

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

City of Detroit

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
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Brenda Goss Andrews
Damion W. Ellis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb
Henry Williams

October 23, 2020

HONORABLE CITY COUNCIL

RE: Request of Brian Hurttienne, to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-31, *District Map No. 29*, of the Detroit Zoning Ordinance to show an R3 (Low Density Residential District) zoning classification where an R2 (Two-Family Residential District) zoning classification is currently shown for the properties commonly known as 7631 E. Lafayette Street and 1000 and 1008 Townsend Street in order to develop multiple-family dwellings (**RECOMMEND APPROVAL**).

PROPOSAL

Before this Honorable Body is the request of Brian Hurttienne, in conjunction with the property owner John Chu, to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-31, *District Map No. 29*, of the Detroit Zoning Ordinance to show an R3 (Low Density Residential District) zoning classification where an R2 (Two-Family Residential District) zoning classification is currently shown for the properties commonly known as 7631 E. Lafayette Street, and, 1000 and 1008 Townsend Street in order to develop multiple-family dwellings on the subject parcels.

The site is located in the Islandview neighborhood on E. Lafayette Avenue between Townsend and Baldwin Streets. The development team is proposing to rezone the subject parcels that combined are approximately .39 acre. The East Lafayette Apartments, as it is currently branded, is a two building development. The project has 12 studio apartments and 12 one-bedroom apartments. The development team has submitted a letter describing the anticipated unit mix and approximate rental rates as shown below:

12 Studio Apartments

- 1 unit – at or below 60% Area Media Income (AMI) (current AMI limit of \$825; estimated rent of \$675)
- 2 units – at or below 80% AMI (current AMI limit of \$1100; estimated rent of \$875)
- 9 units – market rate

12 1-Bed Apartments

- 3 units – at or below 80% AMI (current AMI limit of \$1178; estimated rent of \$925-\$1000)
- 9 units – market rate



Drawing by Christian Hurtienne Architects

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

The zoning classification and land uses surrounding the subject area are as follows:

North: R2; residential homes

South: PD; Tapestry Dental and Riverview Jefferson Health

East: R2; residential homes and unimproved parcels

West: R2; Moses Field Center

The parcels are currently zoned as an R2 Two-Family Residential District, “designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings and promote a suitable environment for activities connected with family life. The only principal uses permitted by right are single- and two-family dwellings. Limited additional permitted uses are conditional”.

The proposed R3 Low Density Residential District is “designed as a low-density multi-family district. The regulations are designed to promote and encourage town and terrace house development, courts, and garden apartments. It is intended that this district be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Among others, uses permitted by right include single and two-family dwellings, town houses, multi-family dwellings, and community facilities necessary to serve a residential district.”

The development site is located within a half mile of a high-frequency transit corridor (Jefferson Avenue) which allows for the developer to provide .75 of the minimum required off-street parking spaces.

Master Plan Consistency

The subject site is located within the Butzel area of Neighborhood Cluster 3 of the Detroit Master Plan of Policies (MP). The Future Land Use map for this area shows *Low/Medium - Density Residential (RLM)*. According to the MP, these areas should have an overall density of 8 to 16 dwelling units per net residential acre. The areas are often characterized by two- or four-family homes with small yards, on-street parking, or garages with alley access.

The Master Plan-Zoning Table which identifies the correlation between MP designations and zoning districts, classifies the R3 zoning district as consistent with the RLM designation.

COMMUNITY OUTREACH PROPOSAL AND PUBLIC HEARING RESULTS

Community Engagement

The developer has reached out to various community stakeholders regarding this proposal including St. Charles Church, Church of Messiah Housing- Pastor Barry, the Villages CDC, West Village Association, the Riverview Neighborhood Association, Genesis Hope, and others.

The developer also presented the project at a community meeting convened by a neighbor on August 14, 2020. This meeting resulted from flyers that the developer passed out in the neighborhood to inform residents about the project.

Additionally, the City's Housing and Revitalization Department (HRD) held a community meeting on June 25, 2020 that provided an overview of this and other projects in the area. As a result of this effort, HRD and the Detroit Economic Growth Corporation submitted 54 letters of general support (attached) for this and other Island View Greater Villages (IVGV) projects.

Lastly, one letter of opposition was submitted to CPC staff (attached) by a nearby resident of the site. The letter is opposing the density, building typology and design, proposed parking count, and other aspects of the project. CPC staff has communicated with this neighbor to keep them informed and to express their sentiment.

Public Hearing

At the public hearing of September 10, 2020, the CPC heard a presentation on the subject proposal and put forward several questions that were answered by the petitioner. No members of the public spoke in opposition or in favor of the proposal. However, there was one letter of opposition submitted to CPC staff by a nearby resident of the site (previously mentioned). This letter was described at the public hearing in opposition to the density, building typology and design, proposed parking count, and other aspects of the project. The abovementioned 54 letters of general support for this and other Island View Greater Villages (IVGV) projects were submitted at the public hearing. The Commission also requested the petitioner reach out to the neighboring school to inform them of the development plan. This request has now been satisfied.

APPROVAL CRITERIA

Pursuant to Sec. 50-3-70 Approval Criteria, recommendations and decisions on an amendment of a zoning map in Article XVII of chapter 50 of City Code are based on consideration of the following criteria:

(1) Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact;

The proposed amendment meets the challenge of a transition in housing market demand. The amendment will allow for a missing middle housing type that would not be allowed but for the rezoning.

(2) Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance;

The Future Land Use map for this area shows *Low/Medium - Density Residential (RLM)*. According to the Master Plan, these areas should have an overall density of 8 to 16 dwelling units per net residential acre. The areas are often characterized by two- or four- family homes with small yards, on-street parking, or garages with alley access. The Master Plan-Zoning Table which identifies the correlation between MP designations and zoning districts, classifies the R3 zoning district as consistent with the RLM designation.

(3) Whether the proposed amendment will protect the health, safety, and general welfare of the public;

The proposed amendment will be in alignment with the Master Plan of Policies and subject to the protections of the Zoning Ordinance and thus protects the health, safety and welfare of the public.

(4) Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development;

Adequate public facilities and services have been considered during the process for this proposal and there are no difficulties in providing necessary services foreseen.

(5) Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding stormwater management;

The proposed rezoning is not expected to have any significant adverse impacts on the natural environment.

(6) Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract;

The proposed amendment is not expected to have any significant adverse impacts on other properties in the vicinity of the subject site. The area's zoning consists of a mixture of predominantly R2 zoned parcels, but also has a blend of R3, R5 (Medium Density Residential District), and B4 (General Business District) zoned parcels. The zoning map below shows that the B4 parcels are predominantly along Kercheval Avenue and on E. Lafayette Ave., west of E. Grand Boulevard. The R5 parcels (which are designed to provide for a range of single-family to medium-density multiple-family dwellings) are located along E. Grand Boulevard and E. Lafayette, while a couple of R3 zoned blocks are located on Field Street. This shows that the subject neighborhood area is currently zoned for a mix of housing types as well as business activity.

One opposing argument has been made that the character and integrity of the neighborhood would be impacted by the proposed multiple family housing, since the neighborhood is majority single-family housing. However, there is currently existing examples of higher intensity residential districts in the neighborhood that allow for multi-family housing. Staff is of the opinion that the proposed amendment will not have significant adverse impacts on property in the vicinity, as this change does not constitute a major departure from what is currently allowed in the neighborhood.



(7) The suitability of the subject property for the existing zoning classification and proposed zoning classification; and

The property lies on a secondary thoroughfare, (shorter, narrower streets designed to move traffic safely and expeditiously through residential areas.) The property is seemingly suitable for the subject classification since it is on the edge of the city block and on a thoroughfare that can sustain denser development. The parcels zoned B4 (General Business District) along Lafayette and Kercheval avenues indicate that a more intensive zoning classification can exist cohesively on this thoroughfare.

(8) Whether the proposed rezoning will create an illegal “spot zone.”

Staff is of the opinion that this rezoning will not create an illegal spot zone because the proposal is consistent with the Master Plan and the subject site would remain a residential zoning classification, which is compatible with surrounding zoning.

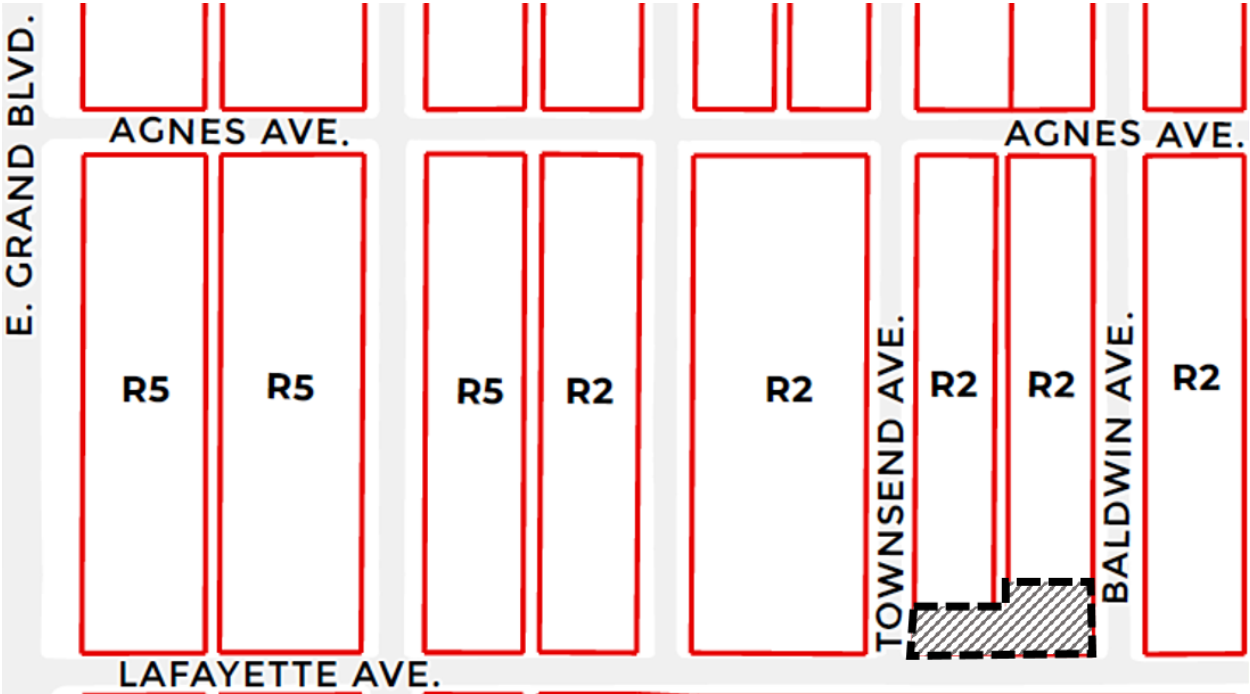
CONCLUSION AND RECOMMENDATION

On September 24, 2020, based on the aforementioned information contained in this report, the City Planning Commission voted to recommend approval of the proposed map amendment that is before this Honorable Body.

Respectfully submitted,
ALTON JAMES, CHAIRPERSON

Marcell R. Todd, Jr., Director
Kimani Jeffrey, City Planner

Cc: Katy Trudeau, Deputy Director, PDD
Karen Gage, Director of Zoning Innovation, PDD
David Bell, Director, BSEED



SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-31, *District Map No. 29*, to revise the existing R2 (Two-Family Residential District) zoning classification to the R3 (Low Density Residential District) zoning classification for the properties commonly identified as 7631 East Lafayette Street, 1000 Townsend Street, and 1008 Townsend Street.

1 **BY COUNCIL MEMBER _____:**

2 **AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by
3 amending Article XVII, *Zoning District Maps*, Section 50-17-31, *District Map No. 29*, to revise
4 the existing R2 (Two-Family Residential District) zoning classification to the R3 (Low Density
5 Residential District) zoning classification for the properties commonly identified as 7631 East
6 Lafayette Street, 1000 Townsend Street, and 1008 Townsend Street.

7 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:**

8 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District*
9 *Maps*, Section 50-17-31, *District Map No. 29*, is amended as follows:

10 **CHAPTER 50. ZONING**

11 **ARTICLE XVII. ZONING DISTRICT MAPS**

12 **Sec. 50-17-31. District Map No. 29.**

13 **Section 1.** For the properties commonly identified as 7631 E. Lafayette, 1008
14 Townsend, and 1000 Townsend, more specifically identified as:

15 W Baldwin 124 through 126 Moses W Field Sub, L.8, P.37 Plats, W C R

16 17/40 90 x 107

17 a/k/a 7631 E. Lafayette

18 Tax Parcel ID 17011763-5

19
20 E Townsend 86 Moses W Field Sub; L.8, P.37 Plats, W C R 17/40 30 x 100

21 a/k/a 1008 Townsend

22 Tax Parcel ID 17011821

1 E Townsend 85 Moses W Field Sub, L.8, P.37 Plats, WC R 17/40 90 x 107

2 a/k/a 1000 Townsend

3 Tax Parcel ID 17011820

4 the existing R2 (Two-Family Residential District) zoning classification is revised to the R3 (Low
5 Density Residential District) zoning classification.

6 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are repealed.

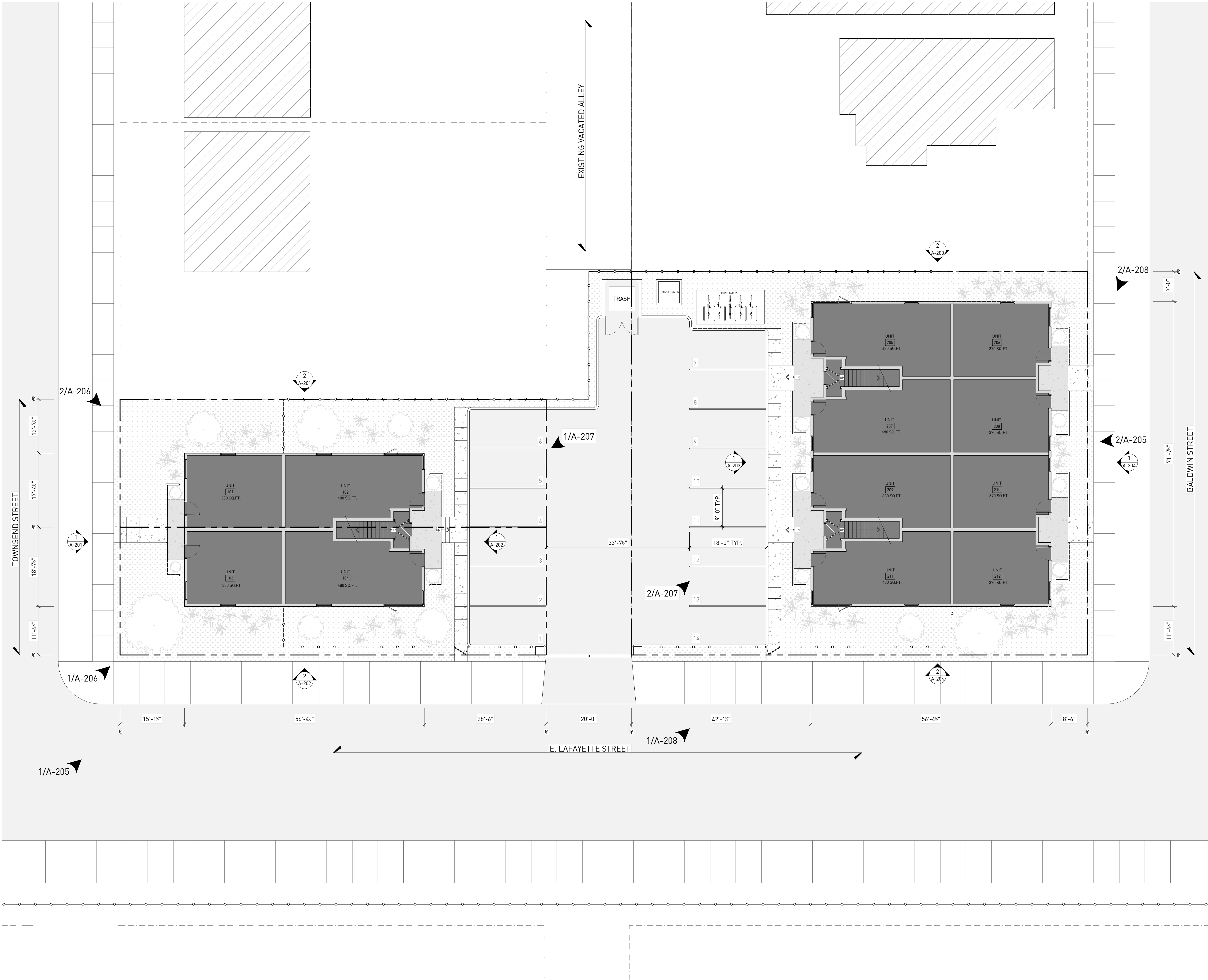
7 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,
8 health, safety, and welfare of the people of the City of Detroit.

9 **Section 4.** This ordinance shall become effective on the eighth day after publication in
10 accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6), and
11 Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:



Lawrence T. García,
Corporation Counsel



SYMBOLS

NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.

- PROPERTY LINE
- FENCE LINE
- ⊗ EXISTING UTILITY POLE
- ▨ LANDSCAPED AREA

CONTRACTOR'S NOTE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

3 WORKING DAYS
**BEFORE YOU DIG
CALL MISS DIG**
1-800-482-7171

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS, SPECIFICATIONS, AND GUIDELINES FOR CONSTRUCTION.

- SITE PLAN GENERAL NOTES**
- THIS SITE AND BUILDING PLAN IS DIAGRAMMATIC IN NATURE. ALL BOUNDARIES, LOCATIONS, TOPOGRAPHY, LEGAL MEETS AND BOUNDS, IMPROVEMENTS, MONUMENTS, ETC. ARE TO BE VERIFIED BY THE OWNER'S LAND SURVEYOR AND AND CIVIL ENGINEER.
 - THE GENERAL CONTRACTOR IS TO VERIFY ALL SITE CONDITIONS, PROPERTY BOUNDARIES, LOCATION OF ALL EXISTING AND NEW PHYSICAL IMPROVEMENTS, DIMENSIONS, GRADES, AND MONUMENTS PRIOR TO THE COMMENCEMENT OF WORK. THE GENERAL CONTRACTOR IS TO HAVE THE SITE STAKED-OUT BY A PROFESSIONAL LAND SURVEYOR PRIOR TO THE COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION PRIOR TO THE COMMENCEMENT OF WORK.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS OR OF THE CITY OF DETROIT.
 - ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE RULES AND REGULATIONS PERTAINING TO SAFETY ESTABLISHED BY OSHA AND ALL LOCAL CODES AND REQUIREMENTS.
 - DEMOLITION EQUIPMENT SHALL BE SELECTED AND OPERATED SUCH THAT STRUCTURES, UTILITIES AND OTHER WORK THAT ARE TO REMAIN WILL NOT BE DAMAGED AND CAUSE INJURY TO WORKERS.
 - THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTION TO PROTECT EXISTING UNDERGROUND UTILITIES OR STRUCTURES NOT SCHEDULED FOR REMOVAL. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO ANY EXISTING UTILITIES NOT SCHEDULED FOR REMOVAL OR ABANDONMENT (WHETHER SHOWN ON THE PLAN OR NOT) DURING THE CONSTRUCTION OF THIS PROJECT.
 - ALL DEBRIS AND EXCESS EXCAVATED MATERIAL MUST BE LEGALLY DISPOSED OFF.
 - EXISTING PAVING AT ALLEY IS TO REMAIN IN PLACE WHENEVER POSSIBLE AND PROTECTED WHERE REQUIRED TO PREVENT UNDO DAMAGE. PATCH, REPAIR AND REPLACE ANY ROADWAY AREAS ADJACENT TO CONSTRUCTION DAMAGED BY CONSTRUCTION PROCESSES. ALL WORK SHALL BE PERFORMED TO REPLACE DAMAGED OR MISSING PAVING TO THE EXISTING OR BETTER CONDITION THAN ORIGINALLY ENCOUNTERED. IN ACCORDANCE WITH THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION, CITY OF DETROIT DEPARTMENT OF TRANSPORTATION OR ANY OTHER APPLICABLE LOCAL, STATE OR FEDERAL DESIGN STANDARDS.
 - PATCH, REPAIR AND REPLACE ANY ROADWAY AREAS ADJACENT TO CONSTRUCTION DAMAGED BY CONSTRUCTION PROCESS TO EXISTING STANDARDS OF INSTALLED PAVING.



CHRISTIAN HURTIEENNE ARCHITECTS
2111 WOODWARD AVE. DETROIT, MI 48201
313.825.2005 CHA-C.COM

CONTRACTOR NOTE
ALL CONTRACTORS (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) ARE TO VERIFY AND COORDINATE ALL CONDITIONS, DIMENSIONS, QUANTITIES AND DETAILS, STATED OR NOT, WITHIN THESE DRAWINGS AND WITHIN THE SPECIFICATIONS BEFORE COMMENCING WITH THE WORK. IF A DIMENSIONAL ERROR OR CONFLICT OCCURS BETWEEN THESE DRAWINGS, THE SPECIFICATIONS OR THE EXISTING / PROPOSED CONDITIONS, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK. ANY PARTY (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) WHO FAIL TO DO SO TAKE FULL RESPONSIBILITY OF ANY ERRORS, CONFLICTS, SCHEDULE AND COST IMPLICATIONS.

STRUCTURAL ENGINEER
TBD

MEP ENGINEER
TBD

LAFAYETTE APARTMENTS	
1000 & 1008 TOWNSEND & 7631 E. LAFAYETTE, DETROIT, MI, 48214	
RE-ZONE APPLICATION	
ISSUES	DESCRIPTION
DATE	
1. 01.27.20	RE-ZONE APPLICATION

ARCHITECTURE
SITE PLAN

DRAWING NO.
C-102



1 NORTH-EAST PERSPECTIVE
ORIGINAL DRAWING SCALE: NTS



2 WEST PERSPECTIVE
ORIGINAL DRAWING SCALE: NTS

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TBD

MEP ENGINEER
TBD

LAFAYETTE APARTMENTS
1000 & 1008 TOWNSEND & 7631 E. LAFAYETTE, DETROIT, MI, 48214
RE-ZONE APPLICATION

ISSUES	DATE	DESCRIPTION
1.	01.27.20	RE-ZONE APPLICATION

SEAL

SITE PERSPECTIVES



1 NORTH-EAST PERSPECTIVE
ORIGINAL DRAWING SCALE: NTS



2 EAST PERSPECTIVE
ORIGINAL DRAWING SCALE: NTS

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TBD

MEP ENGINEER
TBD

LAFAYETTE APARTMENTS
1000 & 1008 TOWNSEND & 7631 E. LAFAYETTE, DETROIT, MI, 48214
RE-ZONE APPLICATION

ISSUES	DATE	DESCRIPTION
1.	01.27.20	RE-ZONE APPLICATION

SEAL

SITE PERSPECTIVES



1 SOUTH PERSPECTIVE
ORIGINAL DRAWING SCALE: NTS



2 NORTH PERSPECTIVE
ORIGINAL DRAWING SCALE: NTS

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STRUCTURAL ENGINEER
TBD

MEP ENGINEER
TBD

LAFAYETTE APARTMENTS
1000 & 1008 TOWNSEND & 7631 E. LAFAYETTE, DETROIT, MI, 48214
RE-ZONE APPLICATION

ISSUES	DATE	DESCRIPTION
	1. 01.27.20	RE-ZONE APPLICATION

SEAL

SITE PERSPECTIVES



1 NORTH PERSPECTIVE
ORIGINAL DRAWING SCALE: NTS



2 SOUTH PERSPECTIVE
ORIGINAL DRAWING SCALE: NTS

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TBD

MEP ENGINEER
TBD

LAFAYETTE APARTMENTS
1000 & 1008 TOWNSEND & 7631 E. LAFAYETTE, DETROIT, MI, 48214
RE-ZONE APPLICATION

ISSUES	DATE	DESCRIPTION
1.	01.27.20	RE-ZONE APPLICATION

SEAL

SITE PERSPECTIVES

June 4, 2020

CRES QOZB, LLC
3579 E. Foothill Blvd #298
Pasadena, CA 91107

RE: Rental Rates and AMI at the 24 Multifamily Unit Development at Lafayette/Townsend

To Whom It May Concern,

We are pleased to inform you that the proposed rental rates will meet the AMI considerations below and have been projected based on the 4/1/2020 HUD/MSHDA rental rate guidance.

- 12 Studio Apartments
 - 1 unit – at or below 60% AMI (current AMI limit of \$825; est. rent of \$675)
 - 2 units – at or below 80% AMI (current AMI limit of \$1100; est. rent of \$875)
 - 9 units – market rate
- 12 1-Bed Apartments
 - 3 units – at or below 80% AMI (current AMI limit of \$1178; est. rent of \$925-\$1000)
 - 9 units – market rate

Sincerely,



John Chu

Manager,
CRES QOZB, LLC.

**Michigan State Housing Development Authority
Utility Schedule - Region D**

Effective: January 1, 2020

Counties in Region D: Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw, Wayne

		Standard Utility Allowance																Calculation				
Structure Type		Apartment						Attached						Detached						Fill in the appropriate amount on the chart for each utility/appliance that you are responsible to pay. Add the total from each category for your total utility allowance.		
includes:		High-rise, Low-rise						Townhouse, Duplex, Triplex, Fourplex						Single Family Detached, Manufactured Home								
Utility		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR			
Heating	Natural Gas	\$16	\$19	\$22	\$26	\$29	\$32	\$29	\$34	\$36	\$39	\$41	\$44	\$23	\$27	\$32	\$37	\$41	\$46	Heating \$ <div><div>0</div><div>26</div><div>30</div><div>1</div></div>		
	Bottle Gas	\$59	\$70	\$82	\$93	\$105	\$117	\$104	\$123	\$132	\$141	\$151	\$160	\$85	\$100	\$117	\$133	\$150	\$167			
	Electric	\$26	\$30	\$41	\$52	\$63	\$73	\$37	\$44	\$57	\$70	\$84	\$97	\$61	\$71	\$83	\$96	\$108	\$120			
	Fuel Oil	\$61	\$72	\$84	\$96	\$109	\$121	\$108	\$127	\$136	\$146	\$155	\$165	\$88	\$103	\$120	\$138	\$155	\$172			
Cooking	Natural Gas	\$2	\$2	\$3	\$4	\$5	\$6	\$2	\$2	\$3	\$4	\$5	\$6	\$2	\$2	\$3	\$4	\$5	\$6	Cooking \$ <div><div>0</div><div>6</div><div>7</div><div>1</div></div>		
	Bottle Gas	\$6	\$8	\$11	\$14	\$18	\$21	\$6	\$8	\$11	\$14	\$18	\$21	\$6	\$8	\$11	\$14	\$18	\$21			
	Electric	\$6	\$7	\$10	\$13	\$16	\$19	\$6	\$7	\$10	\$13	\$16	\$19	\$6	\$7	\$10	\$13	\$16	\$19			
Hot Water	Natural Gas	\$4	\$5	\$7	\$10	\$12	\$14	\$5	\$6	\$9	\$12	\$15	\$18	\$5	\$6	\$9	\$12	\$15	\$18	Hot Water \$ <div><div>0</div><div>15</div><div>18</div><div>1</div></div>		
	Bottle Gas	\$16	\$19	\$27	\$35	\$44	\$52	\$20	\$23	\$34	\$44	\$54	\$65	\$20	\$23	\$34	\$44	\$54	\$65			
	Electric	\$15	\$18	\$23	\$28	\$33	\$38	\$19	\$23	\$29	\$35	\$41	\$48	\$19	\$23	\$29	\$35	\$41	\$48			
	Fuel Oil	\$16	\$19	\$28	\$36	\$45	\$54	\$20	\$24	\$35	\$46	\$56	\$67	\$20	\$24	\$35	\$46	\$56	\$67			
Other Electric		\$22	\$26	\$36	\$46	\$56	\$66	\$27	\$32	\$44	\$56	\$69	\$81	\$32	\$38	\$53	\$68	\$83	\$98	Electric	\$ <div><div>22</div><div>26</div></div>	
Water		\$17	\$18	\$31	\$49	\$67	\$86	\$17	\$18	\$31	\$49	\$67	\$86	\$17	\$18	\$31	\$49	\$67	\$86	Water	\$ <div><div>17</div><div>18</div></div>	
Sewer		\$26	\$29	\$48	\$76	\$105	\$134	\$26	\$29	\$48	\$76	\$105	\$134	\$26	\$29	\$48	\$76	\$105	\$134	Sewer	\$ <div><div>26</div><div>29</div></div>	
Trash		\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	Trash	\$ <div><div>16</div><div>16</div></div>	
Natural Gas Service Charge*		\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	Nat.Gas SC*	\$	
Electric Service Charge		\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	Elec. SC	\$ <div><div>9</div><div>9</div></div>	
Range**		\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	Range**	\$ <div><div>3</div><div>3</div></div>	
Refrigerator**		\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	Refrigerator**	\$ <div><div>5</div><div>5</div></div>	
Air Conditioning***		\$4	\$5	\$7	\$9	\$11	\$13	\$5	\$5	\$8	\$10	\$12	\$14	\$3	\$4	\$9	\$13	\$18	\$23	A/C***	\$ <div><div>4</div><div>5</div></div>	
* Natural Gas Service Charge: Natural Gas service charge only allowed for Natural Gas utilities. ** Tenant Furnished Appliance Allowance: Only allowed if the tenant is responsible for supplying the range and/or refrigerator.																				Total	\$ 149	166

* Natural Gas Service Charge: Natural Gas service charge only allowed for Natural Gas utilities.

** Tenant Furnished Appliance Allowance: Only allowed if the tenant is responsible for supplying the range and/or refrigerator.

*** Air Conditioning Allowance: Only allowed if windows are not operable.

04/01/2020 INCOME AND RENT LIMITS

County: 82 Wayne

Effective Date:

4/1/2020

Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	11,000	12,560	14,140	15,700	16,960	18,220	19,480	20,740
25%	13,750	15,700	17,675	19,625	21,200	22,775	24,350	25,925
30%	16,500	18,840	21,210	23,550	25,440	27,330	29,220	31,110
35%	19,250	21,980	24,745	27,475	29,680	31,885	34,090	36,295
40%	22,000	25,120	28,280	31,400	33,920	36,440	38,960	41,480
45%	24,750	28,260	31,815	35,325	38,160	40,995	43,830	46,665
50%	27,500	31,400	35,350	39,250	42,400	45,550	48,700	51,850
55%	30,250	34,540	38,885	43,175	46,640	50,105	53,570	57,035
60%	33,000	37,680	42,420	47,100	50,880	54,660	58,440	62,220
70%	38,500	43,960	49,490	54,950	59,360	63,770	68,180	72,590
80%	44,000	50,240	56,560	62,800	67,840	72,880	77,920	82,960
100%	55,000	62,800	70,700	78,500	84,800	91,100	97,400	103,700
120%	66,000	75,360	84,840	94,200	101,760	109,320	116,880	124,440
125%	68,750	78,500	88,375	98,125	106,000	113,875	121,750	129,625
140%	77,000	87,920	98,980	109,900	118,720	127,540	136,360	145,180
150%	82,500	94,200	106,050	117,750	127,200	136,650	146,100	155,550

Rent By Person	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	275	314	353	392	424	455	487	518
25%	343	392	441	490	530	569	608	648
30%	412	471	530	588	636	683	730	777
35%	481	549	618	686	742	797	852	907
40%	550	628	707	785	848	911	974	1,037
45%	618	706	795	883	954	1,024	1,095	1,166
50%	687	785	883	981	1,060	1,138	1,217	1,296
55%	756	863	972	1,079	1,166	1,252	1,339	1,425
60%	825	942	1,060	1,177	1,272	1,366	1,461	1,555
80%	1,100	1,256	1,414	1,570	1,696	1,822	1,948	2,074
100%	1,375	1,570	1,767	1,962	2,120	2,277	2,435	2,592
120%	1,650	1,884	2,121	2,355	2,544	2,733	2,922	3,111
125%	1,718	1,962	2,209	2,453	2,650	2,846	3,043	3,240
140%	1,925	2,198	2,474	2,747	2,968	3,188	3,409	3,629
150%	2,062	2,355	2,651	2,943	3,180	3,416	3,652	3,888

Rent By Bedroom	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
20%	275	294	353	408	455	502
25%	343	368	441	510	569	628
30%	412	441	530	612	683	754
35%	481	515	618	714	797	879
40%	550	589	707	816	911	1,005
45%	618	662	795	918	1,024	1,131
50%	687	736	883	1,020	1,138	1,256
55%	756	809	972	1,122	1,252	1,382
60%	825	883	1,060	1,224	1,366	1,508
70%	962	1,030	1,237	1,428	1,594	1,759
80%	1,100	1,178	1,414	1,633	1,822	2,011
100%	1,375	1,472	1,767	2,041	2,277	2,513
120%	1,650	1,767	2,121	2,449	2,733	3,016
125%	1,718	1,840	2,209	2,551	2,846	3,142
140%	1,925	2,061	2,474	2,857	3,188	3,519
150%	2,062	2,208	2,651	3,061	3,416	3,770

From: [CPC Mailbox](#)
To: [Kimani Jeffrey](#)
Subject: FW: Proposed zoning change for three lots at 7631 E. Lafayette Street and 1000 and 1008 Townsend Street.
Date: Tuesday, September 1, 2020 9:45:18 AM

From: Robert F. Rhoades [mailto:RRhoades@dickinson-wright.com]
Sent: Monday, August 31, 2020 6:09 PM
To: CPC Mailbox <CPC@detroitmi.gov>
Cc: Carol Rhoades (carolrhoades@comcast.net) <carolrhoades@comcast.net>
Subject: [EXTERNAL] Proposed zoning change for three lots at 7631 E. Lafayette Street and 1000 and 1008 Townsend Street.

Honorable Planning Commission,

I have been notified that the Detroit City Planning Commission has scheduled a public hearing on a proposed amendment to the Detroit Zoning Ordinance for Thursday September 10, 2020 at 6:00PM, but that the meeting will be a virtual meeting, with no in person option. I am therefore submitting these comments in advance of the meeting.

I am writing to oppose the development at Lafayette between Townsend and Baldwin which is being proposed by a Mr. Chu from California. Mr. Chu, or a company he controls, apparently recently purchased three lots which are each zoned R2, as a speculative real estate venture. He acquired these three lots knowing that the zoning is R2 which would limit development to 6 units. There has been no showing that the property cannot be used as zoned. It is claimed that more profit can be generated by building 24 cheaply built residential units than if fewer units were built; more profit still can be generated if tax abatements can be used and they want their requested zoning change to allow the density, get the tax abatement and maximized the developer's profits. So to be clear, the out of state developer who has no reliance interest whatever in this matter, having bought the lots knowing the existing zoning, seeks to build a cheap residential apartment complex of 24 units in an area zoned for 6 units—four times the density permitted by right. The zoning provision as provided in the notice sent by the City in this matter provides:

R2 TWO-FAMILY RESIDENTIAL DISTRICT The district is designed to **protect and enhance those areas developed or likely to develop with single- or two-family dwellings**. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. **The only principal uses permitted by right are single- and two-family dwellings**. Additional uses are conditional.

I have with my wife owned the property at 733 Seyburn since 1976. The first block of Seyburn is historically designated and zoned R1. The proposed development would be very close to where I live and my properties and others will bear the negative externalities generated by the development.

We and all approaching West Village and Indian Village on Lafayette, will see a large project that just does not fit in, every day. It will overly congest Lafayette. It will congest the streets around it.

My street will likely become the project's parking lot. I and others in the area near the development bought and maintained our homes in reliance upon the existing zoning. Mr. Chu's development will threaten our property values and materially reduce the desirability of my

property and others near it. I did not buy my property in an area of dense development and I object to allowing a density greater than two family. I ask that the City respect the reliance interests of myself and others similarly situated and deny the request.

I have several points in support of my objection, but the long reliance on the existing zoning should be sufficient. Briefly stated here are my major concerns.

1. **The drawing in the developer's brochure is a bit misleading as to one of the key issues.** It shows shaded shapes of huge buildings next to the proposed buildings making the proposed buildings look small by comparison. The drawing also shows open green space and trees between the proposed buildings and the nearest building to the north. The drawing and brochure being used to sell the project is simply wrong as to those two points. In fact, the buildings to the North of the proposed development are just two story single family houses. The green space shown is much larger than will be that which would really be if this is built. There would be no open lot North of the large building proposed for Baldwin. The truth is that the proposal is for 24 units and there is nothing that large along that part of Lafayette.
2. **The developer has materially misrepresented to the neighborhood that the 24 units it is seeking is already permitted in the R2 zoning, when in fact, any number of units in excess of 2 units per lot (6 units for the three lots) is a conditional use.** The developer's representative stated at a neighborhood meeting that the developer was permitted to develop up to 8 units per lot in an R2 zone. That is not correct and doubtless left many residents with the feeling that 24 units is a done deal.

As noted in the R2 description quoted above, other uses are "conditional" The 8 units per lot referenced by the developer is the upper limit of what could be approved with permission in an R2 zone if certain standards were met. See Code Sec 50-8-50. There has been no such application filed of which I am aware and I have received no notice of any hearing on a conditional use request. If such a request were to be considered, the City staff would have to study the "impact of those uses upon neighboring uses." Further, "[r]eview of dimensional requirements, location, construction, development, and operation of each use is necessary to ensure compatibility with the surrounding neighborhood." Code sec 50-3-241. The present concern is that the meeting with the developer, perhaps did more harm than good.

In fact the proposed development even if rezoned R3 would still need conditional use approval, because, such approval is required in R3 zones for "Multiple-family dwellings where 50 percent or more of the units are efficiency units." Code sec 50-8-80(6). Half (12 of the proposed 24 units) of the proposed units are efficiency units.

3. **Parking:** The speculative developer claims that the zoning only requires 18 parking spaces and he is seeking a waiver as to have only 15 spaces for his planned 24 units apartments. This will be a disaster for my property and other nearby properties. No development should be approved that foists the cost of the project on the neighborhood. That is precisely why the Code provides off-street parking requirements.

First, if 24 units are built, the tenants will likely own or use and need to park **36 or more cars**. The assumption that many tenants will not have cars is simply inconsistent with the lived experience of anyone living in the neighborhood.

The owner's rep disputed this, referencing some survey (copy not provided) that reported that only 60% of apartment dwellers in this area had cars. I have not read the study but I suspect the study is flawed. Survey respondents are inclined to not admit to having a car, given the recent propensity of young drivers to have their cars and residency status at parent's homes outside the City. Even if true, 60% of 36 residents is 19.2 cars and the developer proposes only 15 parking places. The major problem, however is that the developer, seeks the change in zoning based on projections about the number of cars to be used by the tenants but it has refused to be bound by its own projection. If the projection is wrong – and it is wrong – the neighbors will suffer the negative externality. Simply and accurately put, the developer is seeking to develop its newly acquired property while foisting some of the cost of his development (the cost of off-street parking) on the neighbors.

If the developer claims that his development will not cause a negative parking externality, because his tenants will largely have no cars and will instead use the bus, *make him guarantee that in a contract for the benefit of all the other properties*. The developer and his successors, can limit themselves by contract to not lease a unit to a car user, if all offsite parking provided in the project has already been used by leases to previous tenants with cars. When the developer's agent met with the neighborhood, his reason for rejecting this idea was that it could cause vacancy in the development. True, but that would *only* happen if the projections they are using to sell the zoning change are wrong. The risk that the developer's projections of no harm, should be borne by the developer, not the other property owners. Absent such a contract, the request should be denied.

4. **Additional parking has not been pursued.** There was some discussion of providing parking by having the developer lease spaces in the hospital lot across the street. This may help, but I was present when the Hospital PD zone was approved and there was a commitment that there would be no car access from that lot to Lafayette. What was discussed recently was a small pedestrian gate with card access just West of the Edison building in that lot and that the tenants who do not fit in the apartment's spaces could park there. If the cost of that were included in the rent, it could possibly help, but if the developer tries to pass that along as a separate and optional charge it will not work. The tenants will simply park on the nearby streets and the neighbors will be negatively affected. Further there would still have to be a contract to assure that the developer or his successors continue to provide the needed parking.

I am familiar with neighborhoods in which development with insufficient parking has been allowed and the result is a mess.

5. **Appearance and design:** The property was described by the developer's representative as simple and cheap construction (slab on grade, simple framing, and flat roof). The problem is that cheap construction does not wear well. In 20 years, this could well be on the road to becoming the next neighborhood blight. I recall many years ago a number of small and cheaply constructed homes were built on Maxwell. They stand out in their design and look more depreciated than older neighboring properties. Better construction last longer.
6. **From a policy perspective, in this case, the City does not benefit from excessive density:** I am cognizant of the desire to infill Detroit's vacant lots, but the density needed by the City can be readily achieved by development of existing lots consistent with the existing zoning.

Detroit has many vacant lots. Many can still be purchased for a few thousand dollars. It is not necessary to so many units in such a small space. If the California developer wants to build and rent 24 units he can find more lots on the East side to develop. The problem is dashing the legitimate expectations of other property owners who have been here many years and invested in their properties in the expectation that if anyone ever wanted to develop these three Lafayette lots, the maximum density would be 6 units (two units per lot).

The City's desire for growth in its tax base is not met when the tax base is then given away by a tax abatement. In developments of higher quality, tax abatements can be justified as needed to promote development coupled with the expectation that the project will last as a tax generating asset long after the abatement ends. The low quality of construction of the subject, makes any expectation of long term tax base growth unfounded. About the time the abatement ends, the owner will be claiming that the property is worn, needs renovation and should be assessed at lower values.

7. **A change of zoning may generate additional requests for zoning changes.** A change from R2 to R3 is a big change. The uses allowed in R3 are much more intense than those in an R2 zone. A change in zoning will not likely affect these three lots alone. The development of the north side of Lafayette as R3 would be very intense and would adversely affect the adjoining properties. It could over time, multiply the problems generated by the present project by three or four.

For all the reasons described above, I ask that the Commission and the City Council deny the requested rezoning. If a request for a conditional use is or has been filed, I ask that it be denied. If the uses requested are to be even considered, I ask that the developer be required to guarantee in writing that number of vehicles its tenants will have will not exceed the number of off-street parking spaces it is providing and that the agreement be enforceable by any resident of the City.

Thank you for your consideration.

Robert F. Rhoades

Robert F. Rhoades Member

500 Woodward Avenue
Suite 4000
Detroit MI 48226



Phone 313-223-3046
Mobile 313-580-4764
Fax 844-670-6009
Email RRhoades@dickinsonwright.com



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TO: Honorable Detroit City Council

CC: Avery Peoples, Legislative Liaison
Derrick Headd, Fiscal Analyst, Legislative Policy Division

FROM: Kenyetta Bridges, Executive Vice President, DEGC

DATE: July 22, 2020

RE: Islandview Projects under consideration with the Detroit City Council

Dear Honorable City Council:

This memo is to provide City Council with information for three projects in Islandview and an overview of the community support for the projects. These projects will appear at the Planning and Economic Development Committee on Thursday, July 23, 2020 and Council as a Whole on Tuesday, July 28, 2020 with incentive requests to support the financial feasibility of the project. The projects and requests under review include:

- **K8 Partners (Astralweeks):** Requesting approval of a Brownfield Tax Increment Financing Plan for 2119 Field St
 - *Description* 8-unit townhome renovation. This project will reserve 1 unit for households with income at 50% of Area Median Income. While originally containing 2 units for households at 80% AMI, the Developer changed the structure in response to the community requesting deeper affordability.
 - *Total investment:* \$1.982 M
- **LA John Gray, LLC (Ed Siegel):** Requesting approval of a PA 146 OPRA for 1117 Street
 - *Description:* Renovation of a former library into 12 residential units that will include 3 affordable units for households at 50%, 60%, and 80% AMI.
 - *Total investment:* \$1.975 M
- **CREW QIZB, LLC (John Chu):** Requesting approval of PA 210 for 1000 Townsend
 - *Description:* new construction of approximately 24 new apartment units in a 2-story building with 6 units at or below 80% AMI rates.
 - *Total Investment:* \$2.65M

The Developers have each undertaken significant community engagement meeting with residents and local stakeholders. In addition, on June 25, 2020 the City of Detroit's Housing and Revitalization Department held a community meeting to provide an update on implementation



from the recent planning effort and an overview of projects being planned for this neighborhood. The meeting was held via zoom due to the current health crisis. The community meeting was attended by residents, community stakeholders and local developers. In a survey taken during the meeting, 84% of respondents stated they would provide a letter of support for the projects presented. HRD presented their efforts to ensure investment in Islandview and Greater Villages (IVGV) neighborhood results in a mixed-income community with flourishing businesses, parks, and amenities that benefit residents of ALL income levels.

As a result of the significant community outreach that has been conducted, 54 letters of support from residents have been collected. Specifically, residents adjacent to the projects and key stakeholders such as Genesis Hope and Church of the Messiah submitted letters of support.

We look forward to working with Council to bring this investment to Islandview and support for the creation of quality, mixed-income projects. Please do not hesitate to reach out to us if you have further questions: Kenyetta Bridges, kbridges@degc.org.



Jeanine Hatcher
Executive Director

Skip Wachsmann
Emeritus

Roland Chandler
Chairperson

Vice Chairperson

Conya Hall
Secretary &
Treasurer

Jackie Dunn-Bell
Director

Ken Grant
Director

Daisy Jackson
Director

Pamela Marbly
Director

Robin McCants
Director

Cassandra Mitchum
Director

Maria Thomas
Director

July 8, 2020

Dear City Councilmembers,

I represent GenesisHOPE an organization that has been active in the neighborhood since 2008 when we were founded by Genesis Lutheran Church, a longstanding pillar of the neighborhood for over 40 years. I am writing to express our support for projects that were presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

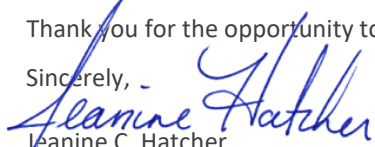
During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area. We do not believe in concentrated poverty, and agree with the plan for a mixed income neighborhood as well as new development without gentrification and displacement. We support projects that provide a mix of incomes in alignment with incomes of Detroit residents:

- John Grey Library rehabilitation at 1117 Field Street.
Developer: Ed Siegel & LA John Gray, LLC
12 residential units: 1 at 50% AMI, 1 at 60% AMI, 3 at 65% AMI, 2 at 80% AMI, 5 at market rate.
Request: Establishment of a tax abatement district.
- Townsend/Lafayette new construction at 1000 Townsend
Developer: John Chu & CREW QOZB, LLC
24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
Request: Establishment of a tax abatement district.
- GenesisHOPE Village new construction at 7200 Mack Avenue
Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI
Request: Conditional HOME award approval.
- **CONDITIONAL SUPPORT FOR:** Kercheval 8 rehabilitation at 2119 Field Street
Developer: Astral Weeks 8 residential units: 2 at 80% AMI, 6 at market rate.
Request: Brownfield tax increment financing (TIF) approval.

CONDITIONS OF SUPPORT: Include at least 1 unit at 50% AMI that will remain affordable for the duration of the OPRA (12 years)

Thank you for the opportunity to voice our support.

Sincerely,


Jeanine C. Hatcher
Executive Director

June 25, 2020

Dear City Councilmembers,

My name is Jennine Spencer, I live in the Islandview & Greater Villages (IVGV) neighborhood and I represent Field Street Block Club, an organization that has been active in the neighborhood for _20_ years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area.

I agree and support the following projects:

- *John Grey Library* rehabilitation at 1117 Field Street.
Developer: Ed Siegel & LA John Gray, LLC
12 residential units: 1 at 50% AMI, 1 at 60% AMI, 1 at 80% AMI, 9 at market rate.
Request: Establishment of a tax abatement district.
- *Townsend/Lafayette* new construction at 1000 Townsend
Developer: John Chu & CREW QOZB, LLC
24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
Request: Establishment of a tax abatement district.
- *Kercheval 8* rehabilitation at 2119 Field Street
Developer: Astral Weeks
8 residential units: 2 at 80% AMI, 6 at market rate.
Request: Brownfield tax increment financing (TIF) approval.
- *GenesisHOPE Village* new construction at 7200 Mack Avenue
Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,

Jennine Spencer

June 25, 2020

July 20, 2020

Dear City Councilmembers,

We represent the East Grand Boulevard Block Club. Although we officially established our group in March 2019, we represent residents that have lived on the boulevard for as many as 60 years and as few as one. We are a diverse group of homeowners interested in building community and reducing crime on our street and in our larger neighborhood of Islandview & Greater Villages (IVGV). We believe that with more occupancy in IVGV comes more community and hopefully less crime, too.


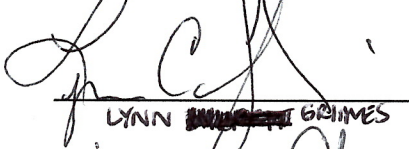
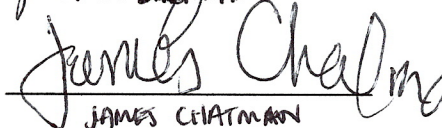
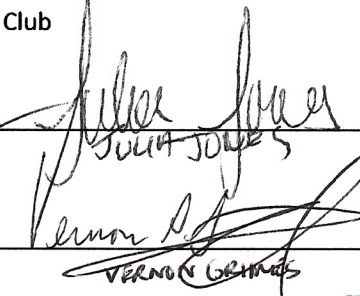
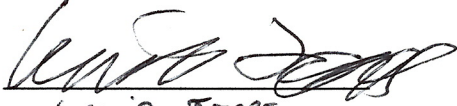
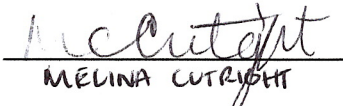
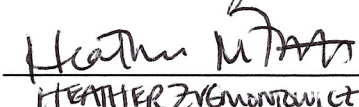
Our members range from E. Lafayette to E. Vernor on East Grand Boulevard, meaning that the first three projects are never further than a half mile from any of us, with many of them a tenth of a mile or less away. The fourth project, GenesisHOPE, is within one mile of all of our members and is located at a church that has welcomed us as we began our journey to establish ourselves as a block club last year. Due to the proximity and the neighborhood hospitality we have experienced firsthand, we strongly agree with and support the following projects:

- *John Grey Library* rehabilitation at 1117 Field Street
Developer: Ed Siegel & LA John Gray, LLC
12 residential units: 1 at 50% AMI, 1 at 60% AMI, 1 at 80% AMI, 9 at market rate.
Request: Establishment of a tax abatement district.
- *Townsend/Lafayette* new construction at 1000 Townsend
Developer: John Chu & CREW QOZB, LLC
24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
Request: Establishment of a tax abatement district.
- *Kercheval 8* rehabilitation at 2119 Field Street
Developer: Astral Weeks
8 residential units: 2 at 80% AMI, 6 at market rate.
Request: Brownfield tax increment financing (TIF) approval.
- *GenesisHOPE Village* new construction at 7200 Mack Avenue
Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice our support in favor of the above-listed projects. We hope you will recommend these projects for approval, so that our neighborhood community can continue to grow.

Sincerely,

Members of the East Grand Boulevard Block Club


ELENA BERRY

LYNN GRIMES

JAMES CHATMAN

VERNON GRIMES

LEWIS JONES

MELINA CUTRIGHT

HEATHER ZYGMUNTOWICZ

June 25, 2020

Dear City Councilmembers,

My name is Bruce Randolph. I live in the Islandview & Greater Villages (IVGV) neighborhood and I represent Messiah, an organization that has been active in the neighborhood for ~~30~~ years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

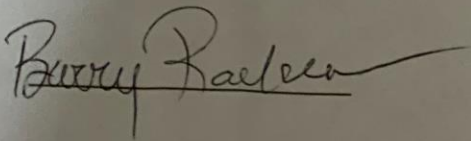
During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area.

I agree and support the following projects:

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Developer: Ed Siegel & LA John Gray, LLC
12 residential units: 1 at 50% AMI, 1 at 60% AMI, 3 at 65% AMI, 2 at 80% AMI, 5 at market rate.
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Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,



June 25, 2020

Dear City Councilmembers,

My name is Min. Robert Olive, I live in the Islandview & Greater Villages (IVGV) neighborhood and I represent Church of The Messiah an organization that has been active in the neighborhood for ___ years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

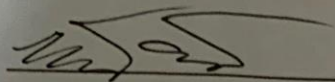
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Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,



June 25, 2020

Dear City Councilmembers,

My name is Tonya Brown I live in the Islandview & Greater Villages (IVGV) neighborhood and I represent North Village an organization that has been active in the neighborhood for __ years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area.

I agree and support the following projects:

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Developer: Ed Siegel & LA John Gray, LLC
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Request: Establishment of a tax abatement district.

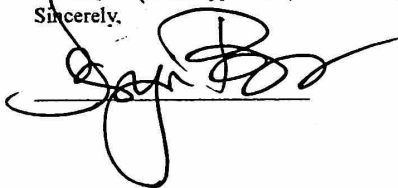
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Developer: John Chu & CREW QOZB, LLC
24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
Request: Establishment of a tax abatement district.

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Developer: Astral Weeks
8 residential units: 2 at 80% AMI, 6 at market rate.
Request: Brownfield tax increment financing (TIF) approval.

- *GenesisHOPE Village* new construction at 7200 Mack Avenue
Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,



June 25, 2020

Dear City Councilmembers

My name is Cedric Brown I live in the Islandview & Greater Villages (IVGV) neighborhood and I represent North Village an organization that has been active in the neighborhood for __ years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area.

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Request: Establishment of a tax abatement district.

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Request: Establishment of a tax abatement district.

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Request: Brownfield tax increment financing (TIF) approval.

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Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,

Cedric Brown

June 25, 2020

Dear City Councilmembers,

My name is Alex Howbert, I have lived in the Islandview & Greater Villages (IVGV) neighborhood for nearly 40 years now.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

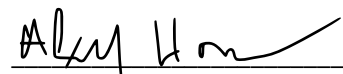
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61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Howbert", is written over a horizontal line.

June 25, 2020

Dear City Councilmembers,

My name is DEANN BENNETT. I live in the Islandview & Greater Villages (IVGV) neighborhood and I represent ISLAND VIEW, an organization that has been active in the neighborhood for 10 years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

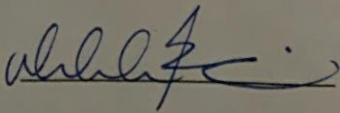
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61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,



June 25, 2020

Dear City Councilmembers,

My name is Bruce Randolph I live in the Islandview & Greater Villages (IVGV) neighborhood and I represent Messiah, an organization that has been active in the neighborhood for ~~30~~ years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

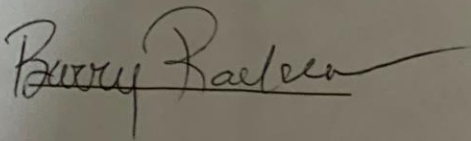
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Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,



June 25, 2020

Dear City Councilmembers,

My name is Min. Robert Olive, I live in the Islandview & Greater Villages (IVGV) neighborhood and I represent Church of The Messiah an organization that has been active in the neighborhood for ___ years.

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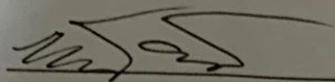
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61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,



June 25, 2020

Dear City Councilmembers,

My name is DAVIDE BARBERIS I live in the Islandview & Greater Villages (IVGV) neighborhood and I represent Ass'n Sweet Foundation an organization that has been active in the neighborhood for 2 years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

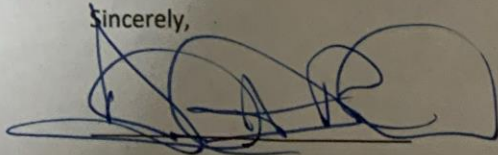
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61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,



June 25, 2020

Dear City Councilmembers,

My name is Gwen Meyer, I live in the Islandview & Greater Villages (IVGV) neighborhood and have lived here for 12 years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

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Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,



Gwen Meyer

1792 Parker Street

June 25, 2020

Dear City Councilmembers,

My name is Ping Ho and I am the owner of Marrow, a butcher shop and restaurant on 8044 Kercheval St. in the West Village.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

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61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,



Ping Ho

[EXTERNAL] Re: Islandview Greater Villages Support Letter

Eric Criteser <ecriteser@gmail.com>

Wed 7/15/2020 2:21 PM

To: D'Marco Ansari <ansarid@detroitmi.gov>

July 15, 2020

Detroit City Council,

My name is Eric Criteser and I live in the Islandview & Greater Villages (IVGV) neighborhood. I've been a resident for 16 years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

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Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,

Eric C. Criteser

July 14, 2020

Dear City Councilmembers,

My name is Karen Cherven, I live in the Islandview & Greater Villages (IVGV) neighborhood and I represent Detroit International House, an organization that has been active in the neighborhood since 2016. My nonprofit organization started from an abandoned building purchased from the Detroit Land Bank in 2016. We transformed this building into an International community that has brought over 100 internationals from over the world and sent them back to their countries as Ambassadors for the City of Detroit, thereby gaining exposure for Detroit all over the world. Please check our website at detroitinternationalhouse.org for information on our activities, which includes Channel 4 news coverage of our venture. I also represent Indian Village, as a homeowner since 1995.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

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61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,

Karen Cherven

Executive Director, Detroit International House

detroitinternationalhouse.org

+1 313 213 6930

[EXTERNAL] Re: Islandview Greater Villages Support Letter

Tyrone Jr. Mitchell <tyronejr@hotmail.com>

Thu 7/16/2020 1:39 PM

To: D'Marco Ansari <ansarid@detroitmi.gov>

July 16, 2020

Dear City Councilmembers,

My name is Tyrone Mitchell Jr. , I live in the Islandview & Greater Villages (IVGV) neighborhood.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area.

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Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,

Tyrone Mitchell Jr.

July 21, 2020

Dear City Councilmembers,

My name is Mark Reynolds, I live in the Islandview & Greater Villages (IVGV) neighborhood. I fixed up two badly deteriorated homes in the area by myself, and have a good idea of how difficult this is.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

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Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

The Tax abatement is essentially giving the sleeves out of our vest. Without omitting renovation related tax increases, these projects wont happen in this area. We will be left with more vacant lots and abandoned structures, instead of mixed new housing in my neighborhood. Denial makes no sense!

If you do nothing, nothing happens!

Thank you for the opportunity to voice my support.

Sincerely,

_Mark Reynolds, via EMAIL_____

971 Burns St., Detroit 48214

June 25, 2020

Dear City Councilmembers,

My name is James Rhodes, I live in West Villages, (IVGV) neighborhood and I have been active in the neighborhood for 30 years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

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Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,

James Rhodes

July 1, 2020

Dear City Councilmembers,

My name is Alex Grabowski and I am a developer in the Islandview & Greater Villages (IVGV) neighborhood. I represent BlueGate MI LLC, an organization that has been active in the neighborhood for over a year. We have successfully redeveloped multiple properties in the area and have been drawn to IVGV because of the level of investment made by other developers. We actively employee area residents and are confident that the projects listed below will continue to benefit all Detroiters.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

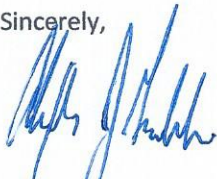
During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area. We fully support this goal and our projects work towards these efforts as well.

I agree and support the following projects:

- *John Grey Library* rehabilitation at 1117 Field Street.
Developer: Ed Siegel & LA John Gray, LLC
12 residential units: 1 at 50% AMI, 1 at 60% AMI, 1 at 80% AMI, 9 at market rate.
Request: Establishment of a tax abatement district.
- *Townsend/Lafayette* new construction at 1000 Townsend
Developer: John Chu & CREW QOZB, LLC
24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
Request: Establishment of a tax abatement district.
- *Kercheval 8* rehabilitation at 2119 Field Street
Developer: Astral Weeks
8 residential units: 2 at 80% AMI, 6 at market rate.
Request: Brownfield tax increment financing (TIF) approval.
- *GenesisHOPE Village* new construction at 7200 Mack Avenue
Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,



Alex Grabowski
Owner BlueGate MI LLC
248-763-8481
alex@bluegatemi.com

June 25, 2020

Dear City Councilmembers,

My name is __Belinda Gilmore_____, I live in the Islandview & Greater Villages (IVGV) neighborhood and I represent __Black Bottom Businesses, LLC_____, an organization that has been active in the neighborhood for __4 years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area.

I agree and support the following projects:

- *John Grey Library* rehabilitation at 1117 Field Street.
Developer: Ed Siegel & LA John Gray, LLC
12 residential units: 1 at 50% AMI, 1 at 60% AMI, 1 at 80% AMI, 9 at market rate.
Request: Establishment of a tax abatement district.
- *Townsend/Lafayette* new construction at 1000 Townsend
Developer: John Chu & CREW QOZB, LLC
24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
Request: Establishment of a tax abatement district.
- *Kercheval 8* rehabilitation at 2119 Field Street
Developer: Astral Weeks
8 residential units: 2 at 80% AMI, 6 at market rate.
Request: Brownfield tax increment financing (TIF) approval.
- *GenesisHOPE Village* new construction at 7200 Mack Avenue
Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,

Belinda Gilmore

Black Bottom Businesses, LLC_____

June 25, 2020

Dear City Councilmembers,

My name is Marques Gilbert King , I live in the Islandview & Greater Villages (IVGV) neighborhood and have been a resident for 21 years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area.

I agree and support the following projects:

- *John Grey Library* rehabilitation at 1117 Field Street.
Developer: Ed Siegel & LA John Gray, LLC
12 residential units: 1 at 50% AMI, 1 at 60% AMI, 3 at 65% AMI, 2 at 80% AMI, 5 at market rate.
Request: Establishment of a tax abatement district.
- *Townsend/Lafayette* new construction at 1000 Townsend
Developer: John Chu & CREW QOZB, LLC
24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
Request: Establishment of a tax abatement district.
- *Kercheval 8* rehabilitation at 2119 Field Street
Developer: Astral Weeks
8 residential units: 2 at 80% AMI, 6 at market rate.
Request: Brownfield tax increment financing (TIF) approval.
- *GenesisHOPE Village* new construction at 7200 Mack Avenue
Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,



July 8, 2020

Dear City Councilmembers,

My name is Reimer Priester and I am an owner of Villages Property Management, an organization that has been focused on and actively contributing to the Islandview and Greater Villages neighborhoods for over 7 years.

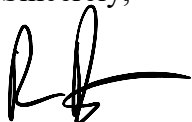
I am writing to express my support for the projects that were presented by the City of Detroit and the DEGC at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes, a city development strategy that has been widely shown to produce better outcomes for all, especially low-income families, rather than concentrating poverty in a small geographic area – a deeply flawed idea that became popular in the 50's and 60's across higher density urban areas in the US and elsewhere. I, along with our Detroit-based employees, salute the city's efforts to ensure there is a significant increase in quality low-income housing while simultaneously promoting market rate housing in the same neighborhoods.

I agree with the development plans and offer my firm support for the following projects:

- *John Grey Library* rehabilitation at 1117 Field Street.
Developer: Ed Siegel & LA John Gray, LLC
12 residential units: 1 at 50% AMI, 1 at 60% AMI, 1 at 80% AMI, 9 at market rate.
Request: Establishment of a tax abatement district.
- *Townsend/Lafayette* new construction at 1000 Townsend
Developer: John Chu & CREW QOZB, LLC
24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
Request: Establishment of a tax abatement district.
- *Kercheval 8* rehabilitation at 2119 Field Street
Developer: Astral Weeks
8 residential units: 2 at 80% AMI, 6 at market rate.
Request: Brownfield tax increment financing (TIF) approval.
- *GenesisHOPE Village* new construction at 7200 Mack Avenue
Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Sincerely,



July 25, 2020

Dear City Council members,

My name is Mike Torriero, I live in the Islandview & Greater Villages (IVGV) neighborhood.

I am writing to express my support for the list of projects that were presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting, the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low-income units in a small geographic area.

I agree and support the following projects:

- *John Grey Library* rehabilitation at 1117 Field Street.
Developer: Ed Siegel & LA John Gray, LLC
12 residential units: 1 at 50% AMI, 1 at 60% AMI, 1 at 80% AMI, 9 at market rate.
Request: Establishment of a tax abatement district.
- *Townsend/Lafayette* new construction at 1000 Townsend
Developer: John Chu & CREW QOZB, LLC
24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
Request: Establishment of a tax abatement district.
- *Kercheval 8* rehabilitation at 2119 Field Street
Developer: Astral Weeks
8 residential units: 2 at 80% AMI, 6 at market rate.
Request: Brownfield tax increment financing (TIF) approval.
- *GenesisHOPE Village* new construction at 7200 Mack Avenue
Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,



Michael Torriero

Stephen Barcus
884 E. Grand Blvd. Detroit, MI 48207
313-550-5867

7.6.2020

Ms. Jennifer Kanalos
Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, MI 48226

RE: 2119 Field Street for K8 Partners, LLC

Dear Ms. Kanalos,

As the neighbor of the 2119 Field Street project and a long time district 5 resident, I would like to express my support for the redevelopment being led by K8 Partners LLC.. I have seen its many years of deterioration, as well as the failed attempts at development that came before this current project. I work in construction myself, personally know the developers and their general contractor, and I believe they are legitimately interested in providing a high quality renovation that benefits the neighborhood.

Though I am sensitive to the impact of potentially higher rents on my neighbors, I think that the benefits by having this structure abated of all hazardous materials, brought up to modern fire and structural requirements, and finally occupied is an irrefutable benefit to the safety and liveability of the neighborhood. I fully endorse this project. If you have any questions, please feel free to contact me at 313-550-5687

Sincerely,

A handwritten signature in black ink, appearing to be 'S. Barcus', with a stylized, flowing script.

Stephen Barcus
313-550-5867
stephen@oldecitybuilders.com

Larry Gibson
2127 Field St.
Detroit, MI 48214
(313) 974-1033

June 29, 2020

Ms. Jennifer Kanalos
Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, MI 48226

RE: 2119 Field Street for K8 Partners, LLC

Dear Ms. Kanalos,

As the neighbor of the 2119 Field Street project and a long time Field Street resident, I would like to express my support for the redevelopment being led by K8 Partners LLC. Living next to the building, I have seen its many years of deterioration, as well as the failed attempts at development that came before this current project. I have had the chance to meet with the on-site construction team, and I have seen firsthand how much hard work has gone into renovating this building and bringing it back to life. The project will eliminate blight, mitigate hazardous brownfield conditions, and make the neighborhood safer for all residents.

I am pleased to offer my full endorsement of this project. If you have any questions, please feel free to contact me at (313) 974-1033

Sincerely,

A handwritten signature in black ink that reads "Larry Gibson". The signature is written in a cursive, slightly slanted style.

Larry Gibson
(313) 974-1033

Trice Morgan
2244 Field St.
Detroit, MI 48214
(313) 854-3692

June 29, 2020

Ms. Jennifer Kanalos
Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, MI 48226

RE: 2119 Field Street for K8 Partners, LLC

Dear Ms. Kanalos,

I would like to express my support for the 2119 Field Street project in Islandview, being developed by K8 Partners LLC. I am not only a neighborhood resident; I have also been directly employed on the construction site for 6 months, doing carpentry, masonry, landscaping, painting, and general clean up. From working on the site, I know firsthand how much hard work has gone into renovating this building and bringing it back to life. The project will eliminate blight, mitigate hazardous brownfield conditions, and make the neighborhood safer for all residents. For those reasons, I am pleased to offer my full endorsement of this project. If you have any questions, please feel free to contact me

Sincerely,

A handwritten signature in black ink, appearing to read "Trice Morgan", with a stylized, flowing script.

Trice Morgan
(313) 854-3692

Ben Ness
706 Helen
248-736-1175

July 7 2020

Ms. Jennifer Kanalos
Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, MI 48226



RE: 2119 Field Street for K8 Partners, LLC

Dear Ms. Kanalos,

As a resident of Islandview I would like to express my support for the redevelopment being led by K8 Partners LLC. Living near the building, I have seen its many years of deterioration, as well as the failed attempts at development that came before this current project. I have had the chance to meet with the on-site construction team, and I have seen firsthand how much hard work has gone into renovating this building and bringing it back to life. The project will eliminate blight, mitigate hazardous brownfield conditions, and make the neighborhood safer for all residents.

I am pleased to offer my full endorsement of this project. If you have any questions, please feel free to contact me at 248-736-1175

Sincerely,

 
Benjamin Ness
7/8/2020 1:40:03 PM EDT
Ben Ness
248-736-1175

July 8, 2020

Ms. Jennifer Kanalos
Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, MI 48226

RE: 2119 Field Street for K8 Partners, LLC

Dear Ms. Kanalos,

As a resident of West Village, I would like to express my support for the redevelopment of the 8 unit building at Kercheval and Field St being led by K8 Partners LLC.

Living in the Villages, I have seen buildings and homes in the area fall into disrepair or become blighted. I am excited about the interest and investment being made in this area, especially the projects that are bringing back previously abandoned, classic buildings.

I understand that this project is a complete renovation, which will eliminate blight, remove harmful environmental conditions, provide a new home for neighbors, and help make the neighborhood a safer place for all.

I am pleased to offer my full endorsement of this project. If you have any questions, please feel free to contact me.

Sincerely,

Christina L. Brainard

Name:. Christina Brainard
Address:. 7924 E. Lafayette St. Detroit, MI, 48214
Phone Number: 612-296-7290

July 10, 2020

Ms. Jennifer Kanalos
Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, MI 48226

RE: 2119 Field Street for K8 Partners, LLC

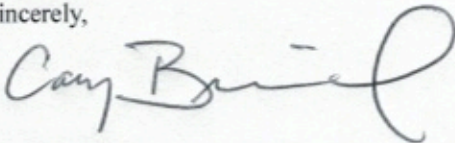
Dear Ms. Kanalos,

As a property owner in the West Village, I would like to express my support for the redevelopment of the 8 unit building at Kercheval and Field St being led by K8 Partners LLC.

I am excited about the interest and investment being made in this area, especially the projects that are bringing back previously abandoned, classic buildings. These projects are good for the whole neighborhood in so many ways – blight elimination, environmental remediation, increased population density, and overall safety and security.

I am pleased to offer my full endorsement of this project. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Cary Brainard". The signature is fluid and cursive, with a large, sweeping loop at the end.

Cary Brainard
DB Family Enterprises LLC
Owners of 8133 Kercheval Ave
248-910-5428

July 10, 2020

Ms. Jennifer Kanalos
Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, MI 48226

RE: 2119 Field Street for K8 Partners, LLC

Dear Ms. Kanalos,

As a resident of Indian Village, I would like to express my support for the redevelopment of the 8 unit building at Kercheval and Field St being led by K8 Partners LLC.

Living in the Villages, I have seen buildings and homes in the area fall into disrepair or become blighted. I am excited about the interest and investment being made in this area, especially the projects that are bringing back previously abandoned, classic buildings.

I understand that this project is a complete renovation, which will eliminate blight, remove harmful environmental conditions, provide a new home for neighbors, and help make the neighborhood a safer place for all.

I am pleased to offer my full endorsement of this project. If you have any questions, please feel free to contact me.

Sincerely,

Forest J Farmer Jr
8120 E. Jefferson Ave. 6L
Detroit, MI. 48412
(248) 640-2888



Jeanine Hatcher
Executive Director

Skip Wachsmann
Emeritus

Roland Chandler
Chairperson

Vice Chairperson

Conya Hall
Secretary &
Treasurer

Jackie Dunn-Bell
Director

Ken Grant
Director

Daisy Jackson
Director

Pamela Marbly
Director

Robin McCants
Director

Cassandra Mitchum
Director

Maria Thomas
Director

July 8, 2020

Dear City Councilmembers,

I represent GenesisHOPE an organization that has been active in the neighborhood since 2008 when we were founded by Genesis Lutheran Church, a longstanding pillar of the neighborhood for over 40 years. I am writing to express our support for projects that were presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

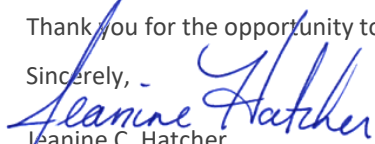
During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area. We do not believe in concentrated poverty, and agree with the plan for a mixed income neighborhood as well as new development without gentrification and displacement. We support projects that provide a mix of incomes in alignment with incomes of Detroit residents:

- John Grey Library rehabilitation at 1117 Field Street.
Developer: Ed Siegel & LA John Gray, LLC
12 residential units: 1 at 50% AMI, 1 at 60% AMI, 3 at 65% AMI, 2 at 80% AMI, 5 at market rate.
Request: Establishment of a tax abatement district.
- Townsend/Lafayette new construction at 1000 Townsend
Developer: John Chu & CREW QOZB, LLC
24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
Request: Establishment of a tax abatement district.
- GenesisHOPE Village new construction at 7200 Mack Avenue
Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI
Request: Conditional HOME award approval.
- **CONDITIONAL SUPPORT FOR:** Kercheval 8 rehabilitation at 2119 Field Street
Developer: Astral Weeks 8 residential units: 2 at 80% AMI, 6 at market rate.
Request: Brownfield tax increment financing (TIF) approval.

CONDITIONS OF SUPPORT: Include at least 1 unit at 50% AMI that will remain affordable for the duration of the OPRA (12 years)

Thank you for the opportunity to voice our support.

Sincerely,


Jeanine C. Hatcher
Executive Director

June 25, 2020

Dear City Councilmembers,

My name is MARC Bacall, I live in the Islandview & Greater Villages (IVGV) neighborhood and I represent Pay Less Market, an organization that has been active in the neighborhood for __ years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area.

I agree and support the following projects:

- *John Grey Library* rehabilitation at 1117 Field Street.
Developer: Ed Siegel & LA John Gray, LLC
12 residential units: 1 at 50% AMI, 1 at 60% AMI, 3 at 65% AMI, 2 at 80% AMI, 5 at market rate.
Request: Establishment of a tax abatement district.
- *Townsend/Lafayette* new construction at 1000 Townsend
Developer: John Chu & CREW QOZB, LLC
24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
Request: Establishment of a tax abatement district.
- *Kercheval 8* rehabilitation at 2119 Field Street
Developer: Astral Weeks
8 residential units: 2 at 80% AMI, 6 at market rate.
Request: Brownfield tax increment financing (TIF) approval.
- *GenesisHOPE Village* new construction at 7200 Mack Avenue
Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,



Mark Bacall

7.10.20

June 25, 2020

Dear City Councilmembers,

My name is Pastor Curtis Grant, I live in the Islandview & Greater Villages (IVGV) neighborhood and I represent Zion Hope MBC, an organization that has been active in the neighborhood for over 60 years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area.

I agree and support the following projects:

- *John Grey Library* rehabilitation at 1117 Field Street.
Developer: Ed Siegel & LA John Gray, LLC
12 residential units: 1 at 50% AMI, 1 at 60% AMI, 3 at 65% AMI, 2 at 80% AMI, 5 at market rate.
Request: Establishment of a tax abatement district.
- *Townsend/Lafayette* new construction at 1000 Townsend
Developer: John Chu & CREW QOZB, LLC
24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
Request: Establishment of a tax abatement district.
- *Kercheval 8* rehabilitation at 2119 Field Street
Developer: Astral Weeks
8 residential units: 2 at 80% AMI, 6 at market rate.
Request: Brownfield tax increment financing (TIF) approval.
- *GenesisHOPE Village* new construction at 7200 Mack Avenue
Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,



July 8, 2020

Ms. Jennifer Kanalos
Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, MI 48226

RE: 2119 Field Street for K8 Partners, LLC

Dear Ms. Kanalos,

As a resident of West Village, I would like to express my support for the redevelopment of the 8 unit building at Kercheval and Field St being led by K8 Partners LLC.

Living in the Villages, I have seen buildings and homes in the area fall into disrepair or become blighted. I am excited about the interest and investment being made in this area, especially the projects that are bringing back previously abandoned, classic buildings.

I understand that this project is a complete renovation, which will eliminate blight, remove harmful environmental conditions, provide a new home for neighbors, and help make the neighborhood a safer place for all.

I am pleased to offer my full endorsement of this project. If you have any questions, please feel free to contact me.

Sincerely,

Nicholas Assenmacher

Nicholas Assenmacher
715 Van Dyke
Detroit, MI 48214
248-303-8566
nick.assenmacher@gmail.com

June 25, 2020

Dear City Councilmembers,

My name is **Ms. Mary Grace Wilbert** and I have lived in the Indian Village neighborhood for over 40 years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting, the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area.

I agree and support the following projects:

- *John Grey Library* rehabilitation at 1117 Field Street.
Developer: Ed Siegel & LA John Gray, LLC
12 residential units: 1 at 50% AMI, 1 at 60% AMI, 3 at 65% AMI, 2 at 80% AMI, 5 at market rate.
Request: Establishment of a tax abatement district.
- *Townsend/Lafayette* new construction at 1000 Townsend
Developer: John Chu & CREW QOZB, LLC
24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
Request: Establishment of a tax abatement district.
- *Kercheval 8* rehabilitation at 2119 Field Street
Developer: Astral Weeks
8 residential units: 2 at 80% AMI, 6 at market rate.
Request: Brownfield tax increment financing (TIF) approval.
- *GenesisHOPE Village* new construction at 7200 Mack Avenue
Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,

Mary Grace Wilbert

Indian Village resident

June 25, 2020

Dear City Councilmembers,

My name is Gordon Hawkins, I live in the Islandview & Greater Villages (IVGV) neighborhood and I represent Hawkins Realty, an organization that has been active in the neighborhood for 7 years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area.


I agree and support the following projects:

- *John Grey Library* rehabilitation at 1117 Field Street.
Developer: Ed Siegel & LA John Gray, LLC
12 residential units: 1 at 50% AMI, 1 at 60% AMI, 1 at 80% AMI, 9 at market rate.
Request: Establishment of a tax abatement district.
- *Townsend/Lafayette* new construction at 1000 Townsend
Developer: John Chu & CREW QOZB, LLC
24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
Request: Establishment of a tax abatement district.
- *Kercheval 8* rehabilitation at 2119 Field Street
Developer: Astral Weeks
8 residential units: 2 at 80% AMI, 6 at market rate.
Request: Brownfield tax increment financing (TIF) approval.
- *GenesisHOPE Village* new construction at 7200 Mack Avenue
Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,

DocuSigned by:



7C29557A73A0495...



July 17, 2020

Members of Detroit City Council
Coleman Young Municipal Center
Woodward Avenue
Detroit, MI 48226

Honorable Councilmembers,

I write to you today in my capacity as a resident of Detroit's east side and as a business owner based in Detroit. In addition, I write as an owner and developer of several properties and projects in the Islandview & Greater Villages (IVGV) neighborhood. This is a neighborhood where I have lived, worked and invested in over the last 8 years.

On June 25th, 2020, the City of Detroit and the Detroit Economic Growth Corporation (DEGC) held a Town Hall Meeting and presented several projects to be developed in the IVGV neighborhood. At that meeting, representatives of the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low-income units in a small geographic area. I agree with this objective and would like to express my support for the following projects that are to be presented to you for consideration:

- *Townsend/Lafayette* new construction at 1000 Townsend
Developer: John Chu & CREW QOZB, LLC
24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
Request: Establishment of a tax abatement district.
- *Kercheval 8* rehabilitation at 2119 Field Street
Developer: Astral Weeks
8 residential units: 2 at 80% AMI, 6 at market rate.
Request: Brownfield tax increment financing (TIF) approval.
- *GenesisHOPE Village* new construction at 7200 Mack Avenue
Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,

Aamir Farooqi
CEO

17 July 2017

Ms. Jennifer Kanalos
Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, MI 48226

RE: Support for the 2119 Field Street Project by K8 Partners, LLC

Dear Ms. Kanalos,

As member of the Roxbury Group, a Detroit Development firm with significant development interests in the Villages geography, I would like to express my support for the redevelopment of the 8-unit building at Kercheval and Field St being led by K8 Partners, LLC.

As a developer of mixed-use properties in the City, we have addressed numerous buildings that required complete renovation due to blight and disrepair so that they may be returned to productive use. We are excited about the interest and investment being made in this area, especially those projects that are returning previously abandoned, existing buildings back to service.

I understand that this project is a complete renovation of the building, removing harmful environmental conditions, improving density, and help make the neighborhood a safer place for its residents.

I am pleased to offer my full endorsement of this project. If you have any questions, please feel free to contact me.

Sincerely,



James Van Dyke
313.963.6118

July 8, 2020

Ms. Jennifer Kanalos
Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, MI 48226

RE: INDIAN VILLAGE BUILDING, LLC

Dear Ms. Kanalos,

As a resident of Indian Village, I would like to express my support for the redevelopment of the 8 unit building at Kercheval and Field St being led by K8 Partners LLC.

Living in the Village, I have seen buildings and homes in the area fall into disrepair and become blighted. I am excited about the interest and investment being made in this area, especially the projects that are bringing back previously abandoned, classic buildings.

I understand that this project is a complete renovation, which will eliminate blight, remove harmful environmental conditions, provide a new home for neighbors, and help make the neighborhood a safer place for all.

I am pleased to offer my full endorsement of this project. If you have any questions, please feel free to contact me.

Sincerely,



Name:

Address:

Phone Number:

Christopher Semine
1073 Semine
313 408 4056

Keegan Mahoney
3470 Iroquois
Detroit, MI 48214

July 17, 2020

Dear City Councilmembers,

I am a 12+ year resident of the Islandview & Greater Villages (IVGV) neighborhood and am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

The vacant buildings and land in the neighborhood represent opportunities to create housing options for people across a wide range of incomes, including the affordable and market rate housing that is necessary for a healthy and equitable housing market. I specifically am writing to express my support of the following projects:

- *John Grey Library* rehabilitation at 1117 Field Street.
Developer: Ed Siegel & LA John Gray, LLC
12 residential units: 1 at 50% AMI, 1 at 60% AMI, 1 at 80% AMI, 9 at market rate.
Request: Establishment of a tax abatement district.
- *Townsend/Lafayette* new construction at 1000 Townsend
Developer: John Chu & CREW QOZB, LLC
24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
Request: Establishment of a tax abatement district.
- *Kercheval 8* rehabilitation at 2119 Field Street
Developer: Astral Weeks
8 residential units: 2 at 80% AMI, 6 at market rate.
Request: Brownfield tax increment financing (TIF) approval.
- *GenesisHOPE Village* new construction at 7200 Mack Avenue
Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,



Keegan Mahoney

Garrick B. Landsberg
3496 Burns Street
Detroit, Michigan 48214

July 17, 2020

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue
Detroit, Michigan 48226

Dear Honorable City Councilmembers,

I am a twelve-year resident and homeowner in the Islandview and Greater Villages (IVGV) neighborhood. I live, work, and spend money in my immediate area and am represented by Councilmember Mary Sheffield on your Honorable Body.

Like much of Detroit, the eastside of our city has suffered for decades from vacancy and abandonment. I feel it is critical to the future of our community for disused sites and buildings to return to productive service, providing homes for new residents and related economic activity that will refresh and sustain the city's finances. For such redevelopment to occur, it is imperative that the projects have a sound financial basis; the City's assistance is often a major factor in the successful completion of these efforts.

Speaking as a Detroit resident and a private citizen, please consider this letter an indication of my strong support regarding city assistance for the following projects:

- The rehabilitation of the historic John S. Gray library branch at **1117 Field Street**
- New construction of 24 residential units, including affordable housing, at **1000 Townsend**
- The rehabilitation of the historic multi-unit building at **2119 Field Street** at Kercheval
- New construction of 61 residential units, including affordable housing, at **7200 Mack**

I have personally watched the sites listed above languish in disrepair for years, approaching the edge of ruin. These sites and buildings had become prominent sources of blight in our community, and I am beyond thrilled to see they will once again become contributing resources to neighborhood vitality. The city should make every effort to direct discretionary funding and tax abatements to their successful completion, and these efforts should receive your full support.

I would be happy to discuss my support further, at your request.

Regards,



Garrick B. Landsberg
Detroit, Michigan

July 14 2020

Dear Members of Common Council,

My name is Michael W. Higgins, I live in the Gold Coast & Greater Villages (GCGV) neighborhood and am active with West Village Association as well as numerous other civic organizations in the city and state of Michigan.

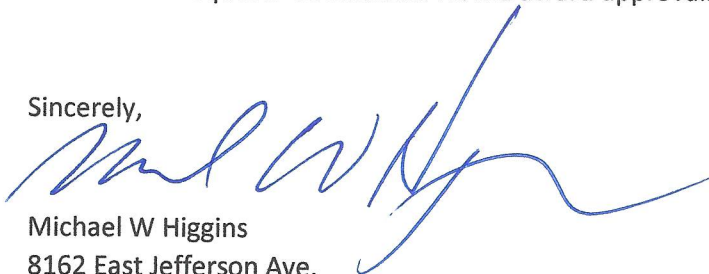
I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low-income units in a small geographic area.

I agree and support the following projects:

- *John Grey Library* rehabilitation at 1117 Field Street.
Developer: Ed Siegel & LA John Gray, LLC
12 residential units: 1 at 50% AMI, 1 at 60% AMI, 1 at 80% AMI, 9 at market rate.
Request: Establishment of a tax abatement district.
- *Townsend/Lafayette* new construction at 1000 Townsend
Developer: John Chu & CREW QOZB, LLC
24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
Request: Establishment of a tax abatement district.
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Developer: Astral Weeks
8 residential units: 2 at 80% AMI, 6 at market rate.
Request: Brownfield tax increment financing (TIF) approval.
- *GenesisHOPE Village* new construction at 7200 Mack Avenue
Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Sincerely,



Michael W Higgins
8162 East Jefferson Ave.
Detroit, MI 48214



July 15, 2020

Dear City Council members,

My name is Jake Whitman, I live in the Indian Village neighborhood and I represent the Indian Village Association, an organization that has been active in the neighborhood since 1937.

I am writing to express our support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area.

I agree and support the following projects:

- *John Grey Library* rehabilitation at 1117 Field Street.
- *Townsend/Lafayette* new construction at 1000 Townsend
- *Kercheval 8* rehabilitation at 2119 Field Street
- *GenesisHOPE Village* new construction at 7200 Mack Avenue

Thank you for the opportunity to voice my support.

Sincerely,

Jake Whitman
President
Indian Village Association

July 20, 2020

Dear City Councilmembers,

My name is Jed Howbert, and I represent Greatwater Opportunity Capital, an organization that is investing in the neighborhood.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area.

I agree and support the following projects:

- *John Grey Library* rehabilitation at 1117 Field Street.
Developer: Ed Siegel & LA John Gray, LLC
12 residential units: 1 at 50% AMI, 1 at 60% AMI, 1 at 80% AMI, 9 at market rate.
Request: Establishment of a tax abatement district.
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Developer: John Chu & CREW QOZB, LLC
24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
Request: Establishment of a tax abatement district.
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Developer: Astral Weeks
8 residential units: 2 at 80% AMI, 6 at market rate.
Request: Brownfield tax increment financing (TIF) approval.
- *GenesisHOPE Village* new construction at 7200 Mack Avenue
Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jed Howbert', with a stylized, flowing script.

Jed Howbert

June 25, 2020

Dear City Councilmembers,

My name is Moddie Turay and my family and I live in the Islandview & Greater Villages (IVGV) neighborhood.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

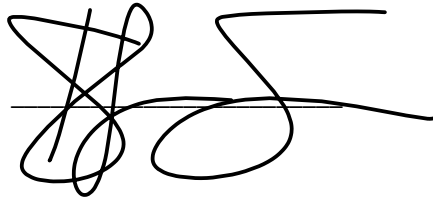
During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area.

I agree and support the following projects:

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Developer: Ed Siegel & LA John Gray, LLC
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Request: Brownfield tax increment financing (TIF) approval.
- *GenesisHOPE Village* new construction at 7200 Mack Avenue
Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,

A handwritten signature in black ink, appearing to be 'Moddie Turay', written over a horizontal line.

June 25, 2020

Dear City Councilmembers,

My name is Louis Bartholomew, and I live in West Village.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area.

I agree and support the following projects:

- *John Grey Library* rehabilitation at 1117 Field Street.
Developer: Ed Siegel & LA John Gray, LLC
12 residential units: 1 at 50% AMI, 1 at 60% AMI, 1 at 80% AMI, 9 at market rate.
Request: Establishment of a tax abatement district.
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Request: Brownfield tax increment financing (TIF) approval.
- *GenesisHOPE Village* new construction at 7200 Mack Avenue
Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,

Louis Bartholomew

June 25, 2020

Dear City Councilmembers,

My name is Louis Theriot I live in the Islandview & Greater Villages (IVGV) neighborhood and I represent _____, an organization that has been active in the neighborhood for _____ years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

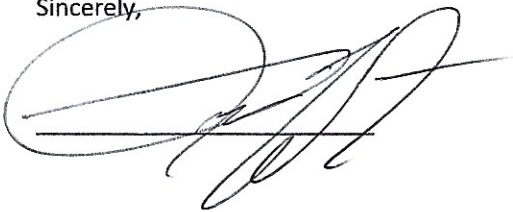
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I agree and support the following projects:

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Developer: Ed Siegel & LA John Gray, LLC
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- *GenesisHOPE Village* new construction at 7200 Mack Avenue
Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,





June 25, 2020

Dear City Councilmembers,

My name is Amina Daniels, I live in the Islandview & Greater Villages (IVGV) neighborhood and I represent Live Cycle Delight_ & LCD Hot, an organization that has been active in the neighborhood for 3.5 years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area.

I agree and support the following projects:

- *John Grey Library* rehabilitation at 1117 Field Street.
Developer: Ed Siegel & LA John Gray, LLC
12 residential units: 1 at 50% AMI, 1 at 60% AMI, 1 at 80% AMI, 9 at market rate.
Request: Establishment of a tax abatement district.
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Developer: Astral Weeks
8 residential units: 2 at 80% AMI, 6 at market rate.
Request: Brownfield tax increment financing (TIF) approval.
- *GenesisHOPE Village* new construction at 7200 Mack Avenue
Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,

Amina Daniels



[EXTERNAL] Re: Islandview Greater Villages Support Letter

William M. Worden <bworden@ameritech.net>

Tue 7/14/2020 10:19 PM

To: D'Marco Ansari <ansarid@detroitmi.gov>

D'Marco,

Obviously, I'm supportive of these developments.

A friend of mine owns the original architect's rendering of the Gray Library. I checked with him and he's willing to use a fine-art photographer that I use to make a high-res digital file if the architects or developers are interested.

Bill Worden

On Tuesday, July 14, 2020, 4:16:06 PM EDT, D'Marco Ansari <ansarid@detroitmi.gov> wrote:

Hello Bill:

My name is D'Marco Ansari and I am a Development Specialist with the City of Detroit's Housing and Revitalization Department (HRD). I am reaching out to you to discuss prospective developments coming to the Islandview Greater Villages (IVGV) neighborhood. On June 25th, HRD held a public meeting discussing many of the upcoming projects/developments that are currently planned for the very near and near future. In that meeting, we also listened to and responded to many of the concerns presented to us in regards to:

- Affordable housing and the need for affordable rents;
- Need for transparency and obtaining feedback from the community;
- Need for resources for rehabilitating homeowners' home;
- Need for holding developers accountable.

In our continued efforts to keep progressing in the Islandview and Greater Villages (IVGV) neighborhood and to keep moving to a mixed-income community with flourishing businesses, parks, and amenities that benefit residents of ALL income levels, we are reaching out to you for a letter of support for these projects.

Four projects were discussed in the meeting:

- John Grey Library (rehabilitation of 1117 Library St)
- Townsend/Lafayette (new construction at 1000 Townsend)
- Kercheval 8 (rehabilitation of 2119 Field St)
- GenesisHOPE Village (new construction at 7200 Mack)

Support for these projects will give us the momentum we need to continue bringing developments that work to resolve the many concerns of IVGV's current residents and to bring the amenities that residents would like to see in their neighborhood.

I have attached a sample letter of support in a word document that can be adjusted however you see fit. This letter will be presented to City Council to help show public support for these projects.

For your reference, I'm attaching the zoom link to the presentation. https://cityofdetroit.zoom.us/rec/share/xs1ud-7r1WhlUIX30V_-fawcLN78aaa81iIM_KAPmRoTSsjR1fpMC6vlebtXwWDd

If this is agreeable to you, please shoot me an email letting me know if you will provide a letter of support and sign the attached letter. If you don't have a printer, feel free to copy the letter and insert it in the body of the email. If you have questions or concerns and would like to discuss more, feel free to give me a call (cell phone at the bottom). Our goal is to collect these letters by **Friday, July 17th by noon** and present them to the Planning and Economic Committee July 23rd.

With that, please stay safe and stay healthy!

Sincerely,

D'Marco Ansari
P3 Specialist
Housing & Revitalization
City of Detroit
cell: (313)655-7372
ansarid@detroitmi.gov

ATTENTION: This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.

June 25, 2020

Dear City Councilmembers,

My name is Chris Rohloff, I live in the Islandview & Greater Villages (IVGV) neighborhood and have been active for the last 2 years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area.

I agree and support the following projects:

- *John Grey Library* rehabilitation at 1117 Field Street.
Developer: Ed Siegel & LA John Gray, LLC
12 residential units: 1 at 50% AMI, 1 at 60% AMI, 1 at 80% AMI, 9 at market rate.
Request: Establishment of a tax abatement district.
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8 residential units: 2 at 80% AMI, 6 at market rate.
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- *GenesisHOPE Village* new construction at 7200 Mack Avenue
Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,

Christopher Rohloff

July 15, 2020

Dear City Councilmembers,

My name is Damon Cannon, I live in the Islandview & Greater Villages (IVGV) neighborhood and I represent and live on Maxwell Street. I have been active in the neighborhood for 7 years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area.

I agree and support the following projects:

- *John Grey Library* rehabilitation at 1117 Field Street.
Developer: Ed Siegel & LA John Gray, LLC
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Request: Brownfield tax increment financing (TIF) approval.
- *GenesisHOPE Village* new construction at 7200 Mack Avenue
Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,

A handwritten signature in black ink, appearing to read 'Damon Cannon', is written over a horizontal line.

July 14, 2020

Dear City Councilmembers,

My name is Jordan Medeiros. My husband and I live in the Islandview & Greater Villages (IVGV) neighborhood where we have worked for nearly 20 years to restore our home. During that time we've watched the neighborhood face several significant crises, from the foreclosures of the 2008 Great Recession to the continued redlining of the insurance industry. The most severe of these were outside the control of the city and its residents, but the end result is a steady erosion of the population and a housing stock badly in need of attention. That path is clearly unsustainable if Detroit is to be a healthy city.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

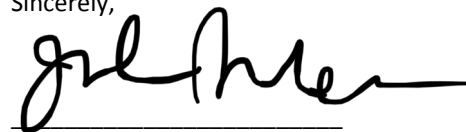
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I agree and support the following projects:

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Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,



July 16, 2020

Dear City Councilmembers,

My name is Seem Bhattar, I live in Indian Village.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.


During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area.

I agree and support the following projects:

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Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,


A handwritten signature in black ink, appearing to be 'Seem Bhattar', is written over a horizontal line.

June 25, 2020

Dear City Councilmembers,

My name is Shane Overbey, I live in the Islandview & Greater Villages (IVGV) neighborhood and I represent Artisan Contracting LLC, an organization that has been active in the neighborhood for years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

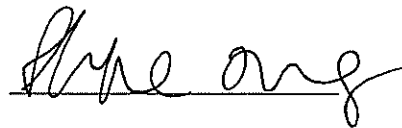
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I agree and support the following projects:

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Developer: Ed Siegel & LA John Gray, LLC
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Request: Brownfield tax increment financing (TIF) approval.
- *GenesisHOPE Village* new construction at 7200 Mack Avenue
Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,



June 25, 2020

Dear City Councilmembers,

My name is sara faircloth, I live in the Islandview & Greater Villages (IVGV) neighborhood and I represent _____, an organization that has been active in the neighborhood for ___ years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

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12 residential units: 1 at 50% AMI, 1 at 60% AMI, 1 at 80% AMI, 9 at market rate.
Request: Establishment of a tax abatement district.
- *Townsend/Lafayette* new construction at 1000 Townsend
Developer: John Chu & CREW QOZB, LLC
24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
Request: Establishment of a tax abatement district.
- *Kercheval 8* rehabilitation at 2119 Field Street
Developer: Astral Weeks
8 residential units: 2 at 80% AMI, 6 at market rate.
Request: Brownfield tax increment financing (TIF) approval.
- *GenesisHOPE Village* new construction at 7200 Mack Avenue
Developer: GenesisHOPE and Cinnare Solutions
61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,

sara g faircloth

July 21, 2020

Greetings City Councilmembers,

My name is Damon Dickerson, I live in the Islandview & Greater Villages (IVGV) neighborhood and I've been an active member in the neighborhood for over 5 years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area.

I agree and support the following projects:

- *John Grey Library* rehabilitation at 1117 Field Street.
Developer: Ed Siegel & LA John Gray, LLC
12 residential units: 1 at 50% AMI, 1 at 60% AMI, 1 at 80% AMI, 9 at market rate.
Request: Establishment of a tax abatement district.
- *Townsend/Lafayette* new construction at 1000 Townsend
Developer: John Chu & CREW QOZB, LLC
24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
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Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,



DAMON DICKERSON