and future residents.

Applicant Contact Information:

Responses must be in the actual possession of the City of Hamtramck on, or prior to, the exact date and time indicated above. Late responses will not be accepted.

Submission Requirements

SUBMISSION FORMATS AND CONTENT

Submissions should include three (3) hard copies, and one (1) electronic copy (PDF) of the response. Responses should be concise and address all of the necessary sections in order to be considered complete and considered for selection.

Section I – Qualifications and Experience

RFQ responses should provide an introduction to the interested entity, resumes of the respondent’s members, its professional team, and the firm’s areas of expertise. The questions listed in the Experience section of the RFQ should serve as a guide to the respondent’s experience and qualifications narrative. The Developer’s lead contact person should be clearly identified.

Section II – Concept Development Proposal (CDP)

Responses should describe the overall development vision and program approach to bring the concept to fruition. This section should include any introductory plans regarding type of design, scope of the project, buildout, theme, and other relevant details related to the proposed development. This section should also illustrate the desired timeline requested by the Developer to implement the proposed project.

Section III – Conceptual Financial Structure/ Financial Stability



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Provide a conceptual financial structure for the CDP, including private sources of funding and a proposed structure for providing compensation for the City owned real estate (e.g., real property purchase, other proposed site control agreement etc.) The City has significant flexibility with respect to disposition options and methods for compensation and as a result encourages and welcomes financial proposals which maximize the value of the resulting developments and their positive economic and community impacts to the area.

Developers' and private individuals' financial stability and the viability of the projects they have proposed will be evaluated using two different methodologies.

Developers are asked to provide the following as evidence of having the financial capability to take on proposed projects. Evidence should cover the last three (3) years. Suitable documentation includes audited or reviewed financial statements, partnership or corporation tax returns, bank or financial institution commitments, or other verifiable information demonstrating financial stability necessary to support a project of this scope. The submission of the financial information may be disclosed to the City under a Non-Disclosure Agreement or other mutually acceptable protective agreement or other means of acceptable review method for the City. Submission of this RFQ provides consent to the City or its assigns to confirm the information provided in response to this question.

For private individuals, or “non-developers”, please describe how you plan to finance the proposed project, and include any documents (tax returns, bank statements, etc.) that may help to substantiate your proposal.

All respondents will be required to allow the City to inspect and examine their company operating information and financial statements during the selection process. Each entity shall submit its legal firm name or names, headquarters address, local office addresses, state of incorporation, and key firm contact names.



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EXHIBIT A: City of Hamtramck's Master Plan

Please click [here](#) for a link to the city's Master Plan.



**CITY OF HAMTRAMCK
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EXHIBIT B: City of Hamtramck's Target Market Analysis

Please click [here](#) for a link to the city's Housing Target Market Analysis.



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EXHIBIT C: All Building Formats (pg. 5 of TMA)



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EXHIBIT D: For Lease Building Formats (pg. 39 of TMA)



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EXHIBIT E: Offered Properties

Owned by Hamtramck		
2237 Andrus St	11701 Dequindre St	8800 Lumpkin St
2079 Belmont St	11719 Dequindre St	12093 Lumpkin St
11476 Dyar St	11761 Dequindre St	9466 McDougall St
11720 Dyar St	9509 Gallagher St	3888 Miller St
11798 Dyar St	2278 Goodson St	12042 Nagel St
11799 Dyar St	2284 Goodson St	12050 Nagel St
11804 Dyar St	2290 Goodson St	12056 Nagel St
11805 Dyar St	3105 Goodson St	12086 Nagel St
11811 Dyar St	3011 Goodson St	3964 Prescott St
2997 Goodson St	11738 Grand Haven St	1708 Woodland St



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Exhibit F: Properties Offered by Wayne County Land Bank

If you have an interest in purchasing these properties, please visit:

www.waynecountylandbank.com

Owned by WCLB	
2261 Andrus St	11464 Dyar St
2371 Danforth St	11506 Dyar St

INVEST *in* HAMTRAMCK



Hamtramck's guide to
property investment sites

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Invest *in* tradition Invest *in* families
Invest *in* culture

Invest *in* neighbors

HAMTRAMCK

THE WORLD IN TWO SQUARE MILES

Hamtramck is a unique urban city located just five miles and fifteen minutes northeast of Downtown Detroit; and its economic vitality is intertwined with the Greater Detroit Metropolitan Area. Although the job losses in the automotive and other industrial sectors have had an impact in the past, the community has weathered the storm and is now focused on future economic diversification and resiliency. Economic growth for the city will partly depend on the development of new housing units and formats that are designed to meet the wants and needs of households migrating into and within the city. New choices are in high demand for both home buyers and renters; and modern choices are needed to meet the needs of families and workers seeking to fill new jobs being created throughout the market. Hamtramck's assets include its historical

character with tightly knit and compact neighborhoods that are walkable to its downtown. The city's leadership, resident ambassadors, neighborhood block clubs, boards, and commissions are collectively focused on helping the community realize its vision as a vibrant and enjoyable place to live, work, shop, and play. The city's residents are culturally diverse, they share a strong bond and affection for their community, and they collectively provide a great foundation upon which to grow the community. Among existing residents (of all ages), only 57% were born in the United States of America. About 17% of the city's residents were born in Bangladesh; 15% were born in Yemen; 3% were born in other Asian countries; and 8% were born in European countries.





HAMTRAMCK DEMOGRAPHICS

HAMTRAMCK BY THE NUMBERS

LOCATION

Hamtramck is mostly surrounded by Detroit except for its small common border with the city of Highland Park, which is in turn surrounded by Detroit. Hamtramck lies about 5 miles (8.0 km) from the center of Detroit. The I-75 freeway roughly runs along this city's western border and I-94 runs near its southern border.

POPULATION

According to 2018 US Census estimates, Hamtramck's total population is 21,941.

DIVERSITY

Hamtramck's compact, dense, walkable environment is a rare attribute in the region. For a City of its size, Hamtramck is remarkably diverse, and while the populations of Detroit and Wayne County were trending downward, Hamtramck's population saw a distinct uptick beginning in the 1990s. The growing immigrant population has made Hamtramck one of the most diverse and international cities in Michigan.

Source: 2018 US Census
Estimate, Hamtramck Master
Plan

HAMTRAMCK = OPPORTUNITY

HAMTRAMCK'S HOUSING STUDY

The City of Hamtramck
Michigan

Target Market Analysis
The Housing Study

Prepared by:



FINAL REPORT
November 1, 2019



Photography by Erik Hill of TBD Media

The City of Hamtramck retained the services of LandUseUSA | Urban Strategies to complete a Residential Target Market Analysis (TMA) and Housing Study (hereinafter, “the Housing Study”), which was completed November 1, 2019. The Housing Study involved a detailed study of market parameters, including existing and forecast households by tenure (owner and renter), income, and migration. It also studied the preferences of lifestyle clusters most inclined to move into and within the city. The households with the highest movership rates have been identified as “target markets”, and their preferences have been used to determine the city’s market potential for new housing units by tenure, price (value and rent), unit size (in square feet), and building format.

The following narrative provides a summary of results from the Housing Study, and a complete copy of the report is available on the city’s website at the following URL: [https://hamtramck.us/wp-content/uploads/2019/10/Target-Market-Analysis-Housing Study-Final-Report.pdf](https://hamtramck.us/wp-content/uploads/2019/10/Target-Market-Analysis-Housing-Study-Final-Report.pdf)

HAMTRAMCK



**Demographic data supporting
new housing development**

POPULATION AND HOUSEHOLDS

Population and Households by Tenure <i>The City of Hamtramck</i>				
Year	Total Population	Renter Households	Owner Households	Total Households
2010	22,595	3,130	3,645	6,775
2015	22,150	3,225	3,015	6,240
2020	23,800	3,450	3,350	6,800
2025	25,000	3,650	3,450	7,100

The City of Hamtramck lost population and households between 2010 and 2015, which is mostly attributed to the housing slump, closure of major employers, and job losses during and after the Great Recession. However, the city has since resumed some growth and its prospects are favorable. Based on more recent trends, the city is forecast to have at least 25,000 residents and 7,100 households by the year 2025.

These forecasts reflect a modest rate of growth that averages 1% annually. The city is ideally located within the Greater Detroit Metro Area and is well-positioned to attract migrating households seeking new places to live. These migrating households can be intercepted only if new-build housing choices are added throughout the city, and for both owners and renters.

INCOMES

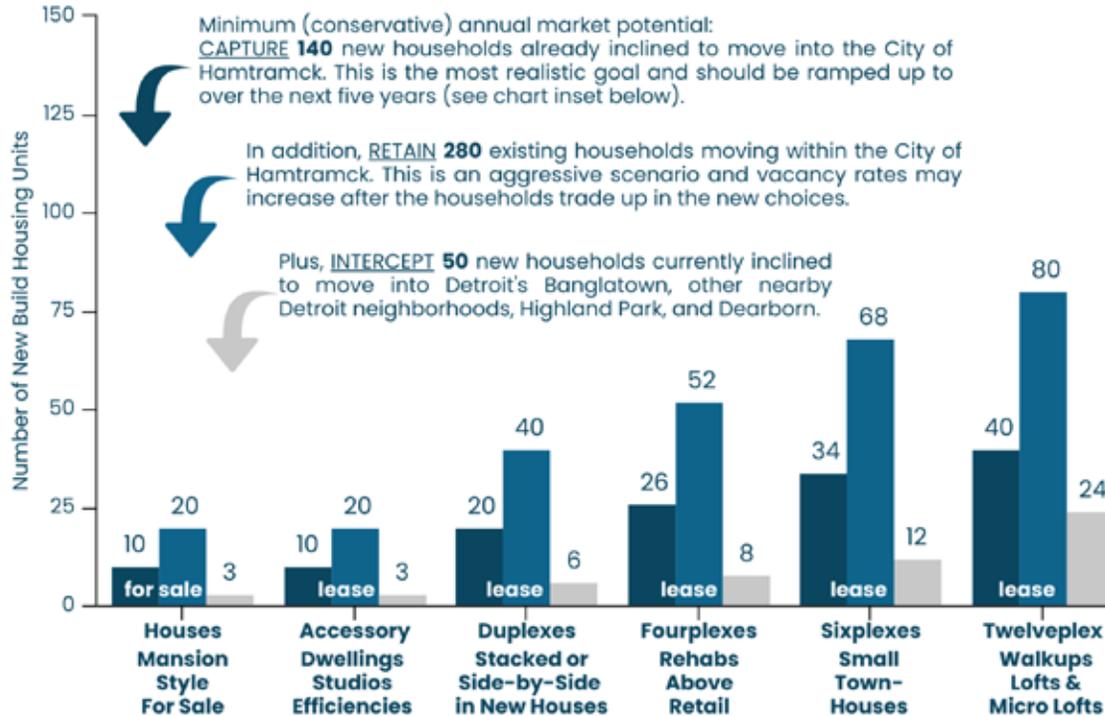
Hamtramck’s incomes were also impacted by the Great Recession, but have gradually improved since then. Most of the improvements are attributed to the in-migration of new renters and home buyers with better incomes; and they are helping offset the relatively lower incomes of established households. By the year 2025, the per capita income will have improved to \$15,000; renters will have a median household income of \$20,000; and home owners will have a median income of \$35,000.

These are only averages, and many of the city’s newest residents have incomes that are significantly higher. If new-build housing choices are developed in the city, then they will have the opportunity to transition current renters into homeowners, meet a need for families to grow into larger spaces, and improve overall quality of life. New jobs throughout the region and the rising costs of housing in the downtown Detroit submarkets will help Hamtramck appeal to potential home buyers. Offering new housing choices and formats will help meet that demand.

Per Capita and Median Household Income <i>The City of Hamtramck</i>				
Year	Per Capita Income	Renter Households	Owner Households	Average Households
2010	\$11,200	\$17,200	\$33,500	\$24,300
2015	\$10,600	\$16,400	\$32,300	\$23,800
2020	\$12,500	\$20,000	\$35,000	\$25,000
2025	\$15,000	\$25,000	\$40,000	\$30,000

ANNUAL MARKET POTENTIAL

Annual Market Potential
The City of Hamtramck



All figures have been adjusted downward for the city's current vacancies, but they have not been adjusted for out-migration. Source: Underlying target market analysis and exhibit prepared by LandUseUSA | Urban Strategies on behalf of the City of Hamtramck, 2019.

FOR-SALE CHOICES

Based on the migration of new home buyers moving into Hamtramck in 2019, there is a market potential to build 10 new traditional “mansion style” houses in the city each year over the next five years. In addition, another 20 new houses could be built for existing home owners already living in the city and that would trade up into a new house if they could. This could be bolstered by another three home buyers that could be intercepted or diverted from moving into the surrounding areas. *In total, 33 new for-sale housing units could be built and absorbed throughout the city each year.*

FOR-LEASE CHOICES

Based on the migration of new renters moving into the city, there is a market potential to build at least 130 new lofts, townhouses, or other “Missing Middle” formats. In addition, another 260 units could be built for existing renters that are already living in apartments or sublet units throughout the city, and that would gladly trade up into a brand new apartment or accessory dwelling if it became available. This could be bolstered by another 47 renters that could be intercepted or diverted from moving into the surrounding areas. *In total, 437 new for-lease units could be built and absorbed throughout the city each year.*

HAMTRAMCK OUTLOOK

RAMPING UP HAMTRAMCK

The market potential among the for-lease units are for the year 2025, and the city would like to “ramp up” to those numbers over the next five years.

Rather than building 437 new-build units in the first year, it might be wise to take a phased approach.

For example, the first project could add 150 for-lease units in the first year; 250 units could be added in the second year; 350 units in the third year; and 400+ units in the fourth year. The experience gained during the first few years can then be applied to refine the unit sizes and price points in subsequent years.

LandUseUSA Housing
Study, November 2019

HAMTRAMCK = OPPORTUNITY

NEW FOR-SALE VALUES

TARGET MARKETS

Five target markets (i.e., “lifestyle clusters”) are most inclined to seek new traditional houses to buy within the City of Hamtramck. They include the Balanced Harmony, Settled and Sensible, Rooted Flower Power, Digital Dependent, and Mid-Scale Medley households. Most of these households are traditional families, but others are singles of all ages and from all walks of life.

In general, the target market households tend to be ethnically and culturally diverse; mid-aged; and either married or single. They have moderate-to-good incomes; are conservative and sensible – but will spend on technology and hand-held devices; and they tend to settle down to raise families after moving in. More detailed

profiles on each of these target markets are provided in the complete Housing Study.

VALUES

Based on the incomes of the five target market households (i.e., “lifestyle clusters”), the new houses should be built with a range of prices, from \$160,000 on the low-end to \$250,000 on the high end.

Note: These values were estimated prior to the current COVID-19 pandemic; and the values could be increased to a range of \$175,000 to \$275,000 after recovery from the current economic crisis. Optimal unit sizes are detailed within the Housing Study.

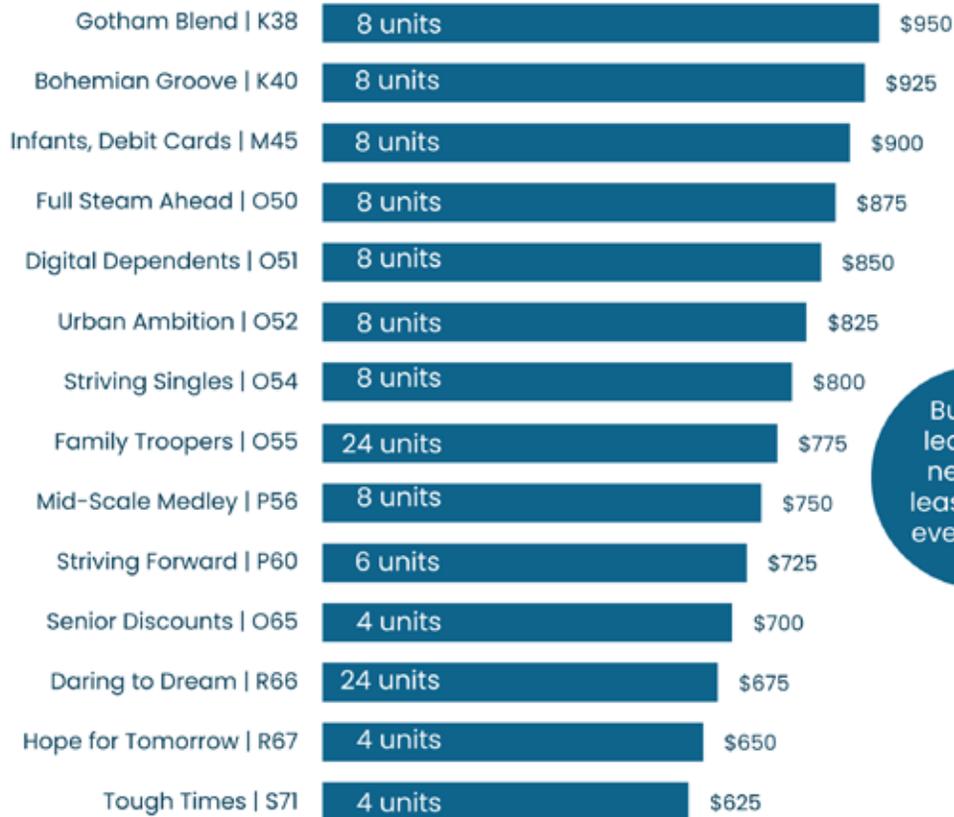
Median Home Values | New Houses The City of Hamtramck



Build at least
10 new houses
every year

NEW FOR-LEASE RENTS

Median Contract Rents | New Units
The City of Hamtramck



Build at least 130 new for-lease units every year.

TARGET MARKETS

Compared to buyers of new houses, renters are a more diverse group of target markets, with at least 14 lifestyle clusters seeking new places to lease in the City of Hamtramck. Two of these groups each generate a market potential for at least 24 units annually, and they include the Family Troopers and the Daring to Dream households.

In addition, eight other target markets each generate a market potential for at least 8 new units annually. They include Gotham Blend, Bohemian Groove, Infants and Debit Cards, Full Steam Ahead, Digital Dependents, Urban Ambition, Striving Singles, and Mid-Scale Medley. A few target markets with low incomes also contribute to the total market potential, including Striving Forward, Senior Discounts, Hope for Tomorrow, and Tough Times.

RENTS

All of the new for-lease housing units can have contract rents (cash, net, or asking rent) of at least \$500 per month; a range of \$625 to \$825 for most units; and up to \$950 for a few of the units.

Note: The upper end of the rent range may be tested after recovery from the current COVID-19 pandemic and economic crisis; and a few units could be rented for up to \$1,200 per month. Optimal unit sizes are detailed in the Housing Study.

RECOMMENDED FORMATS

FOR-SALE HOUSES – The new for-sale units may be developed as a traditional style houses designed for one household each. Traditional houses typically have shallow set-backs from the street; generous front porches and balconies; gabled roofs; well-balanced window fenestrations; and garages that are set-back behind the house. Some of the new units may be houses with accessory dwelling units, including efficiencies and studios in attached wings, detached cottages, or carriage-style lofts over the garages.

The for-sale units can also be designed as larger buildings that have the appearances of traditional houses but are actually duplexes, triplexes, and four-plexes. Ideally, the building owners will occupy the largest units; and the smaller units may be sublet to generate rental income. The sublet units (including any accessory dwellings) may also be used to provide housing for extended family members, such as a grown child (and his/her family), siblings and their families, and aging parents.

FOR-LEASE UNITS - Some of new for-lease units should be built as urban lofts, including lofts that are rehabbed from the upper levels above street-front retail in the downtown. Small walk-up multiplexes may also be practical in some locations, with four lofts on each of three levels (such that each loft has windows on at least two sides of the building). The mix of formats should also include sublet units attached to the primary residences of home owners; free-standing cottages behind the main houses; or built above new garages that are accessed off shared alleys.

The following pages of this prospectus include one page of “Precedent Buildings” that already exist in Hamtramck. This is followed by six pages of “Examples” demonstrating building formats and types that would be appropriate for new-builds within the city. Finally, the last three pages provide an example of how four traditional houses could be built on a vacant infill lot that is located along Nagel Street, between Carpenter and Caniff Avenues.

Note: The images are only intended to provide some perspective and to help facilitate future discussions and dialogues with land owners and prospective developers and builders. They are not intended to reflect or represent any existing plans or city building codes, ordinances, or design guidelines.

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HAMTRAMCK



Precedent Buildings The City of Hamtramck



EXAMPLES

Compact Traditional Houses



EXAMPLES

Accessory Dwellings



EXAMPLES

Side-by-Side and Stacked Duplexes



EXAMPLES

Multiplexes with Conventional Siding



EXAMPLES

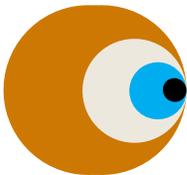
Multiplexes with Brick Exteriors



EXAMPLES

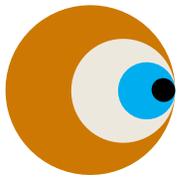
Urban Lofts Adjacent to Downtowns



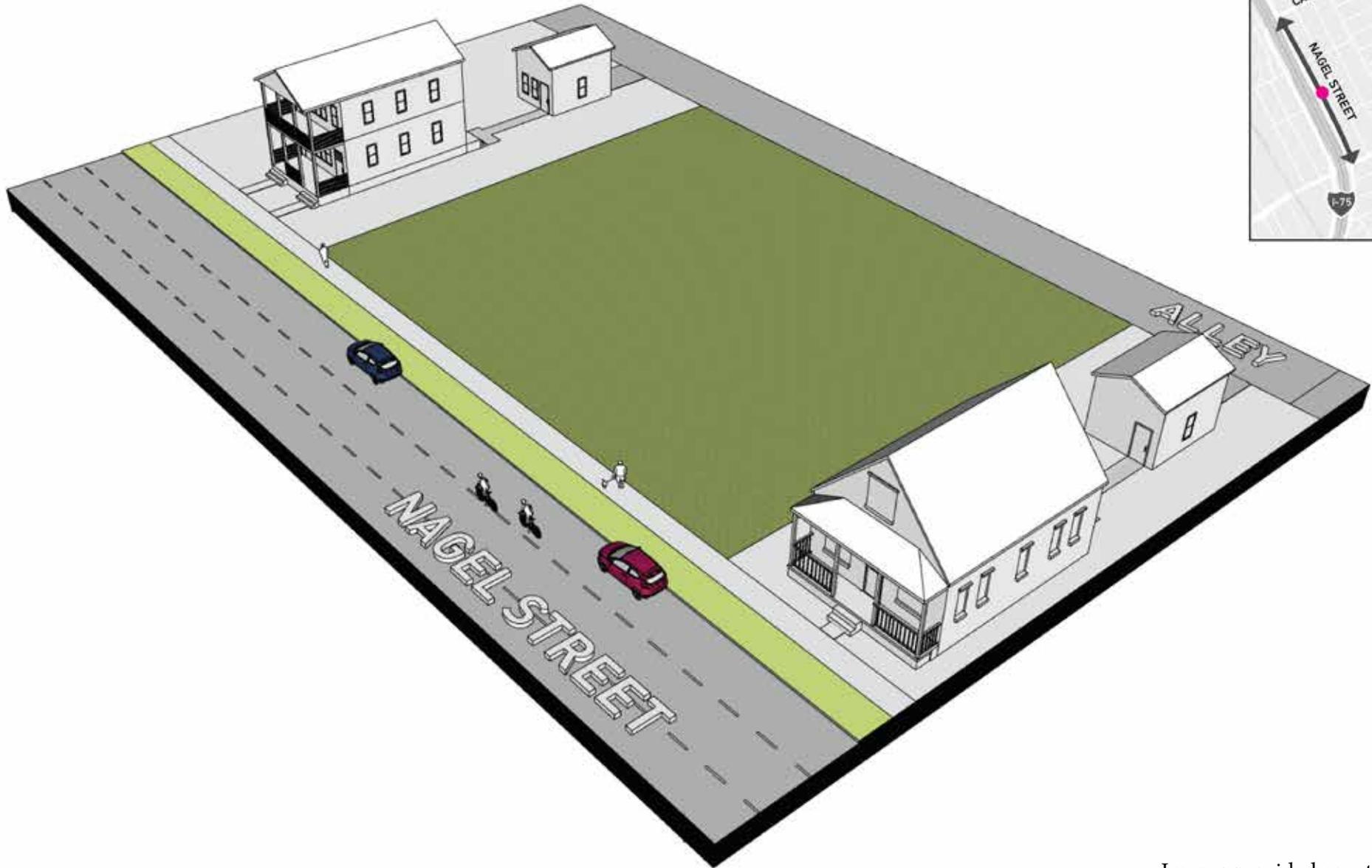


NAGEL STREET SITES: EXISTING CONDITIONS

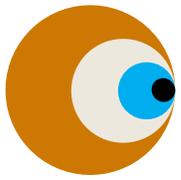




NAGEL STREET SITES: EXISTING CONDITIONS



Images provided courtesy of MKSK



NAGEL STREET SITES: PROPOSED HOUSING

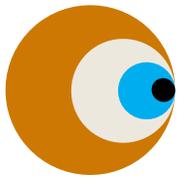


Images provided courtesy of MKSK



INVEST HAMTRAMCK

 **Hamtramck's Gems:
Property Investment Opportunities**



DYAR STREET DISCOVERIES

Dyar Street is a well-maintained residential neighborhood street tucked between Dequindre Street to the east and Grand Haven Street to the west. Young families gather together and neighbors enjoy sharing a cup of coffee on porches and balconies. Opportunities to develop multiplexes or mixed use residential spaces on corner lots are prime here on Dyar.



A. 11798 Dyar Street

Parcel: 41 004 05 0039 301

Lot Size: 40 x 100

Acreage: 0.092

Sewer Line: 12 in.

Water Main: 8 in.

B. 11799 Dyar Street

Parcel: 41 004 05 0045 303

Lot Size: 40 x 100

Acreage: 0.092

Sewer Line: 12 in.

Water Main: 8 in.

C. 11804 Dyar Street

Parcel: 41 004 05 0040 302

Lot Size: 40 x 100

Acreage: 0.092

Sewer Line: 12 in.

Water Main: 8 in.

D. 11805 Dyar Street

Parcel: 41 004 05 0044 302

Lot Size: 40 x 100

Acreage: 0.092

Sewer Line: 12 in.

Water Main: 8 in.

E. 11811 Dyar Street

Parcel: 41 004 05 0043 301

Lot Size: 43 x 100

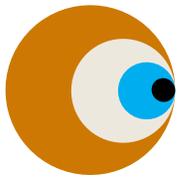
Acreage: 0.099

SEV: \$0

Sewer Line: 12 in.

Water Main: 8 in.

Properties are zoned residential and are located within the North Hamtramck neighborhood and the Hamtramck Public School district. All parcels above have a State Equilized Value of \$0.



DYAR STREET DISCOVERIES

continued



A 11464 Dyar Street



B 11476 Dyar Street



C 11506 Dyar Street



A,B,C from street



A. 11464 Dyar Street

Parcel: 41 004 06 0026 303

Lot Size: 30 x 100

Acreage: 0.069

SEV: \$0

Sewer Line: 15 in.

Water Main: 8 in.

Hamtramck School District

B. 11476 Dyar Street

Parcel: 41 004 06 0026 301

Lot Size: 30 x 100

Acreage: 0.069

SEV: \$0

Sewer Line: 12 in.

Water Main: 8 in.

Hamtramck School District

C. 11506 Dyar Street

Parcel: 41 004 06 0025 305

Lot Size: 51.4 x 100

Acreage: 0.12

SEV: \$0

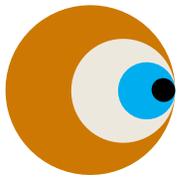
Sewer Line: 15 in.

Water Main: 8 in.

Hamtramck School District

Adjacent parcels would be well-suited for a multiplex dwelling.

Properties are zoned residential and are located in the North Hamtramck neighborhood.



DYAR STREET DISCOVERIES

continued, plus Woodland



A 11720 Dyar Street



a



B 1708 Woodland Street



C

A. 11720 Dyar Street

Parcel: 41 004 05 0026 000

Lot Size: 30 x 100

Acreage: 0.069

SEV: \$0

Sewer Line: 12 in.

Water Main: 8 in.

Hamtramck School District

a. 11720 Dyar Street

B. 1708 Woodland Street

Parcel: 41 004 06 0011 302

Lot Size: 30 x 98

Acreage: 0.069

SEV: \$0

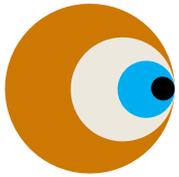
Sewer Line: 24 in.

Water Main: 8 in.

Hamtramck School District

C. Dyar and Woodland Street properties overview

Properties are zoned residential and are located in the North Hamtramck neighborhood.



DEQUINDRE STREET DELIGHTS

Dequindre Street has history and character. Charm is cultivated by home variety in age, size, style and structure. A mixture of young next to old; single, double and triple level bungalows next to smart, new one-story homes tell a story about pride of ownership with fresh coats of paint and well-trimmed landscaping.



A 11701 Dequindre Street



B 11719 Dequindre Street



A&B



A&B

A. 11701 Dequindre Street

Parcel: 41 004 05 0021 303

Lot Size: 43 x 100

Acreage: 0.099

SEV: \$0

Sewer Line: 15 in.

Water Main: 8 in.

B. 11719 Dequindre Street

Parcel: 41 004 05 0019 301

Lot Size: 40 x 100

Acreage: 0.092

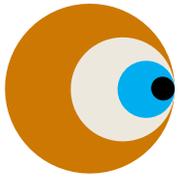
SEV: \$0

Sewer Line: 15 in.

Water Main: 8 in.

***11701 and 11719 Dequindre are adjacent parcels, perfect for a multiplex dwelling. 11701 Dequindre is located on the corner at Woodland and Dequindre Streets.**

Properties are zoned residential and are located within the North Hamtramck neighborhood and the Hamtramck Public School district.



DEQUINDRE STREET DELIGHTS

continued + Grand Haven Street



A 11761 Dequindre Street



a 11761 Dequindre Street

A. 11761 Dequindre Street

Parcel: 41 004 05 0012 000

Lot Size: 30 x 100

Acreage: 0.069

SEV: \$0

Sewer Line: 15 in.

Water Main: 8 in.

a. 11761 view from sidewalk



B 11738 Grand Haven Street



b 11738 Grand Haven Street

B. 11738 Grand Haven Street

Parcel: 41 004 05 0069 000

Lot Size: 30 x 100

Acreage: 0.069

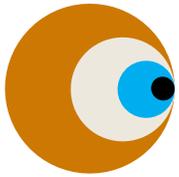
SEV: \$0

Sewer Line: 12 in.

Water Main: 8 in.

b. 11738 view from street

Properties are zoned residential and are located within the North Hamtramck neighborhood and the Hamtramck Public School district.



GOODSON STREET GEMS

Goodson Street is where it's at. It's reminiscent of good times from the days of youth—footloose, fancy-free and bustling with promise. Location doesn't get much better than this for families and sports fans. Keyworth Stadium at the end of Goodson hosts professional soccer club Detroit City FC, and Veteran's park with a dugout and tennis courts make this neighborhood a tucked-away gem. New housing won't be on the market long on “good vibes” Goodson Street.



A 3105 Goodson Street



B 3011 Goodson Street



C 2997 Goodson Street



D

A. 3105 Goodson Street

Parcel: 41 005 09 0033 000

Lot Size: 30 x 100

Acreage: 0.069

SEV: \$0

Sewer Line: 12 in.

Water Main: 8 in.

B. 3011 Goodson Street

Parcel: 41 005 09 0017 000

Lot Size: 30 x 100

Acreage: 0.069

SEV: \$0

Sewer Line: 12 in.

Water Main: 8 in.

C. 2997 Goodson Street

Parcel number: 41-005-09-0015-000

Lot Size: 30 x 100

Acreage: 0.069

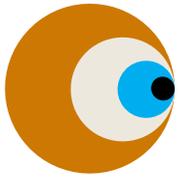
SEV: \$0

Sewer Line: 12 in.

Water Main: 8 in.

D. Goodson Street Overview

Properties are zoned residential and are located within the South Hamtramck neighborhood and the Hamtramck Public School district.



GOODSON STREET GEMS

continued

The opportunities along Goodson Street are bountiful. These three parcels are adjacent to one another and could be purchased as a package to build a small or medium-sized multiplex. Envision a duplex, triplex or fourplex on these parcels. Your high return on investment is just around the corner.



A 2290 Goodson Street



B 2284 Goodson Street



C 2278 Goodson Street

A. 2290 Goodson Street

Parcel: 41 002 04 0282 000

Lot Sizes: 30 x 100

Acreage: 0.069

SEV: \$0

Sewer Line: 12 in.

Water Main: 6 in.

B. 2284 Goodson Street

Parcel: 41 002 04 0283 000

Lot Sizes: 30 x 100

Acreage: 0.069

SEV: \$0

Sewer Line: 12 in.

Water Main: 6 in.

C. 2278 Goodson Street

Parcel: 41 002 04 0284 000

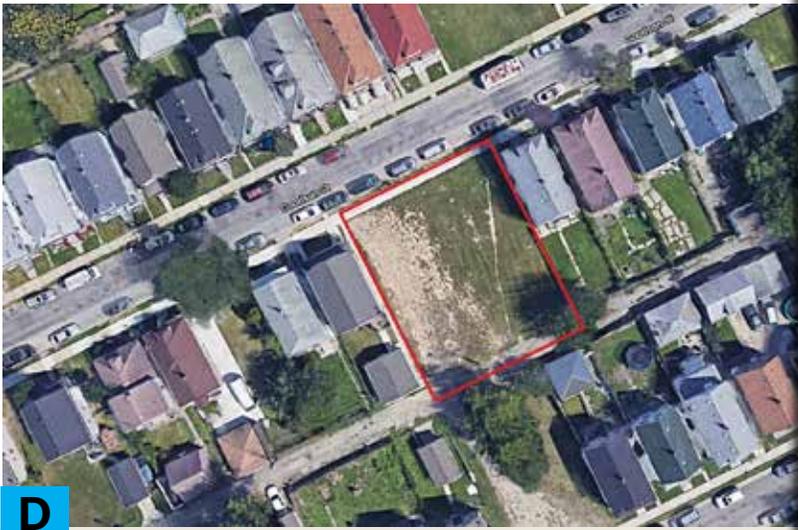
Lot Size: 30 x 100

Acreage: 0.069

SEV: \$0

Sewer Line: 12 in.

Water Main: 6 in.

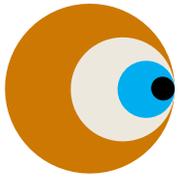


D



D. Overview of 2290, 2284 and 2278 Goodson Street

Properties are zoned residential and are located within the South Hamtramck neighborhood and the Hamtramck Public School district. Above sites have a State Equilized Value of \$0.



ANDRUS STREET FINDS + *Danforth Street*

Andrus Street is a tucked away cozy neighborhood street lined with multiplex dwellings and steps away from many conveniences and amenities. Veteran's park is around the corner, and workout facilities and restaurants are a short walk away. Properties on Andrus and Danforth are a smart investment and they are primed for development.



A 2237 Andrus Street



B 2261 Andrus Street



a



b



C 2371 Danforth Street

A. 2237 Andrus Street

Parcel: 41 002 04 0388 000
Lot Size: 30 x 100
Acreage: 0.069
SEV: \$0
Sewer Line: 12 in.
Water Main: 6 in.
Hamtramck School District

a. 2237 Andrus Overview

B. 2261 Andrus Street

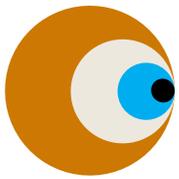
Parcel: 41 002 04 0392 000
Lot Size: 30 x 100
Acreage: 0.069
SEV: \$0
Sewer Line: 12 in.
Water Main: 6 in.
Hamtramck School District
*Owned by Wayne County Land Bank

b. 2261 Andrus Overview

C. 2371 Danforth Street

Parcel: 41 002 04 0318 000
Lot Size: 30 x 100
Acreage: 0.069
SEV: \$0
Sewer Line: 12 in.
Water Main: 6 in.
Hamtramck School District
*Owned by Wayne County Land Bank

Properties are located in the South Hamtramck neighborhood and the Hamtramck Public School district. Above properties are zoned residential.



LUMPKIN STREET JEWELS + Belmont Street

One of Hamtramck’s longest neighborhood streets, lovely Lumpkin offers a variety of amenities including a mixture of old and new housing, parks, places of worship, stores, and restaurants. Two of the available parcels are on highly sought-after corner spaces—the precious jewels of real estate. Belmont Street boasts beautiful, mature trees on the tree lawns of noble, well-manicured multi-units and single-family bungalows.



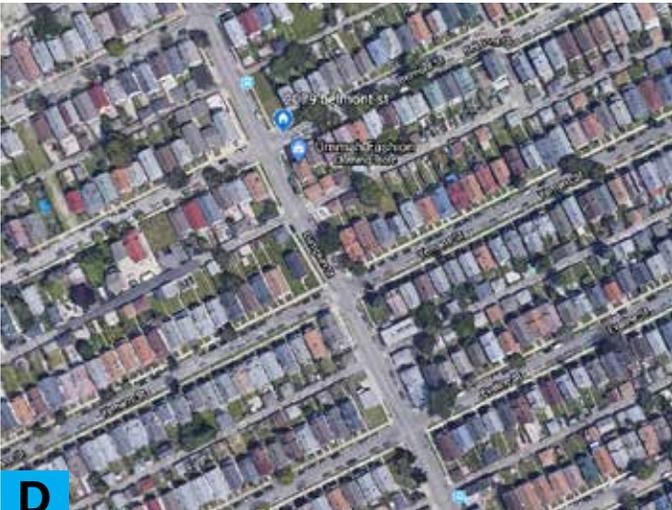
A 8800 Lumpkin Street



B 12093 Lumpkin Street



C 2079 Belmont Street



D

A. 8800 Lumpkin Street

Parcel: 41 002 04 0104 000
Lot Size: 32 x 111
Acreage: 0.076
SEV: \$0
Sewer Line: 2.5 x 3.5 (feet)
Water Main: 6 in.
South Hamtramck Neighborhood

B. 12093 Lumpkin Street

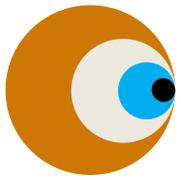
Parcel: 41 004 02 0155 000
Lot size: 30 x 111
Acreage: 0.076
SEV: \$0
Sewer Line: 12 in.
Water Main: 6 in.
Hamtramck School District
North Hamtramck Neighborhood

C. 2079 Belmont Street

Parcel: 41 003 05 0070 000
Lot size: 30 x 100
Acreage: 0.069
SEV: \$0
Sewer Line: 15 in.
Water Main: 6 in.
Hamtramck School District
Central Hamtramck Neighborhood

D. Lumpkin and Belmont Street Overview

Properties are zoned residential and are located within the Hamtramck Public School district.



NAGEL STREET NONPAREILS

The Nagel Street nonpareils are nestled on a nicely-landscaped neighborhood street with immediate access to I-75. These flawless adjacent lots could be transformed into townhomes or condominiums with the right vision (12042, 12050, and 12056 Nagel St). Nagel Street conceptual designs are illustrated further along in this document.



A 12042 Nagel Street



B 12050 Nagel Street



C 12056 Nagel Street



D 12086 Nagel Street

A. 12042 Nagel Street

Parcel: 41 004 03 0229 000

Lot size: 30 x 107

Acreage: 0.074

SEV: \$0

Sewer Line: 12 in.

Water Main: 12 in.

B. 12050 Nagel Street

Parcel: 41 004 03 0230 000

Lot size: 30 x 107

Acreage: 0.074

SEV: \$0

Sewer Line: 12 in.

Water Main: 12 in.

C. 12056 Nagel Street

Parcel: 41 004 03 0231 000

Lot size: 30 x 107

Acreage: 0.074

SEV: \$0

Sewer Line: 12 in.

Water Main: 12 in.

D. 12086 Nagel Street

Parcel: 41 004 03 0236 000

Lot size: 30 x 107

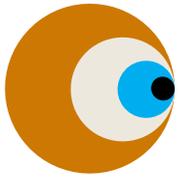
Acreage: 0.074

SEV: \$0

Sewer Line: 12 in.

Water Main: 12 in.

Properties are located in the North Hamtramck neighborhood and the Hamtramck Public School district. Above properties are zoned residential.



MILLER AND PRESCOTT STREET TREASURES

Miller and Prescott streets are charming and tucked away amid the city energy surrounding them. Both of these available lots are close to schools, religious institutions and restaurants—it's urban charm at its height. Many opportunities for multiplex dwellings abound at 3888 Miller. The available lot on Prescott presents an opportunity for an accessory dwelling.



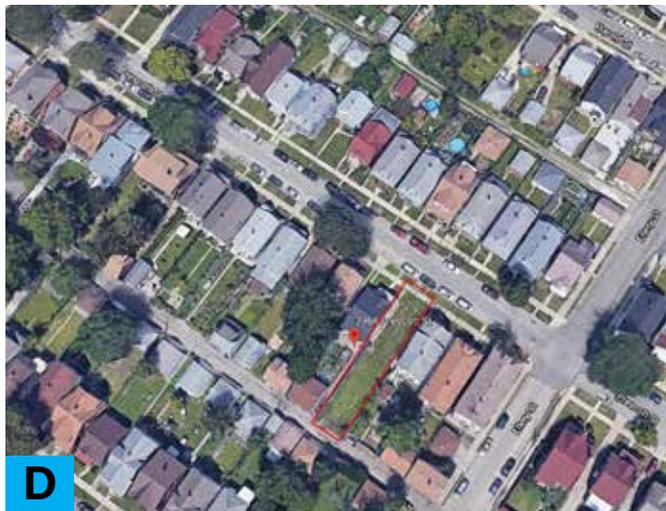
A 3888 Miller Street



B 3964 Prescott Street



C
Miller Street Overview



D
Prescott Street Overview

A. 3888 Miller Street

Parcel: 41 005 14 0233 000
Lot size: 30 x 100
Acreage: 0.069
SEV: \$0
Sewer Line: 12 in.
Water Main: 8 in.
South Hamtramck Neighborhood

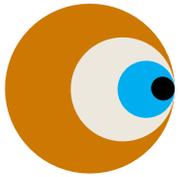
B. 3964 Prescott Street

Parcel: 41 008 02 0166 301
Lot size: 30 x 134.5
Acreage: 0.093
SEV: \$0
Sewer Line: 12 in.
Water Main: 6 in.
East Hamtramck Neighborhood

***Both properties are zoned residential.**

C. & D. Miller and Prescott Street Overviews

Properties are located in the Hamtramck Public School district. The property on Prescott is in East Hamtramck; the property on Miller is in South Hamtramck.



MCDOUGALL AND GALLAGHER STREET TREATS

McDougall and Gallagher Streets have the quintessential urban character charm. The density of well-kept and nicely appointed homes on these streets demonstrate the true beauty of neighbors akin to family. Most homes on these streets are multi-unit dwellings with wide balconies and porches with the peppering of a garden here and there. Available parcels are shovel-ready.



A 9466 McDougall Street



B 9509 Gallagher St

A. 9466 McDougall Street

Parcel: 41 006 04 0185 000

Lot size: 30 x 102

Acreage: 0.069

SEV: \$0

Sewer Line: 12 in.

Water Main: 8 in.

Hamtramck School District

Central Hamtramck Neighborhood

B. 9509 Gallagher Street

Parcel: 41 006 01 0593 000

Lot size: 30 x 102.13

Acreage: 0.07

SEV: \$0

Sewer Line: 12 in.

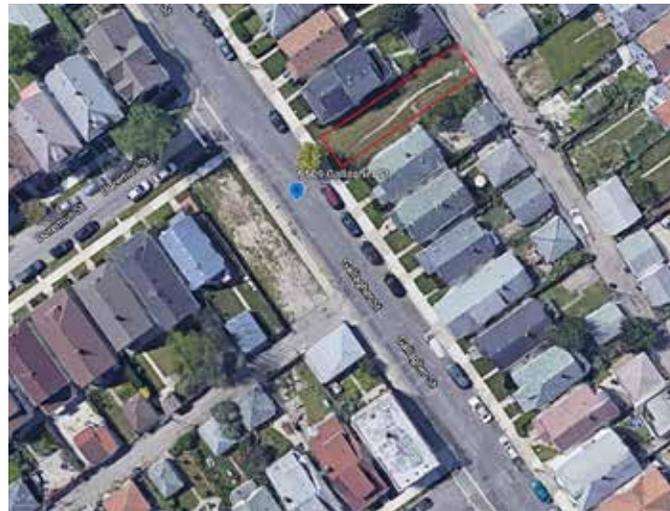
Water Main: 8 in.

Hamtramck School District

Central Hamtramck Neighborhood



McDougall Street Overview



Gallagher Street Overview

Properties are located in the Central Hamtramck neighborhood and the Hamtramck Public School district. Above properties are zoned residential.

Investⁱⁿculture

Investⁱⁿfamilies

INVEST *in*
HAMTRAMCK

Investⁱⁿtradition

Investⁱⁿneighbors