

**Environmental Assessment
Determinations and Compliance Findings
for HUD-assisted Projects
24 CFR Part 58**

Project Information

Project Name: CCSEM-Saint-Matthew

HEROS Number: 900000010302501

Responsible Entity (RE): DETROIT, PLANNING AND DEVELOPMENT DEPARTMENT
DETROIT MI, 48226

RE Preparer: Kim Siegel

State / Local Identifier: Michigan / Detroit

Certifying Officer: Julie Schneider

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable): ASTI ENVIRONMENTAL

Point of Contact: Christopher Yelonek

Project Location: 5970 Audubon Rd and 5959 Whittier Avenue, Detroit, MI 48224

Additional Location Information:
N/A

Direct Comments to:

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The proposed project is to acquire, convert, and rehabilitate two vacant, former school buildings into apartments, located at 5970 Audubon Road and 5959 Whittier Avenue, Detroit, Wayne County, Michigan (Subject Property). The extant buildings on the Subject Property consist of an irregular shaped 28,234 square foot building that is predominately two story in height, known as the school building and a rectangular shaped one to two story, 7,260 square foot building, known as the activity building. The Subject Property is part of the East Warren/Cadieus Neighborhood of the City of Detroit. The proposed project seeks to create 46 apartment units of affordable housing, 25 of the apartment units are reserved for permanent supportive housing, using the housing first approach to homelessness. The breakdown of apartments is 36 one-bedroom units, 4 two-bedroom units, and 6 studio units. The school building is planned to consist of 34 apartments and the activity building is planned to contain 12 apartments. A 4,502 square foot health and wellness space and a 524 square foot community space in the school building is be included in the proposed project. The community space is planned as a flexible, multi-use area. Additionally, two private meeting spaces of offices for the supportive service staff and service programming are proposed within the school building. The proposed project target population is focused on the chronically homeless and individuals from the top 10 percent of the Continuum of Care's priority list. The proposed project's funding is composed of \$1,745,171.46 in HOME 2019, \$754,828.54 in HOME 2020 and \$1,750,000.00 in HOME-ARP. This review is valid for up to five years.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The proposed project seeks to acquire and rehabilitate two extant former school buildings into affordable apartments. The proposed project is anticipated to add 46 apartment units to the housing stock in the East Warren/Cadieus neighborhood of Detroit. Out of the 46 total apartment units, 25 units are to be reserved for permanent supportive housing for the chronically homeless. There is a high demand for affordable housing with high occupancies for rental properties in the East Warren/Cadieus neighborhood. Additionally, the proposed project seeks to provide 25 apartment units as a housing first approach to the chronically homeless as a method to help end homelessness. Median incomes in the East Warren/Cadieus neighborhood are \$35,825.00 and significantly lower than the \$52,319.00 median income of Wayne County.

Existing Conditions and Trends [24 CFR 58.40(a)]:

A market study dated March 30, 2022 (Tab Attachment 1) and prepared by Shaw Research and Consulting for the proposed project documents the high demand for affordable housing in the East Warren/Cadieus neighborhood. The City of Detroit experienced a 12 percent increase of employment from 2011 to 2019. However, a decrease of 11percent in employment from 2019 to 2020, due to the COVID-19 pandemic. Recent employment data saw a 6.7 percent increase in employment during 2021, which indicates that job growth is expected to continue as the economy

continues to rebound from the COVID-19 slowdown. The Project Market Area (PMA) consists of 27 census tracts within the easternmost portion of the City of Detroit. There has been declining population within the City of Detroit for the past several decades. From 2010 to 2022, the PMA experienced a 12 percent decrease in population and is anticipated to experience a decline of 3 percent in the next five years. The median household income of the PMA is \$35,825.00, which is 32 percent below the Wayne County median at \$52,319.00. In the survey of 20 rental developments within and near the PMA, the overall occupancy rate is at 98.4 percent. 13 of the rental developments had occupancy rates of 97 percent or better, including 11 rental developments at 100 percent occupancy. The breakdown of occupancy rate by type of rental development are 97.3 percent for market rate, 97.7 percent for LIHTC, and 99.2 percent for subsidized properties. The proposed project is anticipated to conservatively reach 93 percent occupancy within five months and no market related concerns are anticipated. The demand for rental housing without the proposed project is expected to remain high in the East Warren/Cadieux neighborhood.

Maps, photographs, and other documentation of project location and description:

- [B2-StMatthews Parish ALTA Survey.pdf](#)
- [B1-CCSEM StMatthew Ex01 Project Narrative.pdf](#)
- [B3-St Matthew Site Plan Approval.pdf](#)
- [A2-Site Features Map.pdf](#)
- [A1-Site Location Map.pdf](#)

Determination:

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

Approval Documents:

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
M21MP260202	Community Planning and Development (CPD)	HOME American Rescue Plan (HOME-ARP)
M19MC260202	Community Planning and Development (CPD)	HOME Program
M20MC260202	Community Planning and Development (CPD)	HOME Program

Estimated Total HUD Funded, Assisted or Insured Amount: \$4,250,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$20,286,419.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The Coleman A. Young International Airport is 3 miles away, Windsor International Airport is 8.75 miles away, and Selfridge Air National Guard Base is 13.95 miles away from the Subject Property. The Subject Property is outside of all airports' clear and accident potential zones. The proposed project is in compliance with this regulation. See appendix P for the airport location map.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	MI-04 is the only coastal barrier resource within Wayne County, Michigan. The Subject Property is located farther north in Wayne County. No coastal barrier resources are anticipated to be affected by the proposed project. The proposed project is in compliance with this statute. See

		appendix Q for the John H. Chafee Coastal Barrier Resources map.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The Subject Property is located in Zone X, the area of minimal flood hazard, as illustrated in FEMA flood map 26163C0140F, effective October 21, 2021. Flood insurance is not necessary for the proposed project. This project is in compliance with this statute. See appendix D for the FIRMette.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The Subject Property is located in Wayne County which is within an ozone nonattainment area. The proposed project was submitted to EGLE: Air Quality Division for review. A response from EGLE was received on October 19, 2022, which stated that the proposed project is not expected to exceed de minimis levels and does not require a detailed conformity analysis. The proposed project is in compliance with this statute. See appendix J.
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The Subject Property is located outside of the Coastal Zone Management area of and is an inland property of Wayne County. The proposed project is in compliance with this statute. See appendix F for the Wayne County: Grosse Point Coastal Management Zone map.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site contamination was evaluated as follows: ASTM Phase I ESA, ASTM Phase II ESA, Remediation or clean-up plan, Lead-Based Paint inspection, and Asbestos-Containing Materials inspection. On-site or nearby toxic, hazardous, or radioactive substances were found that could affect the health and safety of project occupants or conflict with the intended use of the property. The adverse environmental impacts can be mitigated. With mitigation, identified in the mitigation section of this review, the project will be

		<p>in compliance with contamination and toxic substances requirements. Lead based paint and asbestos containing materials were identified on the Subject Property, which are planned to be removed by a licensed contractor accordance with the law. The Subject Property is located in Wayne County, which is classified as Zone 3 by the EPA for radon. Additionally, 17 percent of Wayne County homes have tested equal to or above 4 pCi/L guideline. Radon Test Results February 16, 2023 ASTI Environmental was retained to compete radon testing for the Subject Property to satisfy a City of Detroit Housing and Revitalization Department requirement. Radon testing was conducted February 03-06, 2023. One Air-Chek Foil Bag Test Kit (AC/NRPP Device Code 8200) was placed in 100 percent of ground contact areas, and 10 percent of the areas on the upper floors. Each test kit was placed at breathing level, at heights between 4 to 6 feet above the floor. In addition, 3 duplicate test kits and 2 blank test kits were placed, retrieved, and analyzed for QA/QC. In total, 35 kits were deployed, retrieved, and analyzed. Radon laboratory analytical results were below the EPA Action Level of 4.0 pCi/L at all locations tested. These results ranged between <0.3 and 1.6 pCi/L. No additional testing is warranted at this time. See Appendix N for the radon maps and report. As LBP and lead hazards have been identified in the buildings, all abatement activities, cleaning activities and clearance sampling will be completed in accordance with current federal, state and local regulations. As ACMs have been identified in the buildings, all abatement activities, cleaning activities and clearance sampling will be completed in accordance with current</p>
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		federal, state and local regulations. See appendix N and tab attachments 2-7 for more information.
<p>Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The Indiana Bat, the Northern Long-eared Bat, Rufa Red Knot, Eastern Massasauga, and Eastern Prairie Fringed Orchard are all listed in the Federally-listed Endangered and Threatened Species list of Michigan, who are known to have habitats within Wayne County. ASTI conducted a threatened and endangered species assessment on the Subject Property on October 14, 2022, finding no suitable trees and no evidence of bats on the Subject Property. Additionally, the assessment found the Subject Property to be located in a highly urbanized area with no nearby wetlands and coastal areas. The Subject Property does not contain preferred or suitable habitat for any of the federally listed species as identified by IPaC. It is ASTI's opinion that the proposed project will have "No Effect" on any federally protected species and that further Section 7 consultation with the USFWS is not necessary for the proposed project, which is in compliance with this statute. See appendix H for more information.</p>
<p>Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>There are no above ground storage tanks (AST) within one mile of the Subject Property. The proposed project is in compliance with this regulation. See appendix O for the acceptable separation distance map.</p>
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The Subject Property is located in an urbanized area. The soil present on the Subject Property consists of Urban land-Riverfront complex, which is classified as not prime farmland. The proposed project is in compliance with this statute. See appendix K for the USDA web soil survey.</p>

<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The Subject Property is located in Zone X, the area of minimal flood hazard, as illustrated in FEMA flood map 26163C0140F, effective October 21, 2021. The proposed project is in compliance with this Executive Order and regulation. See appendix D for the FIRMette.</p>
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Due to the scope of work, the proposed project was submitted for a Section 106 review to the City of Detroit: Department of Housing and Revitalization as part of the programmatic agreement between the City of Detroit and the State Historic Preservation Office of Michigan. The City of Detroit: Department of Housing and Revitalization stated that the two extant buildings on the Subject Property are eligible for listing on the National Register of Historic Places as part of the Saint Matthew Church Complex and the eligible Chandler Park Historic District. The City of Detroit: Department of Housing and Revitalization has given the proposed project a Conditional No Adverse Effect determination. The City of Detroit's determination remains in effect as long as the following conditions are met: * The scope of work is conducted in accordance to the specifications submitted to the Preservation Specialist on December 22, 2022. * Any changes to the proposed project shall be submitted to the Preservation Specialist for review and approval prior to the start of any work. * The final historic tax credit certification is provided to the Preservation Specialist. The proposed project is in compliance as long as the conditions listed by the City of Detroit: Department of Housing and Revitalization are met. See Appendix C for the Section 106 approval letter from</p>

		the City of Detroit and other attached documentation for more information.
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Two Noise Assessment Locations (NAL) were used in the noise assessment dated December 1, 2020. The first NAL was determined to be in the unacceptable range at 75 dB and the second NAL was determined to be in the normally unacceptable range at 73 dB. STraCAT The proposed project underwent a Sound Transmission Classification Assessment Tool (STraCAT) analysis. For NAL #1, the Sound Transmission Classification (STC) rating for the combined wall assembly of the north elevation of building A is 38.04 and has a required STC rating of 33. The STC rating for the combined wall assembly of the west elevation of building A, where NAL #1 is located, is 35.24 and the required STC rating is 33. The STC rating of the combined wall assembly of the north elevation of building B, where NAL #2 is located, is 34.95 and the required STC rating is 31. The STC rating of the combined wall assembly of the east elevation of building B, where NAL #2 is located, is 44.66 and the required STC rating is 31. With the STraCAT analysis, the proposed project is in compliance with this statute. See appendix M.</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The Subject Property is located in Detroit, Wayne County, Michigan. There are no sole source aquifers within the State of Michigan. The proposed project is in compliance with this statute. See appendix G for the Great Lakes Region, sole source aquifers map.</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>There are no wetlands present on or near the Subject Property. No wetlands are anticipated to be affected by the proposed project. The proposed project is in compliance with this Executive Order. See appendix E for the National Wetlands Inventory map.</p>

<p>Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The Subject Property is located within Wayne County. There are no designated Wild and Scenic Rivers in Wayne County. The proposed project is in compliance with this statute. See appendix I for the Wild and Scenic River of Michigan map.</p>
<p>HUD HOUSING ENVIRONMENTAL STANDARDS</p>		
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>There are no superfund sites or hazardous waste treatment, storage, and disposal facilities within one mile of the Subject Property. With the exceptions of superfund proximity, RMP facility proximity, hazardous waste proximity, and waste water discharge, the Subject property has pollution levels higher than the State of Michigan averages. The population around the Subject Property consists of 93 percent who are people of color, 59 percent are low-income, 13 percent are unemployed, 0 percent are linguistically isolated, 17 percent have an education less than a high school diploma, 8 percent are under five years of age, and 10 percent are over the age of 64 years. The proposed project seeks to convert two former school buildings which are currently vacant, into housing, which will not displace residents. The increase of housing through the proposed project will provide more housing options for Detroit residents. The proposed project is in compliance with this executive order. See Appendix L.</p>

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Impact Codes: An impact code from the following list has been used to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation

(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The Subject Property is zoned R1, Single-Family Residential District. The land use of the Subject Property will be converted from a former school to multi-family residential. However, the scale and urban design of the proposed project is not anticipated to be significantly altered.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	The slope of the Subject Property is 0 to 4 percent. The soil does not have a frequency of flooding or ponding. Erosion is not anticipated to have an adverse effect on a developed parcel of land. The soil has a well-drained drainage class and a low runoff classification. No adverse effects are anticipated in connection to the soil. See Appendix K for the USDA Soil Survey.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	The proposed project has no known hazards and nuisances present on the Subject Property. The proposed project is not anticipated to be a noise generator once completed. The proposed project will temporarily generate noise during construction hours. The site safety features to be included in the proposed project are security cameras and fencing. No adverse effects are anticipated concerning hazards and nuisances.	
SOCIOECONOMIC			
Employment and Income Patterns	2	The proposed project will have a temporary increase in 123 construction positions. The proposed project is anticipated to generate 3 permanent full-time positions in the administration, operations, and maintenance. Otherwise, the proposed project is not anticipated to have an adverse effect on employment or income patterns in the surrounding neighborhoods. The proposed project may be beneficial to local businesses.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Demographic Character Changes / Displacement	2	The proposed project will have a small increase in population density. However, the proposed project is not anticipated to significantly alter the demographic character of the surrounding communities. No displacement is anticipated to occur through the proposed project.	
Environmental Justice EA Factor	2	There are no superfund sites or hazardous waste treatment, storage, and disposal facilities within one mile of the Subject Property. With the exceptions of superfund proximity, RMP facility proximity, hazardous waste proximity, and waste water discharge, the Subject property has pollution levels higher than the State of Michigan averages. The population around the Subject Property consists of 93 percent who are people of color, 59 percent are low-income, 13 percent are unemployed, 0 percent are linguistically isolated, 17 percent have an education less than a high school diploma, 8 percent are under five years of age, and 10 percent are over the age of 64 years. The proposed project seeks to convert two former school buildings which are currently vacant, into housing.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	There are several schools nearby the Subject Property. Wayne Elementary School at 10633 Courville Street is 3,757 feet away, Marquette Elementary-Middle School at 6145 Canyon Street is 1.08 miles away, Fisher Magnet Upper Academy at 15491 Maddelein Street is 1.97 miles away, Denby High School at 12800 Kelley Road is 1.21 miles away, and East English Preparatory Academy at 5020 Cadieux Road is 3,414 feet away from the Subject Property. No educational facilities are anticipated to be adversely affected. There are numerous cultural facilities nearby the Subject Property. Some to the nearby cultural facilities are the I-Rock Night Club, Harpo's Concert Theatre, The War Memorial,	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Jefferson/Detroit Public Library, Alger Theater, Dossin Great Lakes Museum, and Anna Scripps Whitcomb Conservatory. No cultural facilities are anticipated to be adversely affected by the proposed project.	
Commercial Facilities (Access and Proximity)	1	There are three nearby commercial corridors near the Subject Property. The first commercial corridor is on Harper Avenue from Courville Street to Neff Avenue, which is 73 feet away from the Subject Property. The Harper Avenue corridor contains restaurants, Vergotes Poultry and Fish Market, Royal Fresh Market, Del Pointe Food Center, Rite Aid, and retail stores. The second commercial corridor is located on East Warren Avenue from Buckingham to Farmbrook Street, which is 2,987 feet from the Subject Property. The East Warren Avenue commercial corridor contains restaurants, the Alger Theater, Reigning Elite Dance Studio and Event Center, and retail stores. The third commercial corridor is on Mack Avenue from Fisher Road to Bournemouth Road, which is 1.41 miles from the Subject Property. The Mack Avenue commercial corridor consists of the Pointe Plaza Shopping Center, Village Market, restaurants, and retail stores. An increase in population may be beneficial to local businesses in the nearby area.	
Health Care / Social Services (Access and Capacity)	2	The nearest hospital to the Subject Property is Ascension Saint John Hospital at 22101 Moross Road, which is 1.44 miles from the Subject Property. Beaumont Hospital, Grosse Pointe is another nearby hospital at 468 Cadieux Road, which is 2.25 miles from the Subject Property. Additionally, the nearest pharmacy is Rite Aid at 17170 Harper, which is 2,721 feet from the Subject Property. The proposed project is not anticipated to have an adverse effect on healthcare services in the area. There are several social services	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>near the Subject Property. Wolverine Human Services at 15100 Mack Avenue is 1.61 miles away, Neighborhood Service at 9641 Harper #2 is 3.49 miles away, Matrix Human Services at 13560 East McNichols Road is 2.33 miles away, and the Department of Human Services - Conner Center at 4733 Conner Street is 2.29 miles away from the Subject Property. The proposed project aims to provide 25 apartment units for the chronically homeless, which may help lessen the demand on social services. No social services are anticipated to be adversely affected by the proposed project.</p>	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	<p>The proposed project will be serviced by a private contractor for solid waste after completion. The City of Detroit: Refuse Collection offers recycling services to multifamily housing developments upon completion of a Commercial Recycling Interest form. No adverse effects are anticipated concerning solid waste and recycling through the proposed project.</p>	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	<p>The waste water and sanitary sewers connected to the Subject Property are serviced by the City of Detroit: Water and Sewage Department. The building extant on the Subject Property have the capacity and are connected to the sanitary sewers of the City of Detroit.</p>	
Water Supply (Feasibility and Capacity)	2	<p>The Subject Property's water supply is serviced by the City of Detroit: Water and Sewage Department. The buildings on the Subject Property do have water connections with the Detroit water system. The size of the water pipes in the school building are a domestic water service line of 3 inches in diameter which will be reused and install a new 4-inch fire protection line. The activity building's water service line size is unknown, due to the lack of access to the line and is planned to be abandoned. New water service lines are to be installed at the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		activity building with a 2-inch domestic water service line and a new 4-inch fire protection line. No adverse effects on the water supply are anticipated through the proposed project.	
Public Safety - Police, Fire and Emergency Medical	2	The Subject Property is serviced by the Fifth Precinct of the Detroit Police Department (DPD) at 3500 Conner Street for all police related public safety emergencies. The Fifth Precinct station is 2.31 miles from the Subject Property. The Detroit Fire Department provides fire and emergency medical services to the Subject Property. The nearest Fire Department station is Engine 50, located at 12985 Houston Whittier Street, which is 2.26 miles from the Subject Property. No adverse effects are anticipated through the proposed project on public safety services.	
Parks, Open Space and Recreation (Access and Capacity)	2	There are several parks nearby the Subject Property for opportunities for recreation. The Three Mile-Munich Park and Playground at 16298 Munich Street is 4,273 feet away from the Subject Property featuring fitness equipment, picnic shelters, picnic area, and a play area. Balduck Park located at 18151 East Warren Avenue is 1.01 miles from the Subject Property, featuring a basketball court, comfort station, dog park, nature area, parking, picnic area, play area, a soccer field, a softball field, and a walking path. Finally, there is Corrigan Playground at 14723 East Warren Avenue, which is 1.09 miles from the Subject Property, featuring picnic shelters, a play area, a softball field, and a walking path. Messmer Playground at 4135 Bluehill is 1.14 miles away from the Subject Property with amenities such as a basketball court, a horseshoe pit, picnic shelters, picnic area, and a softball field. No parks are anticipated to experience an adverse effect through the proposed project.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Transportation and Accessibility (Access and Capacity)	1	Routes 67 and 32 of the City of Detroit: Department of Transportation (DDOT) run past the Subject Property on Harper. The nearest bus stop for both Routes 67 and 32, is #3963 Harper and Whittier, which is 446 feet away from the Subject Property. Route 67 is a Neighborhood route and Route 32 is a Primary route in the DDOT system. Both route travel to Saint John's Hospital station where travelers can transfer to SMART bus routes. At the Saint John's Hospital station, travelers can access the 610, 730, 620, and the 615 SMART bus routes. An increase in population density may be beneficial for the DDOT and SMART transit systems. I-94, Gratiot Avenue, East Warren Avenue, Mack Avenue and East Jefferson Avenue are all major roadways which connect the Subject Property to the remainder of the State of Michigan. No adverse effects on transportation are anticipated through the proposed project.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	There are no unique natural features or water resources present on the Subject Property. The proposed project seeks to rehabilitate and convert two former school buildings into housing units. There are no anticipated adverse effects on natural features or water resources through the proposed project.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	There is minimal vegetation present on the Subject Property. Additionally, the Subject Property is located in an urbanized area in the City of Detroit, where there is anticipated low wildlife population. No adverse effects are anticipated on vegetation and wildlife through the proposed project.	
Other Factors 1			
Other Factors 2			
CLIMATE AND ENERGY			

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Climate Change	1	<p>The Subject Property is located in Zone X, the area of minimal flood hazard and located inland in the City of Detroit, which is not anticipated to experience flood hazards. Due to the Subject Property's location in Detroit, Michigan, the Subject Property is unlikely to experience impacts from sea levels rise, hurricanes, drought, wildfires, landslides, or extreme weather events. The area surrounding the Subject area is an inland, urbanized neighborhood with relatively flat topography, and is not nearby a contiguous stand of forests. The City of Detroit does experience periods of seasonal extreme heat and cold weather. The proposed project seeks to convert two vacant former school buildings into multi-family housing, which will have new interiors, new windows, roof replacement, and add insulation to both buildings. The rehabilitation is anticipated to help protect potential future residents of the Subject Property from extreme seasonal temperatures. The proposed project will increase density along two public mass transit routes will help encourage more sustainable living situation and lower carbon footprint for Detroit residents. The proposed project is not anticipated to have an adverse impact on climate change.</p>	
Energy Efficiency	2	<p>The Subject Property's electrical and gas utilities are serviced by DTE Energy. The Subject Property does currently have access to electrical and gas utilities. The proposed project is seeking to obtain NGBS Green and Zero Energy certification. The increase of population density is anticipated to be offsite through the measures taken to use less energy consumption.</p>	

Supporting documentation

[K-Soil_Report\(1\).pdf](#)

[R11-CCSEM StMatthew Ex11 Green Policy.pdf](#)

[R10-MI Grosse Pointe 20191212 TM geo.pdf](#)

[R9-SMART_Map.pdf](#)
[R8-DDOT-SystemMap2.pdf](#)
[R7-5-11685_EA Factors - Parks.pdf](#)
[R6-5-11685_EA Factors - Public Safety.pdf](#)
[R5-5-11685_EA Factors - Healthcare Facilities.pdf](#)
[R4-5-11685_EA Factors - Commercial Facilities.pdf](#)
[R3-5-11685_EA Factors - Cultural Facilities.pdf](#)
[R2-5-11685_EA Factors - Education.pdf](#)
[R1-Detroit_zmap34.pdf](#)

Additional Studies Performed:

Noise Assessment: Saint Matthew Catholic School: 5970 Audubon Road, Detroit, Michigan. Catholic Charities of Southeast Michigan. ASTI Environmental. December 1, 2020. Phase I Environmental Site Assessment: Saint Matthew's Catholic School: 6021 Whittier Street, Detroit, Michigan. CCSEM St. Matthew LDHA LP. ASTI Environmental. January 4, 2021. Phase I Environmental Site Assessment: The Residences at St. Matthew: 6021 Whittier Street, Detroit, Michigan. CCSEM St. Matthew LDHA, LP. ASTI Environmental. March 25, 2022. Limited Phase II Environmental Site Assessment: The Residences at St. Matthew: 6021 Whittier Street, Detroit, Michigan. CCSEM St. Matthew LDHA, LP. ASTI Environmental. October 10, 2022. Lead-Based Paint Inspection and Risk Assessment: CCSEM St. Matthew: 6021 Whittier Street, Detroit, Michigan. CCSEM St. Matthew LDHA, LP. ASTI Environmental. November 10, 2022. Asbestos-Containing Materials Inspection: CCSEM St. Matthew: 6021 Whittier Street, Detroit, Michigan. CCSEM St. Matthew LDHA, LP. ASTI Environmental. November 10, 2022. Underground Storage Tank Removal Work Plan: 6021 Whittier Avenue, Detroit, Michigan. CCSEM St. Matthew LDHA, LP. ASTI Environmental. December 9, 2022.

Field Inspection [Optional]: Date and completed by:

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

1. FEMA: Flood Map Service Center. <https://msc.fema.gov/portal/home>. 2. U.S. Fish and Wildlife: National Wetlands Inventory. <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>. 3. EPA: EJScreen. <https://www.epa.gov/ejscreen>. 4. EGLE: Coastal Management. <https://www.michigan.gov/egle/about/organization/water-resources/coastal-management>. 5. U.S. Fish and Wildlife: Coastal Barrier Resources Act. <https://www.fws.gov/program/coastal-barrier-resources-act>. 6. USDA: Web Soil Survey. <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>. 7. EDR Radius

Map Report with GeoCheck: 5970 Audubon Road, Detroit, MI 48224. February 4, 2022. 8. National Wild and Scenic Rivers System. <https://www.rivers.gov/>. 9. Detroit Public Schools Community District. <https://www.detroitk12.org/>. 10. City of Detroit: Water and Sewage Department. <https://detroitmi.gov/departments/water-and-sewerage-department>. 11. City of Detroit: Buildings, Safety Engineering, and Environmental Department. Zoning Map Index. <https://detroitmi.gov/departments/buildings-safety-engineering-and-environmental-department/bseed-divisions/zoning-special-land-use/zoning-map-index>. 12. City of Detroit: Detroit Department of Transportation. <https://detroitmi.gov/departments/detroit-department-transportation>. 13. SMART. <https://www.smartbus.org/>. 14. City of Detroit: Police Department. <https://detroitmi.gov/departments/police-department>. 15. City of Detroit: Fire Department. <https://detroitmi.gov/departments/detroit-fire-department>. 16. City of Detroit: Parks and Recreation. <https://detroitmi.gov/departments/detroit-parks-recreation>. 17. State of Michigan: Public Service Commission. Michigan Service Areas of Electric and Gas Utilities. <https://utilitysearch.apps.lara.state.mi.us/search>. 18. City of Detroit: Refuse Collection: Detroit Recycles. <https://detroitmi.gov/departments/department-public-works/refuse-collection/detroit-recycles>. 19. Joseph Heaphy, President of Ethos Development.

List of Permits Obtained:**Public Outreach [24 CFR 58.43]:**

All historical, local, and federal contacts on the City of Detroit 2023 Interest Parties List were sent a copy of the Notice of Intent to Request for Release of Funds to use HUD funding for the proposed project and were asked to comment on the project. Additionally, the EA was published in the Detroit News and the Detroit Free Press for public comment.

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed project is anticipated to provide additional affordable housing to a region of the City of Detroit where affordable housing is in high demand. Twenty-five apartment units are reserved for the chronically homeless as a housing first approach, which will help reduce the homeless population within the City of Detroit and help provide a path to housing stability for residents experiencing homelessness. Additionally, the adoptive reuse of two vacant, former school buildings will help retain neighborhood character and increase urban density, along public transit routes. The East Warren/Cadieux neighborhood has experienced a decline in population, the

proposed project could reverse population decline in the neighborhood through the increase in availability of affordable housing.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

The proposed project sponsor explored other sites. The Subject Property was the best suited site for the proposed project when examined by the project sponsor. Other sites that were not selected for the proposed project, either were not within a walkable neighborhood, lacked public transit options, did not fit into the City of Detroit's targeted multifamily housing strategy, and/or lacked mixed use, commercial developments within a walkable distance. The sponsor determined the proposed project required a walkable community with public transit options, is key to the proposed projects success in providing affordable housing to help meet the needs of potential future residents. Additionally, the sponsor sought out to rescue buildings at the Subject Property, which aligns with the goals of the proposed project.

No Action Alternative [24 CFR 58.40(e)]

The no action alternative is not a desirable action concerning the proposed project. By pursuing the no action alternative there will not be an increase in housing units in the East Warren/Cadieux Neighborhood. The City of Detroit is seeking to increase the housing stock, including multifamily housing in the East Warren/Cadieux Neighborhood and provide housing options for Detroit residents. The no action alternative will not provide new housing stock within the East Warren/Cadieux Neighborhood and likely to leave the former school building vacant.

Summary of Findings and Conclusions:

The proposed project aims to acquire, convert the use, and rehabilitate two vacant, former school buildings into 46 apartment units. All 46 apartment units are to be affordable housing units, 25 of the apartment units are reserved for the chronically homeless, as a housing first approach to help resolve homelessness. Through the proposed project, more affordable housing is anticipated to be available to a neighborhood of the City of Detroit where the majority of the population are low-income.

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Historic Preservation	<p>*tThe scope of work is conducted in accordance to the specifications submitted to the Preservation Specialist on December 22, 2022.</p> <p>*tAny changes to the proposed project shall be submitted to the Preservation Specialist for review and approval prior to the start of any work.</p> <p>*tThe final historic tax credit certification is provided to the Preservation Specialist.</p>	N/A	<p>A. The scope of work is conducted in accordance with the specifications submitted to the Preservation specialist on December 22, 2022. B. Any changes to the proposed project shall be submitted to the Preservation Specialist for review and approval prior to the start of any work. C. The final historic tax credit certification is provided to the Preservation Specialist.</p>	
Contamination and Toxic Substances	Removal of the former heating oil USTs from the Subject Property.	N/A	A. Remove the USTs through a UST removal contractor via an excavator, along with any associated piping and removed to an approved disposal	

			<p>facility. B. Remove the soil above and adjoining the USTs to be transported offsite to an approved disposal facility, if needed. C. Conduct a PID reading, discoloration examination, and odor assessment of the excavation for potential releases. Analytical Results provided to the City of Detroit Environmental Review Team.</p>	
<p>Contamination and Toxic Substances [24 CFR 58.5(i)(2)]</p>	<p>As ACMs have been identified in the buildings, all abatement activities, cleaning activities and clearance sampling will be completed in accordance with current federal, state and local regulations.</p>	<p>N/A</p>	<p>A. The furnace spacer, pipe insulation, pipe joint insulation, roof flashing, flooring, caulking sink undercoat, glazing, textured paint, and cove-base in the School Building are classified as ACMs. B. The pipe mud-</p>	

			<p>joint insulation and flooring in the Activities Building are classified as ACMs. C. The safe and roofing are presumed to be ACMs. D. Prior to any work that would potentially disturb the ACMs, the materials are to be removed by a licensed abatement contractor. Clearance inspection following abatement and ACM Closeout Report provided to the City of Detroit Environmental Review Team.</p>	
<p>Contamination and Toxic Substances [24 CFR 58.5(i)(2)]</p>	<p>As LBP and lead hazards have been identified in the buildings, all abatement activities, cleaning activities and clearance sampling will be completed in accordance with current federal, state and local regulations.</p>	<p>N/A</p>	<p>A. A LBP inspection found 54 paint-lead hazards and 106 dust-lead hazards. B. Clean all floors, window sills, and window</p>	

			<p>troughs with HEPA-wash-HEPA cleaning methods for the 106 dust-lead hazards. C. Remove and replace all LBP components, LBP encapsulation using a HUD/EPA approval paint stabilizer, or strip the painted surface bare to the substrate, stabilize the surface, and repaint. Pre-Occupancy Lead Clearance Inspection and LBP Closeout Report provided to the City of Detroit Environmental Review Team.</p>	
<p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Implement the use of the proposed building materials that meet the require STC rating as determined in the STraCAT analysis.</p>	<p>N/A</p>	<p>Appropriate construction materials will be incorporated in the building to mitigate noise levels within the</p>	

			acceptable range.	
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Project Mitigation Plan

The UST removal will be conducted during construction and are to be followed up with analytical results. The Section 106 requirements are to be observed by the City of Detroit's Preservation Specialist, prior construction for any alterations to the proposed project. The implementation of building materials to mitigate noise levels to bring the interior noise levels into an acceptable range based on the building specifications. As ACMs have been identified in the buildings, all abatement activities, cleaning activities and clearance sampling will be completed in accordance with current federal, state and local regulations. As LBP and lead hazards have been identified in the buildings, all abatement activities, cleaning activities and clearance sampling will be completed in accordance with current federal, state and local regulations.

- [St_Matthew_HRD_Model_Mitigation_Plan - HEROS.pdf](#)
- [T5-ASTI St Matthew UST Removal Work Plan\(1\).pdf](#)
- [T7-4-11685 ACM St_Matthew_FINAL\(1\).pdf](#)
- [T6-4-11685_LBPRA_FINAL\(1\).pdf](#)

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

✓ No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination

The Coleman A. Young International Airport is 3 miles away, Windsor International Airport is 8.75 miles away, and Selfridge Air National Guard Base is 13.95 miles away from the Subject Property. The Subject Property is outside of all airports' clear and accident potential zones. The proposed project is in compliance with this regulation. See appendix P for the airport location map.

Supporting documentation

[P-5-11685_ALM.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

1. Is the project located in a CBRS Unit?

No

Document and upload map and documentation below.

Yes

Compliance Determination

MI-04 is the only coastal barrier resource within Wayne County, Michigan. The Subject Property is located farther north in Wayne County. No coastal barrier resources are anticipated to be affected by the proposed project. The proposed project is in compliance with this statute. See appendix Q for the John H. Chafee Coastal Barrier Resources map.

Supporting documentation

[Q-Coastal Barrier Resource Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

No. This project does not require flood insurance or is excepted from flood insurance.

Yes

2. Upload a FEMA/FIRM map showing the site here:

[D-FIRMETTE.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

No

Based on the response, the review is in compliance with this section.

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

✓ No

Screen Summary**Compliance Determination**

The Subject Property is located in Zone X, the area of minimal flood hazard, as illustrated in FEMA flood map 26163C0140F, effective October 21, 2021. Flood insurance is not necessary for the proposed project. This project is in compliance with this statute. See appendix D for the FIRMette.

Supporting documentation

[D-FIRMETTE\(1\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

No

Air Quality Attainment Status of Project’s County or Air Quality Management District

2. Is your project’s air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

No, project’s county or air quality management district is in attainment status for all criteria pollutants.

Yes, project’s management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

- ✓ Ozone
- Particulate Matter, <2.5 microns
- Particulate Matter, <10 microns

3. What are the *de minimis* emissions levels (40 CFR 93.153) or screening levels for the non-attainment or maintenance level pollutants indicated above

Ozone 0.07 ppb (parts per million)

Provide your source used to determine levels here:

U.S. EPA: Green Book: 8-Hour Ozone (2015) Designated Design Values.

4. Determine the estimated emissions levels of your project. Will your project exceed any of the *de minimis* or threshold emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?

- ✓ No, the project will not exceed *de minimis* or threshold emissions levels or screening levels.

Enter the estimate emission levels:

Ozone 0.00 ppb (parts per million)

Based on the response, the review is in compliance with this section.

Yes, the project exceeds *de minimis* emissions levels or screening levels.

Screen Summary

Compliance Determination

The Subject Property is located in Wayne County which is within an ozone nonattainment area. The proposed project was submitted to EGLE: Air Quality Division for review. A response from EGLE was received on October 19, 2022, which stated that the proposed project is not expected to exceed *de minimis* levels and does not require a detailed conformity analysis. The proposed project is in compliance with this statute. See appendix J.

Supporting documentation

[J2-St_Matthew Apartments_general conformity_10-19-22.pdf](#)

[J1-2021_mi_attainment_status_map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

Yes

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

The Subject Property is located outside of the Coastal Zone Management area of and is an inland property of Wayne County. The proposed project is in compliance with this statute. See appendix F for the Wayne County: Grosse Point Coastal Management Zone map.

Supporting documentation

[F-2020_Wayne_County-Grosse_Point_Coastal_Management_Zone.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.

- American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
- ASTM Phase II ESA
- Remediation or clean-up plan
- ASTM Vapor Encroachment Screening
- None of the Above

2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

No

- Yes

3. Mitigation

Document and upload the mitigation needed according to the requirements of the appropriate federal, state, tribal, or local oversight agency. If the adverse environmental effects cannot be mitigated, then HUD assistance may not be used for the project at this site.

Can adverse environmental impacts be mitigated?

Adverse environmental impacts cannot feasibly be mitigated.

- ✓ Yes, adverse environmental impacts can be eliminated through mitigation. Document and upload all mitigation requirements below.

4. Describe how compliance was achieved in the text box below. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls, or use of institutional controls.

Removal of the former heating oil USTs from the Subject Property.

If a remediation plan or clean-up program was necessary, which standard does it follow?

- ✓ Complete removal

Risk-based corrective action (RBCA)

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: ASTM Phase I ESA, ASTM Phase II ESA, Remediation or clean-up plan, Lead-Based Paint inspection, and Asbestos-Containing Materials inspection. On-site or nearby toxic, hazardous, or radioactive substances were found that could affect the health and safety of project occupants or conflict with the intended use of the property. The adverse environmental impacts can be mitigated. With mitigation, identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements. Lead based paint and asbestos containing materials were identified on the Subject Property, which are planned to be removed by a licensed contractor accordance with the law. The Subject Property is located in Wayne County, which is classified as Zone 3 by the EPA for radon. Additionally, 17 percent of Wayne County homes have tested equal to or above 4 pCi/L guideline. Radon Test Results February 16, 2023 ASTI Environmental was retained to compete radon testing for the Subject Property to satisfy a City of Detroit Housing and Revitalization Department requirement. Radon testing was conducted February 03-06, 2023. One Air-Chek Foil Bag Test Kit (AC/NRPP Device Code 8200) was placed in 100 percent of ground contact areas, and 10 percent of the areas on the upper floors. Each test kit was placed at breathing level, at heights between 4 to 6 feet above the floor. In addition, 3 duplicate test kits and 2 blank test kits were placed, retrieved, and analyzed for QA/QC. In total, 35 kits were deployed, retrieved, and analyzed. Radon laboratory analytical results were below the EPA Action Level of 4.0 pCi/L at all locations

tested. These results ranged between <0.3 and 1.6 pCi/L. No additional testing is warranted at this time. See Appendix N for the radon maps and report. As LBP and lead hazards have been identified in the buildings, all abatement activities, cleaning activities and clearance sampling will be completed in accordance with current federal, state and local regulations. As ACMs have been identified in the buildings, all abatement activities, cleaning activities and clearance sampling will be completed in accordance with current federal, state and local regulations. See appendix N and tab attachments 2-7 for more information.

Supporting documentation

[N2-8-11685 St Matthew radon Report.pdf](#)

[N1-Michigan Radon Map.pdf](#)

[T7-4-11685 ACM St Matthew FINAL.pdf](#)

[T6-4-11685_LBPRA_FINAL.pdf](#)

[T5-ASTI St Matthew UST Removal Work Plan.pdf](#)

[T4-ASTI 3-11685 St Matthew Phase II ESA Report Final 10-10-22.pdf](#)

[T3-Phase I ESA - Residences at St Mathew2022.pdf](#)

[T2-Saint Mathew Catholic School PIESA 2021Jan4.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service (“FWS” and “NMFS” or “the Services”).	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect species or habitats?

No, the project will have No Effect due to the nature of the activities involved in the project.

- ✓ No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

Explain your determination:

The Subject Property to be located in a highly urbanized area with no nearby wetlands and coastal areas. The Subject Property does not contain preferred or suitable habitat for any of the federally listed species as identified by IPaC.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes, the activities involved in the project have the potential to affect species and/or habitats.

Screen Summary

Compliance Determination

The Indiana Bat, the Northern Long-eared Bat, Rufa Red Knot, Eastern Massasauga, and Eastern Prairie Fringed Orchard are all listed in the Federally-listed Endangered

and Threatened Species list of Michigan, who are known to have habitats within Wayne County. ASTI conducted a threatened and endangered species assessment on the Subject Property on October 14, 2022, finding no suitable trees and no evidence of bats on the Subject Property. Additionally, the assessment found the Subject Property to be located in a highly urbanized area with no nearby wetlands and coastal areas. The Subject Property does not contain preferred or suitable habitat for any of the federally listed species as identified by IPaC. It is ASTI's opinion that the proposed project will have "No Effect" on any federally protected species and that further Section 7 consultation with the USFWS is not necessary for the proposed project, which is in compliance with this statute. See appendix H for more information.

Supporting documentation

[H2-ASTI File 6-11685 TE Rationale - The Residences at St Matthews.pdf](#)
[H1-Michigan_Endangered_Species_2018.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

No

Yes

3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "No." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "Yes."

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes

Screen Summary**Compliance Determination**

There are no above ground storage tanks (AST) within one mile of the Subject Property. The proposed project is in compliance with this regulation. See appendix O for the acceptable separation distance map.

Supporting documentation

[O-5-11685_ASD.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

The Subject Property consists of former school buildings to be converted into multifamily residential housing.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

The Subject Property is located in an urbanized area. The soil present on the Subject Property consists of Urban land-Riverfront complex, which is classified as not prime farmland. The proposed project is in compliance with this statute. See appendix K for the USDA web soil survey.

Supporting documentation

[K-Soil_Report.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

55.12(c)(3)

55.12(c)(4)

55.12(c)(5)

55.12(c)(6)

55.12(c)(7)

55.12(c)(8)

55.12(c)(9)

55.12(c)(10)

55.12(c)(11)

None of the above

2. Upload a FEMA/FIRM map showing the site here:

[D-FIRMETTE.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

Does your project occur in a floodplain?

No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary**Compliance Determination**

The Subject Property is located in Zone X, the area of minimal flood hazard, as illustrated in FEMA flood map 26163C0140F, effective October 21, 2021. The proposed project is in compliance with this Executive Order and regulation. See appendix D for the FIRMette.

Supporting documentation

[D-FIRMETTE\(2\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 “Protection of Historic Properties” https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

Select all consulting parties below (check all that apply):

- ✓ State Historic Preservation Offer (SHPO) Completed

Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

- ✓ Other Consulting Parties

✓ City of Detroit Preservation Specialist

Completed

Describe the process of selecting consulting parties and initiating consultation here:

Under the authority of the National Historic Preservation Act of 1966, as amended, and the Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan, as amended, dated December 21, 2022, the City of Detroit has reviewed the above-cited project and has determined it to be an undertaking as defined by 36 CFR 800.16(y).

Document and upload all correspondence, notices and notes (including comments and objections received below).

Was the Section 106 Lender Delegation Memo used for Section 106 consultation?

Yes
No

Step 2 – Identify and Evaluate Historic Properties

- 1. Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:**

See attached Section 106 application for the APE.

In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
5970 Audubon Road, Detroit, MI	Eligible	Yes	✓ Not Sensitive
Chandler Park Historic District	Eligible	Yes	✓ Not Sensitive

Additional Notes:

2. Was a survey of historic buildings and/or archeological sites done as part of the project?

Yes

✓ No

Step 3 –Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

No Historic Properties Affected

✓ No Adverse Effect

Based on the response, the review is in compliance with this section.

Document reason for finding:

The proposed project is not anticipated to have an adverse impact on the character defining features of the Subject Property or Chandler Park Historic District.

Does the No Adverse Effect finding contain conditions?

✓ Yes (check all that apply)

Avoidance

Modification of project

✓ Other

Describe conditions here:

*tThe scope of work is conducted in accordance to the specifications submitted to the Preservation Specialist on December 22, 2022.

*tAny changes to the proposed project shall be submitted to the Preservation Specialist for review and approval prior to the start of any work.

*tThe final historic tax credit certification is provided to the Preservation Specialist.

No

Adverse Effect

Screen Summary

Compliance Determination

Due to the scope of work, the proposed project was submitted for a Section 106 review to the City of Detroit: Department of Housing and Revitalization as part of the programmatic agreement between the City of Detroit and the State Historic Preservation Office of Michigan. The City of Detroit: Department of Housing and Revitalization stated that the two extant buildings on the Subject Property are eligible for listing on the National Register of Historic Places as part of the Saint Matthew Church Complex and the eligible Chandler Park Historic District. The City of Detroit: Department of Housing and Revitalization has given the proposed project a Conditional No Adverse Effect determination. The City of Detroit's determination remains in effect as long as the following conditions are met: * The scope of work is conducted in accordance to the specifications submitted to the Preservation Specialist on December 22, 2022. * Any changes to the proposed project shall be submitted to the Preservation Specialist for review and approval prior to the start of any work. * The final historic tax credit certification is provided to the Preservation Specialist. The proposed project is in compliance as long as the conditions listed by the City of

Detroit: Department of Housing and Revitalization are met. See Appendix C for the Section 106 approval letter from the City of Detroit and other attached documentation for more information.

Supporting documentation

[221205_BLDG B_80REVIEW SET-FULL SET.pdf](#)

[221205_BLDG A_80REVIEW SET-FULL SET.pdf](#)

[St Matthew 106 Kidorf Report DETROIT Section 106 Application_FINAL signed.pdf](#)

[C-CCSM St Matthew_CNAE_Section_106_Letter.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD’s noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: “Compatible Land Uses at Federal Airfields”	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

New construction for residential use

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

None of the above

Screen Summary

Compliance Determination

Two Noise Assessment Locations (NAL) were used in the noise assessment dated December 1, 2020. The first NAL was determined to be in the unacceptable range at 75 dB and the second NAL was determined to be in the normally unacceptable range at 73 dB. STraCAT The proposed project underwent a Sound Transmission Classification Assessment Tool (STraCAT) analysis. For NAL #1, the Sound Transmission Classification (STC) rating for the combined wall assembly of the north elevation of building A is 38.04 and has a required STC rating of 33. The STC rating for the combined wall assembly of the west elevation of building A, where NAL #1 is located, is 35.24 and the required STC rating is 33. The STC rating of the combined wall assembly of the north elevation of building B, where NAL #2 is located, is 34.95 and

the required STC rating is 31. The STC rating of the combined wall assembly of the east elevation of building B, where NAL #2 is located, is 44.66 and the required STC rating is 31. With the STraCAT analysis, the proposed project is in compliance with this statute. See appendix M.

Supporting documentation

[M2-221208_NOISE ATTENUATION CALCS.pdf](#)

[M1-Noise Assessment - Final.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

Based on the response, the review is in compliance with this section.

No

Screen Summary

Compliance Determination

The Subject Property is located in Detroit, Wayne County, Michigan. There are no sole source aquifers within the State of Michigan. The proposed project is in compliance with this statute. See appendix G for the Great Lakes Region, sole source aquifers map.

Supporting documentation

[G-Sole Source Aquifers Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service’s National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building’s footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

No

Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

No, a wetland will not be impacted in terms of E.O. 11990’s definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990’s definition of new construction.

**Screen Summary
Compliance Determination**

There are no wetlands present on or near the Subject Property. No wetlands are anticipated to be affected by the proposed project. The proposed project is in compliance with this Executive Order. See appendix E for the National Wetlands Inventory map.

Supporting documentation

[E-NWI.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

The Subject Property is located within Wayne County. There are no designated Wild and Scenic Rivers in Wayne County. The proposed project is in compliance with this statute. See appendix I for the Wild and Scenic River of Michigan map.

Supporting documentation

[I-2021_Wild_and_Scenic_Rivers_Michigan.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project’s total environmental review?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

There are no superfund sites or hazardous waste treatment, storage, and disposal facilities within one mile of the Subject Property. With the exceptions of superfund proximity, RMP facility proximity, hazardous waste proximity, and waste water discharge, the Subject property has pollution levels higher than the State of Michigan averages. The population around the Subject Property consists of 93 percent who are people of color, 59 percent are low-income, 13 percent are unemployed, 0 percent are linguistically isolated, 17 percent have an education less than a high school diploma, 8 percent are under five years of age, and 10 percent are over the age of 64 years. The proposed project seeks to convert two former school buildings which are currently vacant, into housing, which will not displace residents. The increase of housing through the proposed project will provide more housing options for Detroit residents. The proposed project is in compliance with this executive order. See Appendix L.

Supporting documentation

[L-ejscreen_report.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No



**U.S. Department of Housing and Urban
Development**
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: CCSEM-Saint-Matthew

HEROS Number: 900000010302501

Project Location: 5970 Audubon Rd and 5959 Whittier Avenue, Detroit, MI 48224

Additional Location Information:

N/A

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The proposed project is to acquire, convert, and rehabilitate two vacant, former school buildings into apartments, located at 5970 Audubon Road and 5959 Whittier Avenue, Detroit, Wayne County, Michigan (Subject Property). The extant buildings on the Subject Property consist of an irregular shaped 28,234 square foot building that is predominately two story in height, known as the school building and a rectangular shaped one to two story, 7,260 square foot building, known as the activity building. The Subject Property is part of the East Warren/Cadieux Neighborhood of the City of Detroit. The proposed project seeks to create 46 apartment units of affordable housing, 25 of the apartment units are reserved for permanent supportive housing, using the housing first approach to homelessness. The breakdown of apartments is 36 one-bedroom units, 4 two-bedroom units, and 6 studio units. The school building is planned to consist of 34 apartments and the activity building is planned to contain 12 apartments. A 4,502 square foot health and wellness space and a 524 square foot community space in the school building is to be included in the proposed project. The community space is planned as a flexible, multi-use area. Additionally, two private meeting spaces of offices for the supportive service staff and service programming are proposed within the school building. The proposed project target population is focused on the chronically homeless and individuals from the top 10 percent of the Continuum of Care's priority list. The proposed project's funding is composed of \$1,745,171.46 in HOME 2019, \$754,828.54 in HOME 2020 and \$1,750,000.00 in HOME-ARP. This review is valid for up to five years.

Funding Information

Grant Number	HUD Program	Program Name
M21MP260202	Community Planning and Development (CPD)	HOME American Rescue Plan (HOME-ARP)
M19MC260202	Community Planning and Development (CPD)	HOME Program
M20MC260202	Community Planning and	HOME Program

	Development (CPD)	
--	-------------------	--

Estimated Total HUD Funded Amount: \$4,250,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$20,286,419.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition
Historic Preservation	<p>*tThe scope of work is conducted in accordance to the specifications submitted to the Preservation Specialist on December 22, 2022.</p> <p>*tAny changes to the proposed project shall be submitted to the Preservation Specialist for review and approval prior to the start of any work.</p> <p>*tThe final historic tax credit certification is provided to the Preservation Specialist.</p>
Contamination and Toxic Substances	Removal of the former heating oil USTs from the Subject Property.
Contamination and Toxic Substances [24 CFR 58.5(i)(2)]	As ACMs have been identified in the buildings, all abatement activities, cleaning activities and clearance sampling will be completed in accordance with current federal, state and local regulations.
Contamination and Toxic Substances [24 CFR 58.5(i)(2)]	As LBP and lead hazards have been identified in the buildings, all abatement activities, cleaning activities and clearance sampling will be completed in accordance with current federal, state and local regulations.
Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Implement the use of the proposed building materials that meet the require STC rating as determined in the STraCAT analysis.

Project Mitigation Plan

CCSEM-Saint-Matthew

Detroit, MI

900000010302501

The UST removal will be conducted during construction and are to be followed up with analytical results. The Section 106 requirements are to be observed by the City of Detroit's Preservation Specialist, prior construction for any alterations to the proposed project. The implementation of building materials to mitigate noise levels to bring the interior noise levels into an acceptable range based on the building specifications. As ACMs have been identified in the buildings, all abatement activities, cleaning activities and clearance sampling will be completed in accordance with current federal, state and local regulations. As LBP and lead hazards have been identified in the buildings, all abatement activities, cleaning activities and clearance sampling will be completed in accordance with current federal, state and local regulations.

[St Matthew HRD Model Mitigation Plan - HEROS.pdf](#)

[T5-ASTI St Matthew UST Removal Work Plan\(1\).pdf](#)

[T7-4-11685 ACM St Matthew FINAL\(1\).pdf](#)

[T6-4-11685 LBPRF FINAL\(1\).pdf](#)

Determination:

<input checked="" type="checkbox"/>	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
<input type="checkbox"/>	Finding of Significant Impact

Preparer Signature: _____

Kim Siegel
DocuSigned by:
0000000705434FC...

Date: 6/29/2023

Name / Title/ Organization: _____ / DETROIT

DocuSigned by:

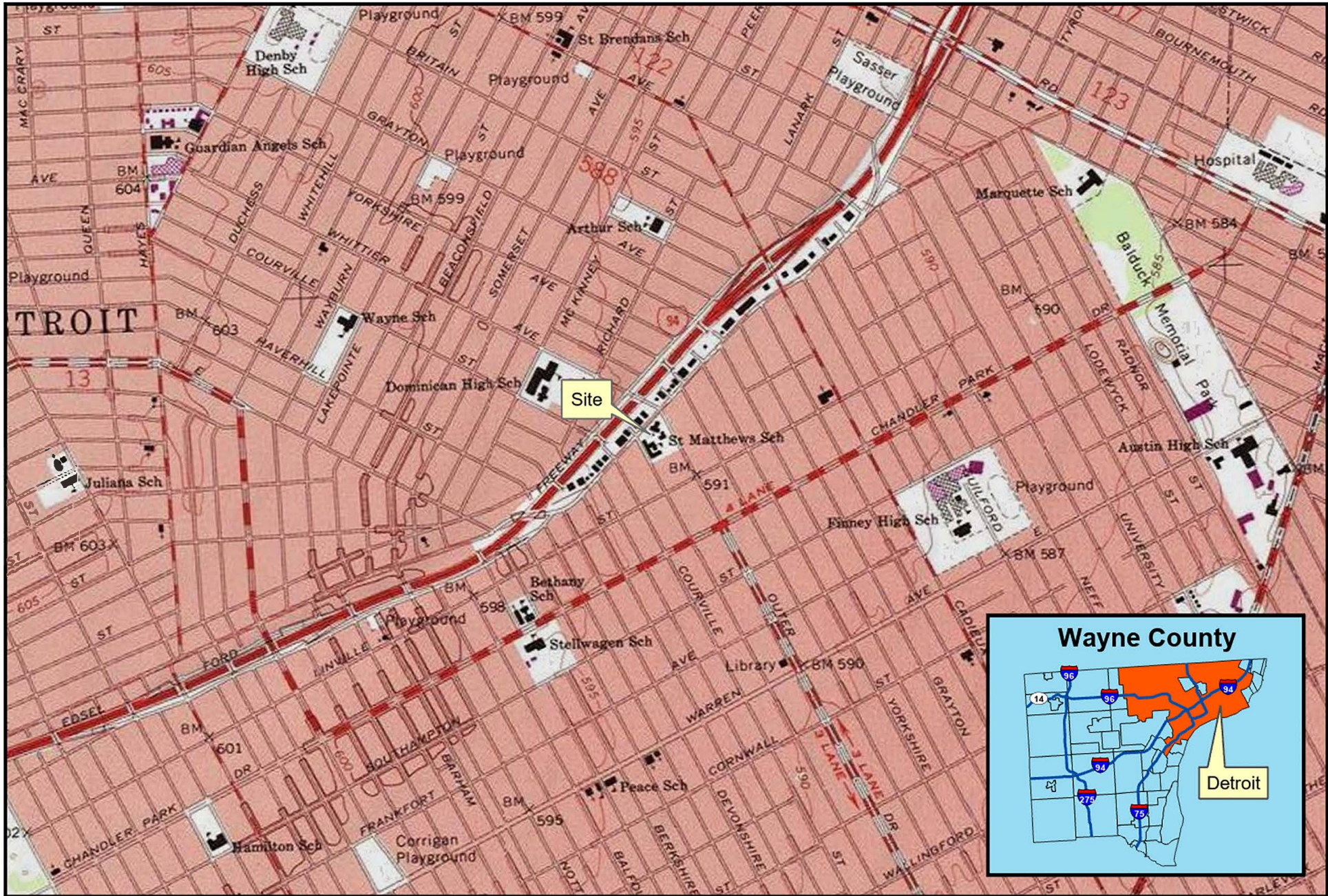
Certifying Officer Signature: _____

Julie M. Schneider
DocuSigned by:
E17650513DAF4C9...

Date: 6/30/2023

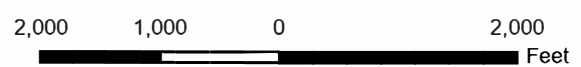
Name/ Title: Julie Schneider, Director, Housing and Revitalization Department

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



St. Matthew's Catholic School

5970 Audubon Road,
Detroit, MI



Created for: CCSEM St. Matthew LDHA LP
Created by: RMH, February 4, 2022, ASTI Project 5-11685

Site Location Map



St. Matthew's Catholic School 5970 Audubon Road, Detroit MI



Created for: CCSEM St. Matthew LDHA LP
Created by: RMH, February 4, 2022, ASTI Project 5-11685

Site Features Map

EXHIBIT 1
PROJECT NARRATIVE

EXHIBIT 1
PROJECT NARRATIVE
CCSEM ST. MATTHEW

CCSEM St. Matthew is an acquisition/rehabilitation development of a historic Catholic School in the Morningside neighborhood on Detroit’s east side that will provide 46 units of affordable housing, 25 of which will serve chronically homeless individuals and those from the top 10% of the Continuum of Care’s priority list – 20 one-bedroom and 5 studios (*please note the number of PSH units increased from 23 units referenced in Initial Concept documentation submitted to MSHDA on January 28, 2022*). The project team is led by Catholic Charities of Southeast Michigan (CCSEM), a seasoned nonprofit service provider annually assisting more than 20,000 people of diverse faiths, races, and cultures throughout their southeast Michigan service area. The Lead Service Agency is Southwest Counseling Solutions (SWCS) which has extensive experience providing services to residents of PSH and is a Community Mental Health provider. Cinnaire Solutions, a nonprofit housing development organization with significant LIHTC experience, is the co-developer of the project. Ethos Development Partners is the development consultant and has extensive experience with all aspects of the PSH LIHTC development process.

Catholic Charities of Southeast Michigan is pleased to have been selected Catholic Charities USA to develop a Permanent Supportive Housing (PSH) project in Detroit as part of its Healthy Housing National Initiative with Catholic Healthcare to reduce chronic homelessness in five US cities. In addition to providing much needed affordable housing for this vulnerable population, this initiative will help address escalating costs of healthcare because of overutilization of Emergency Departments by the homeless.

The proposed project will provide 46 units of affordable housing at the former St. Matthew’s Catholic School at 6021 Whittier Street. The unit breakdown will be 36 one-bedroom units, 4 two-bedroom units, and 6 studio units. Twenty-five (25) of units will be set-aside for Permanent Supportive Housing using the Housing First model, an approach and philosophy embraced by Catholic Charities of Southeast Michigan (CCSEM), the sponsor of the project and its service partner Southwest Counseling Solutions (SWCS). The supportive services model for this new PSH community will be built upon low-barrier admissions practices and providing housing to the most vulnerable clients on the project waitlist. Many of the services available to the PSH residents will be available to all residents in the building, including a Health and Wellness space – 4,502 square feet of space that will be utilized by service providers. CCSEM St. Matthew is also providing 524 square feet of accessible community space. This space will be planned as a flexible, multi-functional space which may include art, crafting, light exercise, gathering, group meeting and therapy. In addition to the accessible community space, the building also contains two (2) private meeting spaces of 238 square feet of offices for supportive service staff and service programming.

CCSEM plans to work in partnership with Cinnaire Solutions (Co-Developer) and Ethos Development Partners (Consultant) to complete the development of this project. All members of the development team have experience with developing PSH projects. The Consultant, Architect, and General Contractor are the same team who worked on and executed the Transfiguration Place Development in the City of Detroit. CCSEM St. Matthew is, for all intents and purposes, very similar to the adaptive reuse of Transfiguration Place.

Proposed sources of financing for the project includes MSHDA 9% LIHTC, Historic Tax Credits, City of Detroit HOME and/or CDBG, deferred Developer Fee and a permanent mortgage. The LIHTC self-score for this application is **144**.

Source	Amount
Conventional Mortgage	\$1,390,000

MSHDA 9% Credits	\$9,538,246
City of Detroit HOME/CDBG	\$3,000,000
Historic Tax Credits	\$2,644,404
Sponsor Note	\$650,000
Deferred Fee	\$180,214
TOTAL	\$17,402,864

The goal of this project is to provide permanent supportive housing and affordable housing units to meet the needs of the most vulnerable community members. As part of a neighborhood that has been seeing growth, it is important to develop affordable housing within it.

Target Population

The proposed 25 units of Permanent Supportive Housing will be primarily targeted to chronically homeless individuals and those from the top 10% of the Continuum of Care’s priority list scoring households based on SPDAT. This new PSH community will help these individuals to gain their health, independence, and self-esteem. Homelessness in Detroit continues to be a staggering public problem. According to the 2020 Homeless Action Network of Detroit (HAND) annual report, there were a total of 7,811 individuals experiencing homelessness, of whom 4,665 were single adults over the age of 25. Of this population, 1,817 were identified as chronically homeless. Seventy-one percent of the chronically homeless were males and the average age was 47. Of the single adult homeless population, 86% were African American.

See **Exhibit 33** for Addendum III Permanent Supportive Housing Application.

Rental Subsidies

The project will be requesting MSHDA Project-Based Vouchers for the 25 PSH units. This rental assistance will ensure that all 25 units can serve persons experiencing homelessness who have limited or zero income. In addition, the City of Detroit is committing \$500,000 in Affordable Housing Development Program (AHDP) Trust Funding to the project. The AHDP Trust funds will to establish a rental assistance reserve at close that will be held in a bank account with quarterly draws controlled by the City asset management team. This reserve will require 7 of the 50% AMI units to be restricted to households with incomes at or below 30% AMI and provide rental assistance so the units are affordable for these households. This commitment of ADHP funds is contingent upon the project receiving a 9% LIHTC award from MSHDA.

Job Creation

The management of the property will generate the equivalent of approximately 3 permanent full-time jobs. This includes administration, operation and maintenance of the building and services such as accounting. The 123 temporary jobs created is based on 1 construction job per \$100,000 of direct construction expenditure, plus 1 job per \$100,000 in development period professional fees (A/e, accounting, legal, environmental consulting, etc.)

II. Rental Income Summary

Total Monthly Income for Low-Income Housing Units (Base Rent from previous page)	\$37,817
Total Monthly Income for Market Rate Housing Units (Base Rent from previous page)	\$0
Total Monthly Rental Income	\$37,817
Monthly Garage/Carport Income	\$0
Monthly Non-Rental Income (Tenant generated - Please describe below)	\$0
Monthly Miscellaneous Income (Non-tenant generated - Please describe below)	\$0
Monthly Gross Potential Income (GPI)	\$37,817

1. Describe the monthly non-rental income sources and amounts:

2. Describe the monthly miscellaneous income sources and amounts:



MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
Low-Income Housing Tax Credit Application
2022-2023 Qualified Allocation Plan

III. Rental Assistance

1. Do (or will) any units receive rental assistance (not including tenant-based or MSHDA vouchers)?

Yes No

2. If yes, please describe the following:

a. Type of Rental Assistance: Detroit Funded Subsidy Reserve b. Total Number of Assisted Units: 7

c. When will the Rental Assistance Contract Expire? 15 years

d. Contract Administrator Contact: Larry Catrinar Phone: 734-788-3215

e. Will the rental assistance "float" or be fixed to certain units? Float Fixed

3. Will this project request Project Based Voucher's from MSHDA?

Yes No

4. If yes, please indicate how many vouchers will be requested: 25

5. If answered "yes" to either #1 or #3 above, please complete the following chart:

No. of Units	Type of Rental Assistance	Current Contract Rent	Effective Date of Current Contract Rent	Type of Renewal	Expected Contract Rent Post-Rehab
1	Subsidy Reserve	N/A	N/A	N/A	\$700
5	Subsidy Reserve	N/A	N/A	N/A	\$750
1	Subsidy Reserve	N/A	N/A	N/A	\$900
5	MSHDA PBV	N/A	N/A	N/A	\$840
20	MSHDA PBV	N/A	N/A	N/A	\$900

***Please Note: Section 811 voucher are limited to 60% AMI rents**



MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
Low-Income Housing Tax Credit Application
2022-2023 Qualified Allocation Plan

6. Please enter any additional comments:

The City of Detroit is committing \$500,000 in Affordable Housing Development Program (ADHP) Trust funding. These funds will establish a rental assistance reserves at close on financing that will be held in a bank account with quarterly draws controlled by the City of Detroit asset management team. This reserve will require 7 of the 50% AMI units to be restricted to households with incomes at or below 30% AMI and provide rental assistance so the units are affordable to these households. More information can be found in Exhibit 31 of the LIHTC application.



Working to Reduce Poverty in America

March 23, 2022

Ms. Elizabeth Rademacher
Low Income Housing Tax Credit Division
Michigan State Housing Development Authority
735 E. Michigan Avenue
Lansing, MI 48909

Dear Ms. Rademacher:

Chair of the Board
Michael D. Connelly

President & CEO
Sr. Donna Markham OP, PhD

Episcopal Liaison
The Most Reverend
Frank J. Dewane
Bishop of Venice, FL

We are pleased to provide this letter of support for Catholic Charities of Southeast Michigan (CCSEM) in their efforts to develop CCSEM St. Matthew – 46 units of affordable housing at 6021 Whittier Ave. in the City of Detroit. CCSEM’s goal to develop 25 of the units as permanent supportive housing (PSH) that will serve the chronically homeless will significantly contribute to the reduction of chronic homelessness in the City of Detroit.

Catholic Charities USA (CCUSA) represents a network of 167 agencies across the country who are serving the nation’s poorest and most vulnerable. CCSEM is a member agency within the network. Among the many services provided by our social service agencies, Catholic Charities provides mental health, addiction, homelessness services, health clinics and caregiver support.

CCUSA launched the Healthy Housing Initiative (HHI) - a five year, five-city effort to reduce the chronically homeless population by providing permanent supportive housing in January 2020. CCSEM was selected as one of five pilot cities for the HHI.

The HHI is a strategic priority of CCUSA and will be a national model for supportive housing. Specifically, HHI is a person-centered initiative to solve chronic homelessness and restore lives through the provision of PSH that has dedicated space to allow for the full integration of intensive case management, behavioral health, and healthcare services. Each pilot agency will partner with a local Catholic or mission aligned hospital to provide health services, and secure property to build the PSH projects. CCSEM is working closely with Ascension Michigan in that regards. CCUSA will also support these efforts with technical assistance and other resources.



Housing is a social determinant of health and dignity. We are confident that under the leadership of Mr. Paul Propson, CEO of CCSEM, with support from the CCSEM Board; the work of Paul's dedicated staff; and the collaboration of development, financial and health partners the project will be successfully completed. More importantly, the HHI model of care delivered to the residents will be impactful, replicable and sustainable.

Please feel free to contact us should you like to discuss further or have questions.

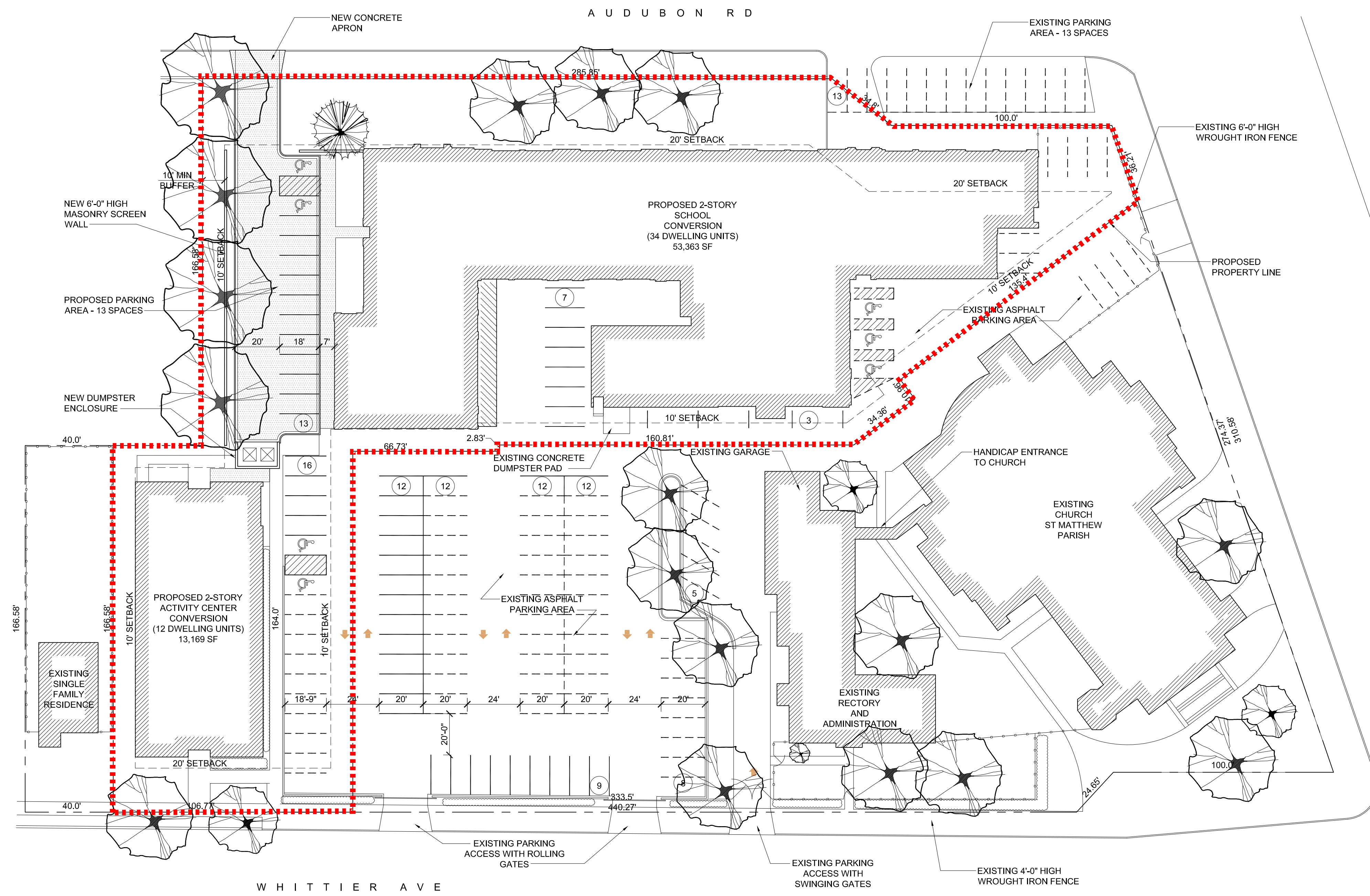
Sincerely,



Sister Donna Markham OP, PhD
President & CEO



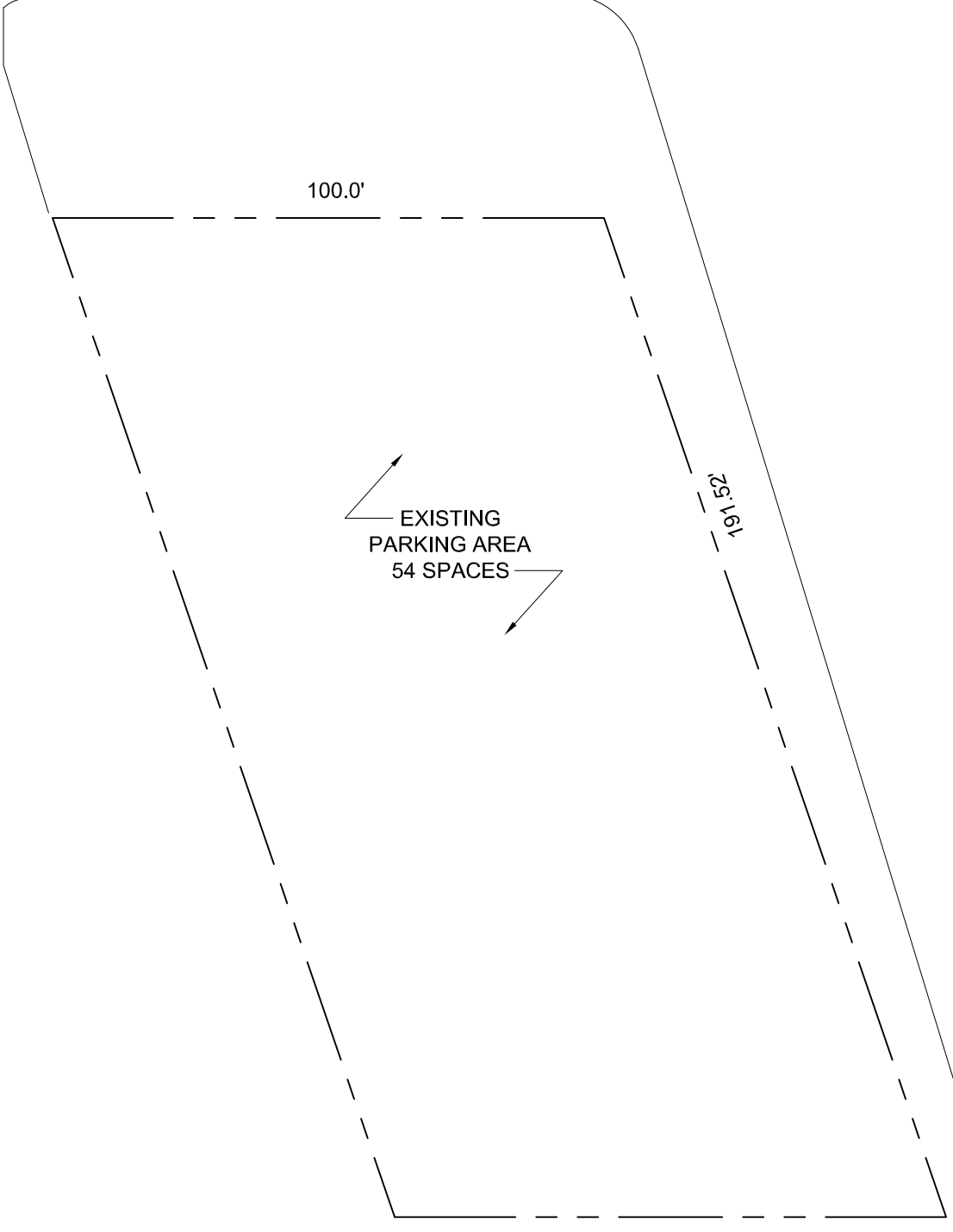
Isaiah McKinnon, PhD
CCUSA Board of Directors, Member



LEGAL DESCRIPTION
LOTS 212 TO 242 INCL. AND 434 TO 440 INCL. A.M. CAMPUS THREE MILE DRIVE SUB.
LOTS 1 & 2 EASTERN HEIGHTS LAND CO. SUB AND LOT 102 TO 105 INCL.
MORGANGS 3 MILE DRIVE ANNEX.

PROPOSED SITE PLAN
SCALE 1" = 30'-0"

PARKING STRIPING LEGEND
- - - - - EXISTING PARKING LOT STRIPING
————— NEW PARKING LOT STRIPING



ST. MATTHEW SCHOOL CONVERSION
MULTI-FAMILY DEVELOPMENT
6021 WHITTIER AVE

MICHIGAN
DETROIT

10.30.20 DATE
MICHIGAN APPROVAL ISSUE

KEY PLAN

FSP PROJECT NO. CSM20.042

DRAWING TITLE

ARCHITECTURAL SITE PLAN

DRAWING NUMBER

ST MATTHEW SCHOOL CONVERSION
SUPPORTIVE HOUSING
DETROIT MI



EXISTING SITE MAP
ST MATTHEW CATHOLIC CHURCH AND SCHOOL
SCALE: NTS

North



FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

OWNER REVIEW 10.12.2020

HGZ20.042 St Matthew School Conversion - Detroit
Zoning Analysis
Multi- Family Supportive Housing

.75 spaces per dwelling unit for Multiple-family dwelling, where located within 0.50 miles of a high-frequency transit corridor
of spaces

Lot, Land Use and Zoning

Current Zoning: **R-1, Single Family Residential**
Proposed Zoning: Same
Adjacent Zoning: R-1, **Single Family Residential**; B-4, General Business District
Min Lot Criteria: Existing Conforming Lot
Lot Dimensions: TBD
Lot Area: TBD
By Right Uses: Not Applicable
Conditional Uses: School Building Adaptive Reuse – Residential
Setbacks: Front: Not Applicable
Rear: Not Applicable
Side: Not Applicable
Building Height: 35' maximum: Existing conforming building envelope(s) to remain as-is
Recreational
Space Ratio: Not Applicable
FAR: Not Applicable
Off-Street Parking: **Multi-family Residential**
1.25 spaces per dwelling unit
Or
.75 spaces per dwelling unit for housing for the elderly
Or

Dimensional Standards: Parking spaces: **9'x20' (90 deg); 10x23 (parallel)**

Aisle Width: **20'** for 90 deg. Parking layout
10' for parallel Parking layout

Loading Space: **Residential Uses**
(24 or more units) **1** for 10,000- 100,000 GSF floor area for multi-family dwellings
(12'x35')
(1) 12x35 loading space to be provided

Unit Data

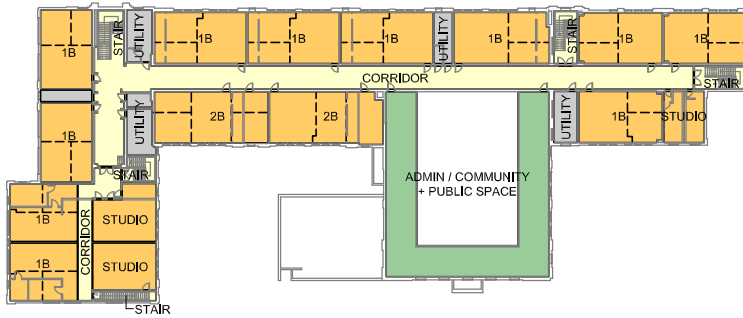
Elementary School Conversion

First Floor	(13) 1 bedroom units	(2) 2 bedroom units	(3) Studio Units
<u>Second Floor</u>	<u>(11) 1 bedroom units</u>	<u>(2) 2 bedroom units</u>	<u>(3) Studio Units</u>
Subtotal	(24) 1 bedroom units	(4) 2 bedroom units	(6) Studio Units

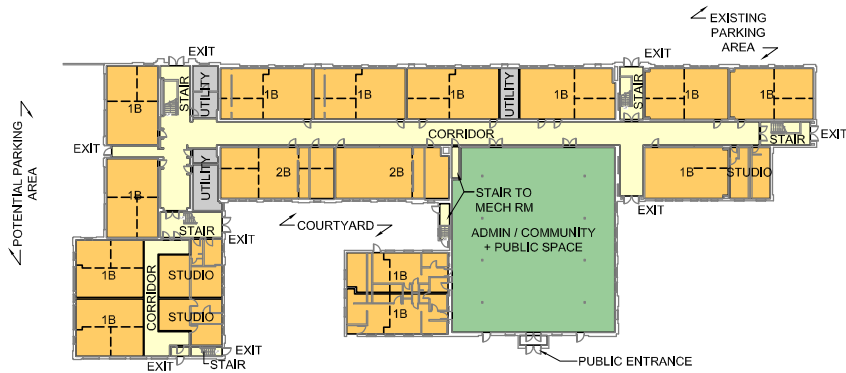
Activity Center Conversion

First Floor	(6) 1 bedroom units		
<u>Second Floor</u>	<u>(6) 1 bedroom units</u>		
Subtotal	(12) 1 bedroom units		
Total	(36) 1 bedroom units	(4) 2 bedroom units	(6) Studio Units
	46 units total		





SECOND FLOOR PLAN
SCALE: 1"=40'-0"



FIRST FLOOR PLAN
SCALE: 1"=40'-0"

UNIT DATA - COMPOSITE

STUDIOS	6 UNITS	13%
1 BED UNITS	24 UNITS	52%
2 BED UNITS	16 UNITS	35%
46 UNITS TOTAL; 5 ACCESSIBLE UNITS		

UNIT DATA - SCHOOL BLDG

FIRST FLOOR	
3 UNITS	STUDIOS
13 UNITS	1 BED UNITS
2 UNITS	2 BED UNITS
18 UNITS	SUBTOTAL

SECOND FLOOR	
3 UNITS	STUDIOS
11 UNITS	1 BED UNITS
2 UNITS	2 BED UNITS
16 UNITS	SUBTOTAL

TOTAL
34 UNITS

UNIT DATA - ACTIVITY BLDG

FIRST FLOOR	
6 UNITS	(1) BED UNITS

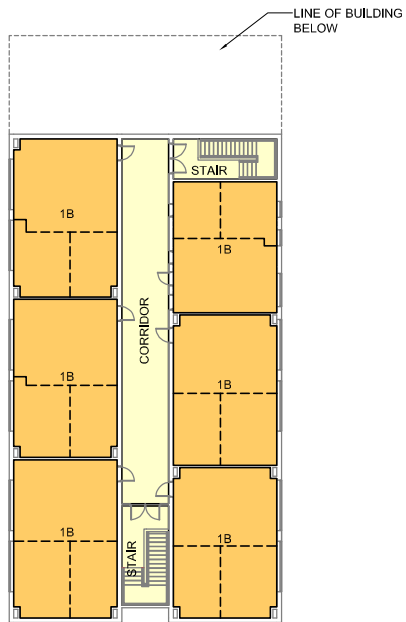
SECOND FLOOR	
6 UNITS	(1) BED UNITS

TOTAL
12 UNITS



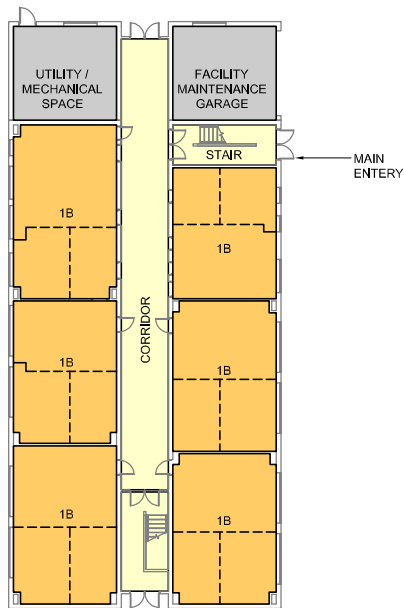
FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

OWNER REVIEW 10.12.2020



SECOND FLOOR PLAN

SCALE: 1"=30'-0"



FIRST FLOOR PLAN

SCALE: 1"=30'-0"

**UNIT DATA -
ACTIVITY BLDG**

FIRST FLOOR
6 UNITS (1) BED UNITS

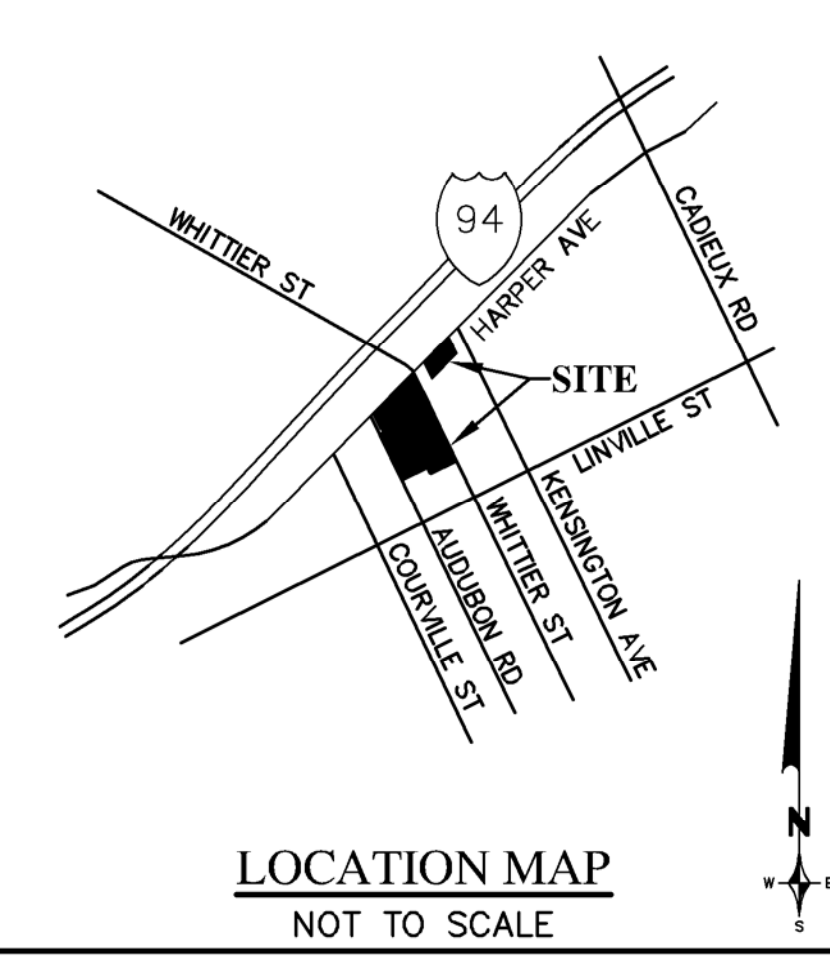
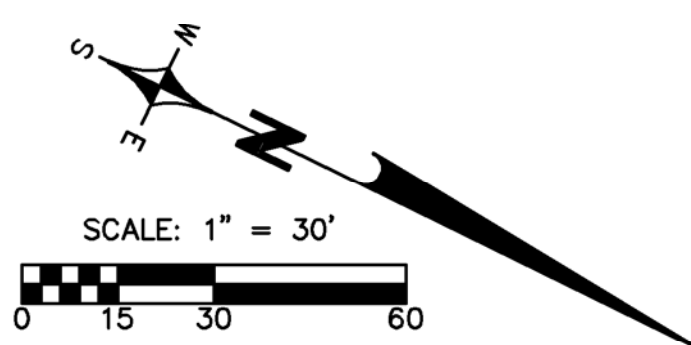
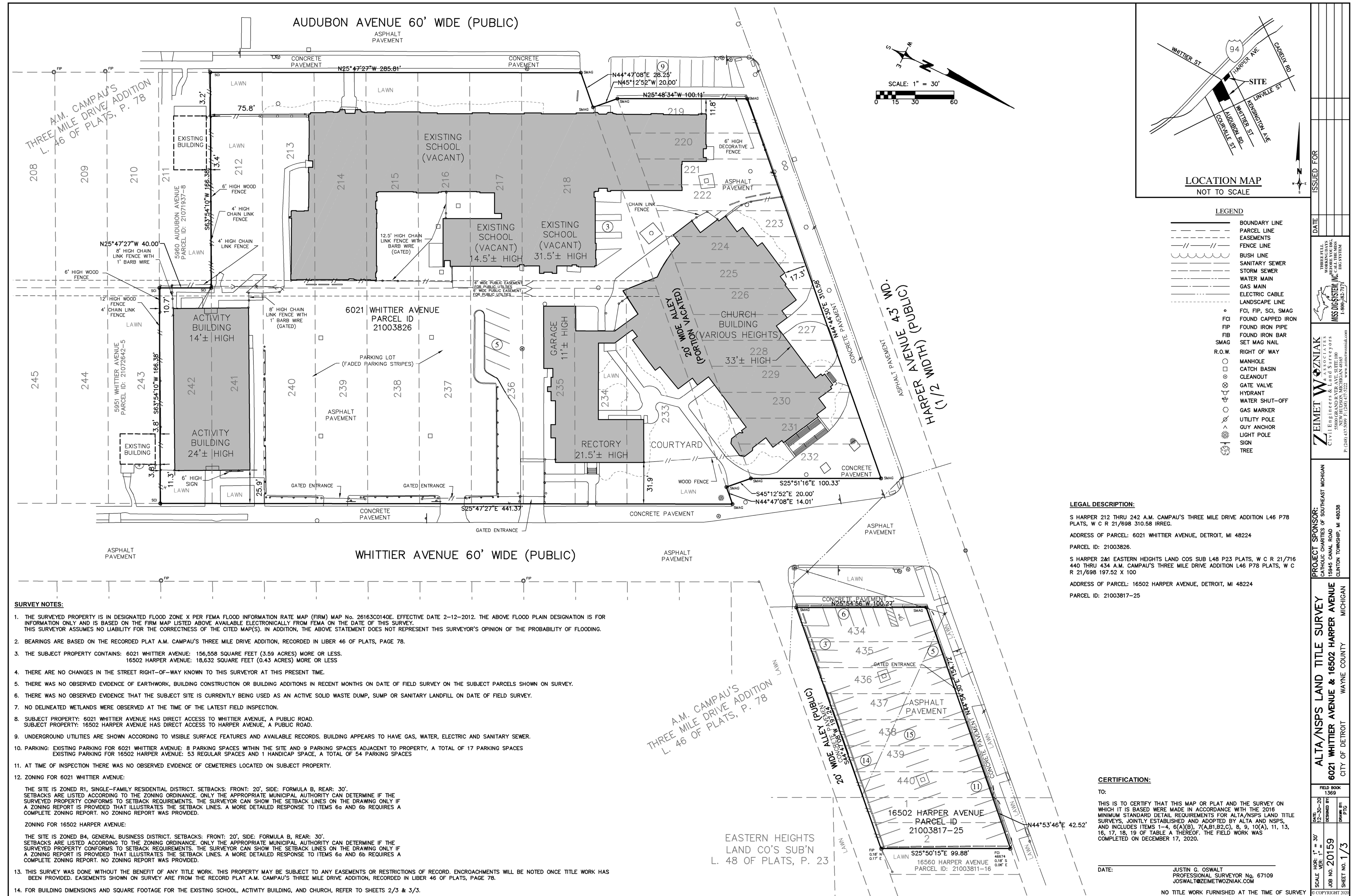
SECOND FLOOR
6 UNITS (1) BED UNITS

TOTAL
12 UNITS



FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

OWNER REVIEW 10.12.2020



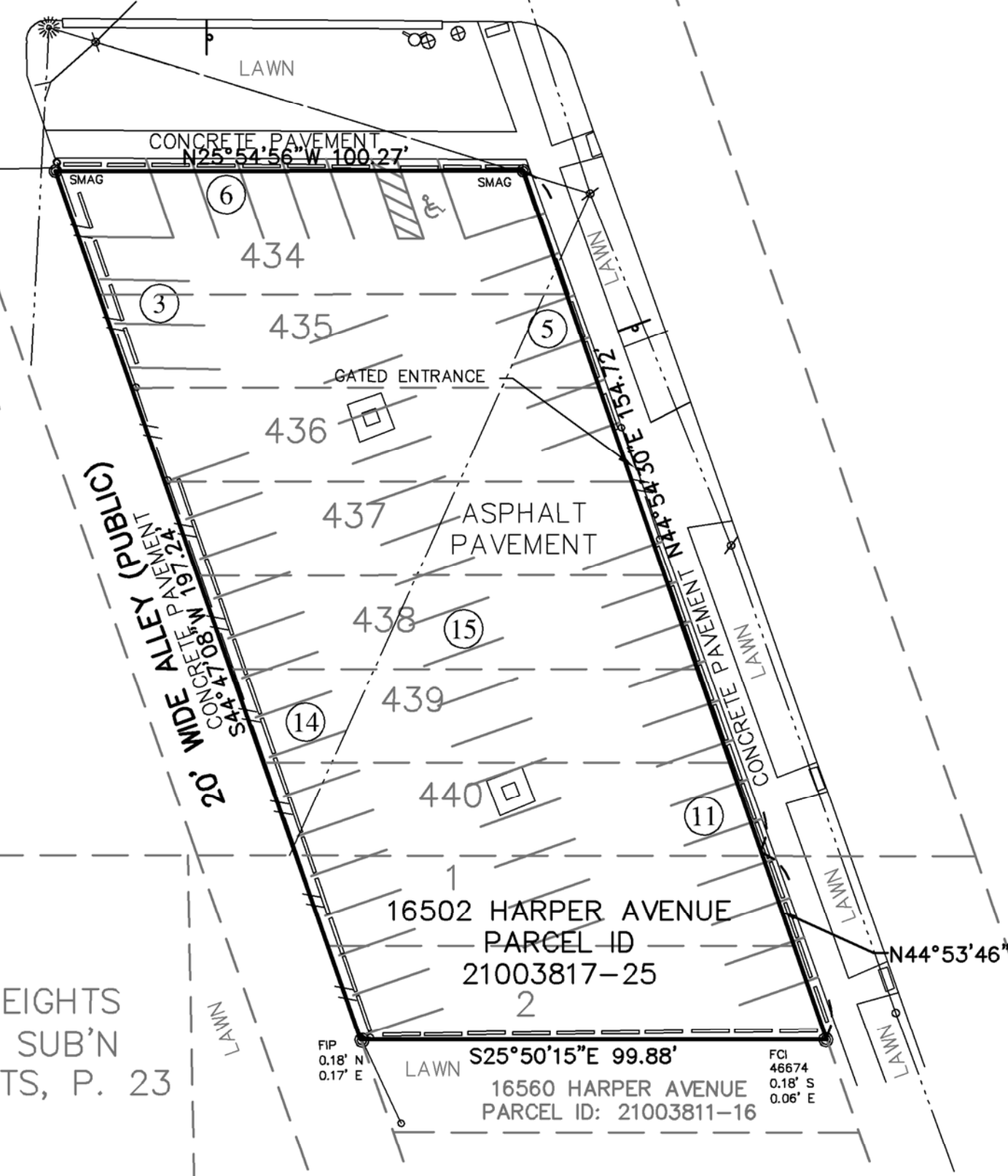
LOCATION MAP
NOT TO SCALE

LEGEND

	BOUNDARY LINE
	PARCEL LINE
	EASEMENTS
	FENCE LINE
	BUSH LINE
	SANITARY SEWER
	STORM SEWER
	WATER MAIN
	ELECTRIC CABLE
	LANDSCAPE LINE
	FCI, FIP, SCI, SMAG
	FOUND CAPPED IRON
	FOUND IRON PIPE
	FOUND IRON BAR
	SET MAG NAIL
	R.O.W.
	MANHOLE
	CATCH BASIN
	CLEANOUT
	GATE VALVE
	HYDRANT
	WATER SHUT-OFF
	GAS MARKER
	UTILITY POLE
	GUY ANCHOR
	LIGHT POLE
	SIGN
	TREE

LEGAL DESCRIPTION:
 S HARPER 212 THRU 242 A.M. CAMPAU'S THREE MILE DRIVE ADDITION L46 P78 PLATS, W C R 21/698 310.58 IRREG.
 ADDRESS OF PARCEL: 6021 WHITTIER AVENUE, DETROIT, MI 48224
 PARCEL ID: 21003826.
 S HARPER 2&1 EASTERN HEIGHTS LAND COS SUB L48 P23 PLATS, W C R 21/716 440 THRU 434 A.M. CAMPAU'S THREE MILE DRIVE ADDITION L46 P78 PLATS, W C R 21/698 197.52 X 100
 ADDRESS OF PARCEL: 16502 HARPER AVENUE, DETROIT, MI 48224
 PARCEL ID: 21003817-25

- SURVEY NOTES:**
- THE SURVEYED PROPERTY IS IN DESIGNATED FLOOD ZONE X PER FEMA FLOOD INFORMATION RATE MAP (FIRM) MAP No. 26163C0140E. EFFECTIVE DATE 2-12-2012. THE ABOVE FLOOD PLAIN DESIGNATION IS FOR INFORMATION ONLY AND IS BASED ON THE FIRM LISTED ABOVE. AVAILABLE ELECTRONICALLY FROM FEMA ON THE DATE OF THIS SURVEY. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
 - BEARINGS ARE BASED ON THE RECORDED PLAT A.M. CAMPAU'S THREE MILE DRIVE ADDITION, RECORDED IN LIBER 46 OF PLATS, PAGE 78.
 - THE SUBJECT PROPERTY CONTAINS: 6021 WHITTIER AVENUE: 156,558 SQUARE FEET (3.59 ACRES) MORE OR LESS. 16502 HARPER AVENUE: 18,632 SQUARE FEET (0.43 ACRES) MORE OR LESS.
 - THERE ARE NO CHANGES IN THE STREET RIGHT-OF-WAY KNOWN TO THIS SURVEYOR AT THIS PRESENT TIME.
 - THERE WAS NO OBSERVED EVIDENCE OF EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN RECENT MONTHS ON DATE OF FIELD SURVEY ON THE SUBJECT PARCELS SHOWN ON SURVEY.
 - THERE WAS NO OBSERVED EVIDENCE THAT THE SUBJECT SITE IS CURRENTLY BEING USED AS AN ACTIVE SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON DATE OF FIELD SURVEY.
 - NO DELINEATED WETLANDS WERE OBSERVED AT THE TIME OF THE LATEST FIELD INSPECTION.
 - SUBJECT PROPERTY: 6021 WHITTIER AVENUE HAS DIRECT ACCESS TO WHITTIER AVENUE, A PUBLIC ROAD. SUBJECT PROPERTY: 16502 HARPER AVENUE HAS DIRECT ACCESS TO HARPER AVENUE, A PUBLIC ROAD.
 - UNDERGROUND UTILITIES ARE SHOWN ACCORDING TO VISIBLE SURFACE FEATURES AND AVAILABLE RECORDS. BUILDING APPEARS TO HAVE GAS, WATER, ELECTRIC AND SANITARY SEWER.
 - PARKING: EXISTING PARKING FOR 6021 WHITTIER AVENUE: 8 PARKING SPACES WITHIN THE SITE AND 9 PARKING SPACES ADJACENT TO PROPERTY, A TOTAL OF 17 PARKING SPACES. EXISTING PARKING FOR 16502 HARPER AVENUE: 53 REGULAR SPACES AND 1 HANDICAP SPACE, A TOTAL OF 54 PARKING SPACES.
 - AT TIME OF INSPECTION THERE WAS NO OBSERVED EVIDENCE OF CEMETERIES LOCATED ON SUBJECT PROPERTY.
 - ZONING FOR 6021 WHITTIER AVENUE:
 THE SITE IS ZONED R1, SINGLE-FAMILY RESIDENTIAL DISTRICT. SETBACKS: FRONT: 20', SIDE: FORMULA B, REAR: 30'. SETBACKS ARE LISTED ACCORDING TO THE ZONING ORDINANCE. ONLY THE APPROPRIATE MUNICIPAL AUTHORITY CAN DETERMINE IF THE SURVEYED PROPERTY CONFORMS TO SETBACK REQUIREMENTS. THE SURVEYOR CAN SHOW THE SETBACK LINES ON THE DRAWING ONLY IF A ZONING REPORT IS PROVIDED THAT ILLUSTRATES THE SETBACK LINES. A MORE DETAILED RESPONSE TO ITEMS 6a AND 6b REQUIRES A COMPLETE ZONING REPORT. NO ZONING REPORT WAS PROVIDED.
 ZONING FOR 16502 HARPER AVENUE:
 THE SITE IS ZONED B4, GENERAL BUSINESS DISTRICT. SETBACKS: FRONT: 20', SIDE: FORMULA B, REAR: 30'. SETBACKS ARE LISTED ACCORDING TO THE ZONING ORDINANCE. ONLY THE APPROPRIATE MUNICIPAL AUTHORITY CAN DETERMINE IF THE SURVEYED PROPERTY CONFORMS TO SETBACK REQUIREMENTS. THE SURVEYOR CAN SHOW THE SETBACK LINES ON THE DRAWING ONLY IF A ZONING REPORT IS PROVIDED THAT ILLUSTRATES THE SETBACK LINES. A MORE DETAILED RESPONSE TO ITEMS 6a AND 6b REQUIRES A COMPLETE ZONING REPORT. NO ZONING REPORT WAS PROVIDED.
 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF ANY TITLE WORK. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. ENCROACHMENTS WILL BE NOTED ONCE TITLE WORK HAS BEEN PROVIDED. EASEMENTS SHOWN ON SURVEY ARE FROM THE RECORD PLAT A.M. CAMPAU'S THREE MILE DRIVE ADDITION, RECORDED IN LIBER 46 OF PLATS, PAGE 78.
 - FOR BUILDING DIMENSIONS AND SQUARE FOOTAGE FOR THE EXISTING SCHOOL, ACTIVITY BUILDING, AND CHURCH, REFER TO SHEETS 2/3 & 3/3.



CERTIFICATION:
 TO:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(A)(9), 7(A), 8(2,C), 8, 9, 10(A), 11, 13, 16, 17, 18, 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 17, 2020.
 DATE: JUSTIN G. OSWALT
 PROFESSIONAL SURVEYOR No. 67109
 JOSWALT@ZEMETWOZNIAK.COM
 SHEET NO. 1/3
 NO TITLE WORK FURNISHED AT THE TIME OF SURVEY

ISSUED FOR:

DATE:	
THREE MILE DRIVE ADDITION L. 46 OF PLATS, P. 78	
THREE MILE DRIVE ADDITION L. 46 OF PLATS, P. 78	
THREE MILE DRIVE ADDITION L. 46 OF PLATS, P. 78	
THREE MILE DRIVE ADDITION L. 46 OF PLATS, P. 78	

PROJECT SPONSOR:
 CATHOLIC CHARITIES OF SOUTHEAST MICHIGAN
 15945 CANAL ROAD
 CLINTON TOWNSHIP, MI 48038

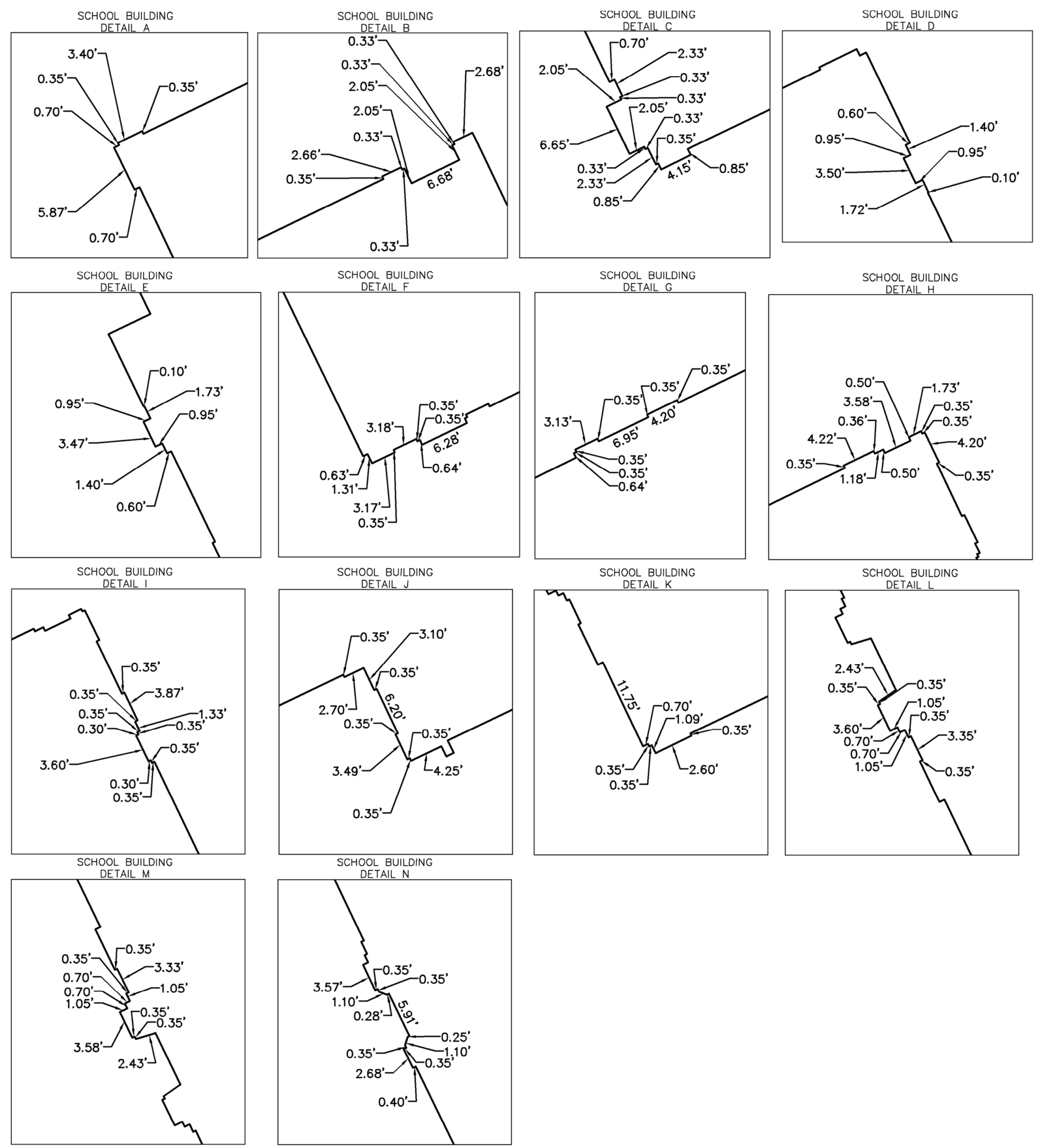
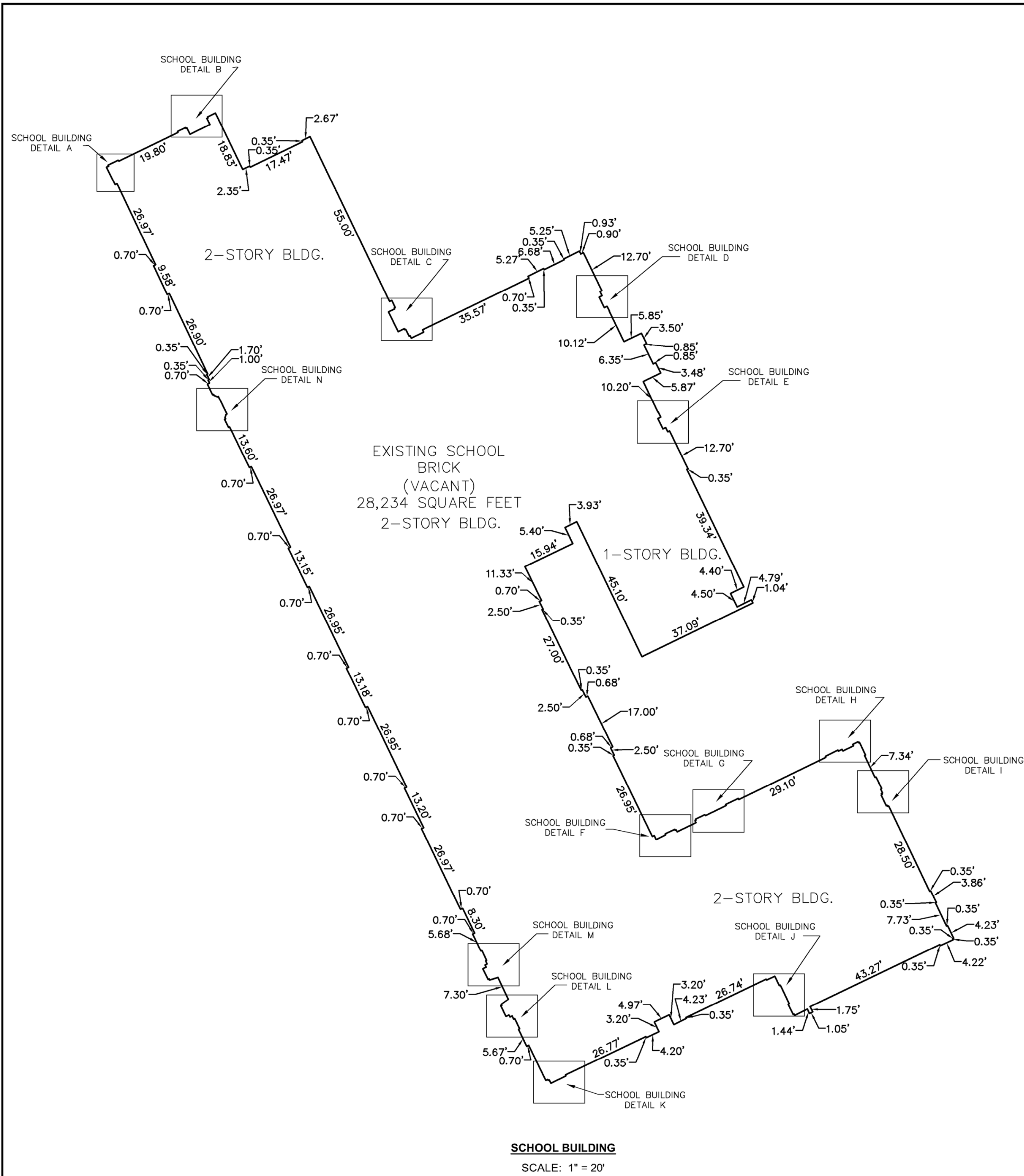
ALTA/NSPS LAND TITLE SURVEY
 6021 WHITTIER AVENUE & 16502 HARPER AVENUE
 CITY OF DETROIT
 WAYNE COUNTY
 MICHIGAN

ZEMETWOZNIAK
 CIVIL ENGINEERS & LAND SURVEYORS
 5580 GRAND RIVER AVE. SUITE 100
 GRAND RIVER, MI 49431
 P: (248) 437-9899 F: (248) 437-9222 www.zemtwoznia.com

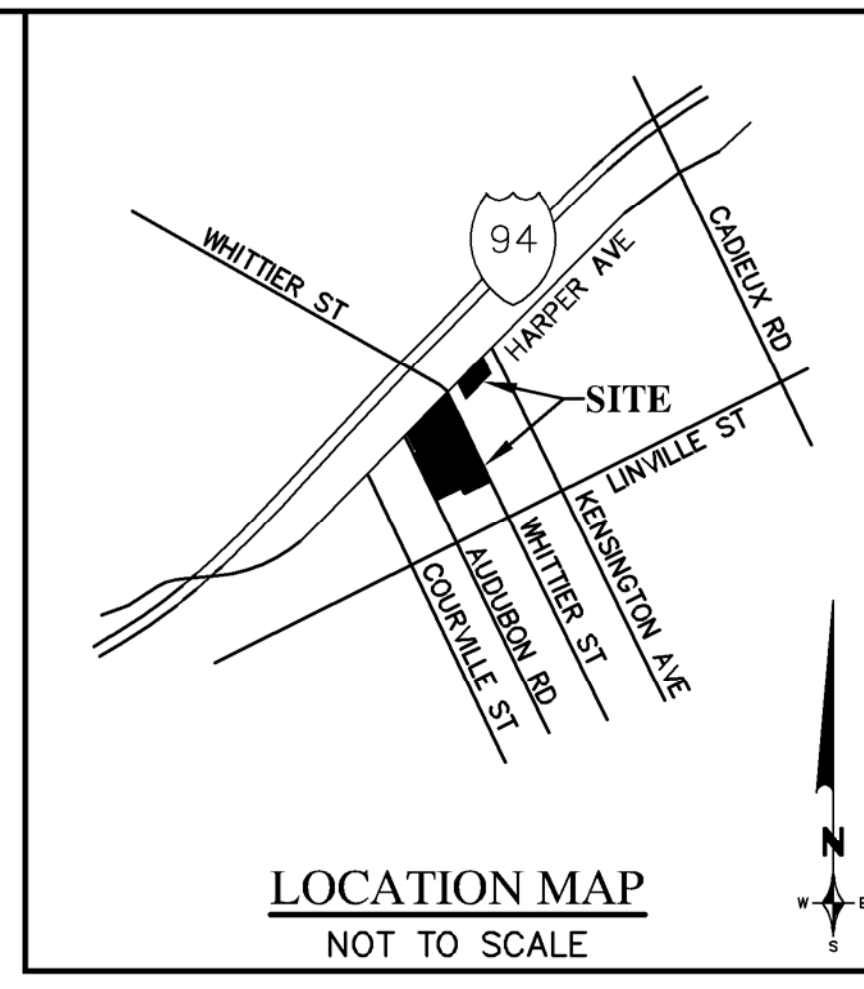
FIELD BOOK
 1369

DATE: 12-30-20
SCALE: 1" = 30'
JOB NO: 20159
DESIGNED BY: JGO
CHECKED BY: JGO
DATE: 12-30-20
SHEET NO.: 1/3

NO TITLE WORK FURNISHED AT THE TIME OF SURVEY

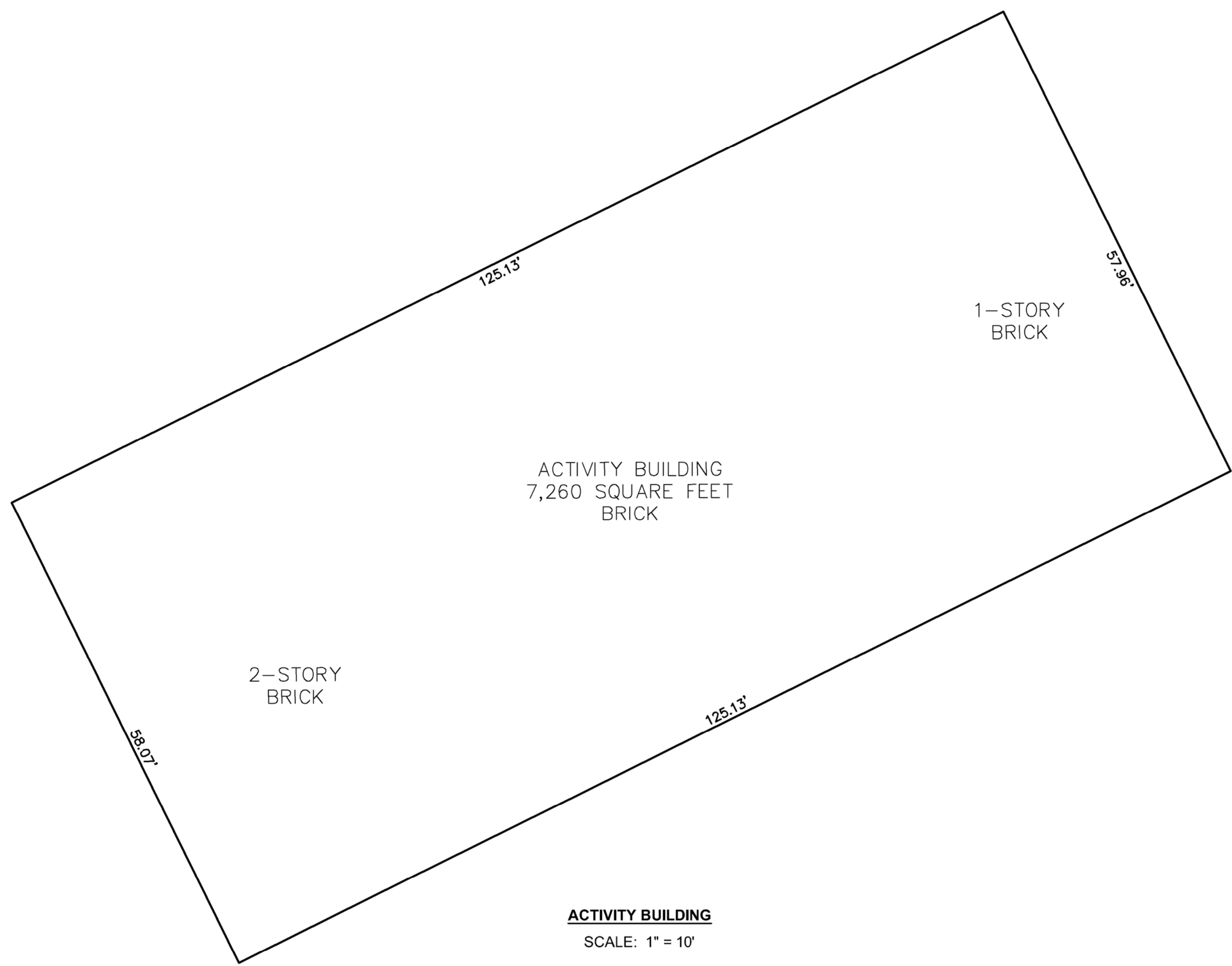


SCHOOL BUILDING DETAILS
SCALE: 1" = 10'

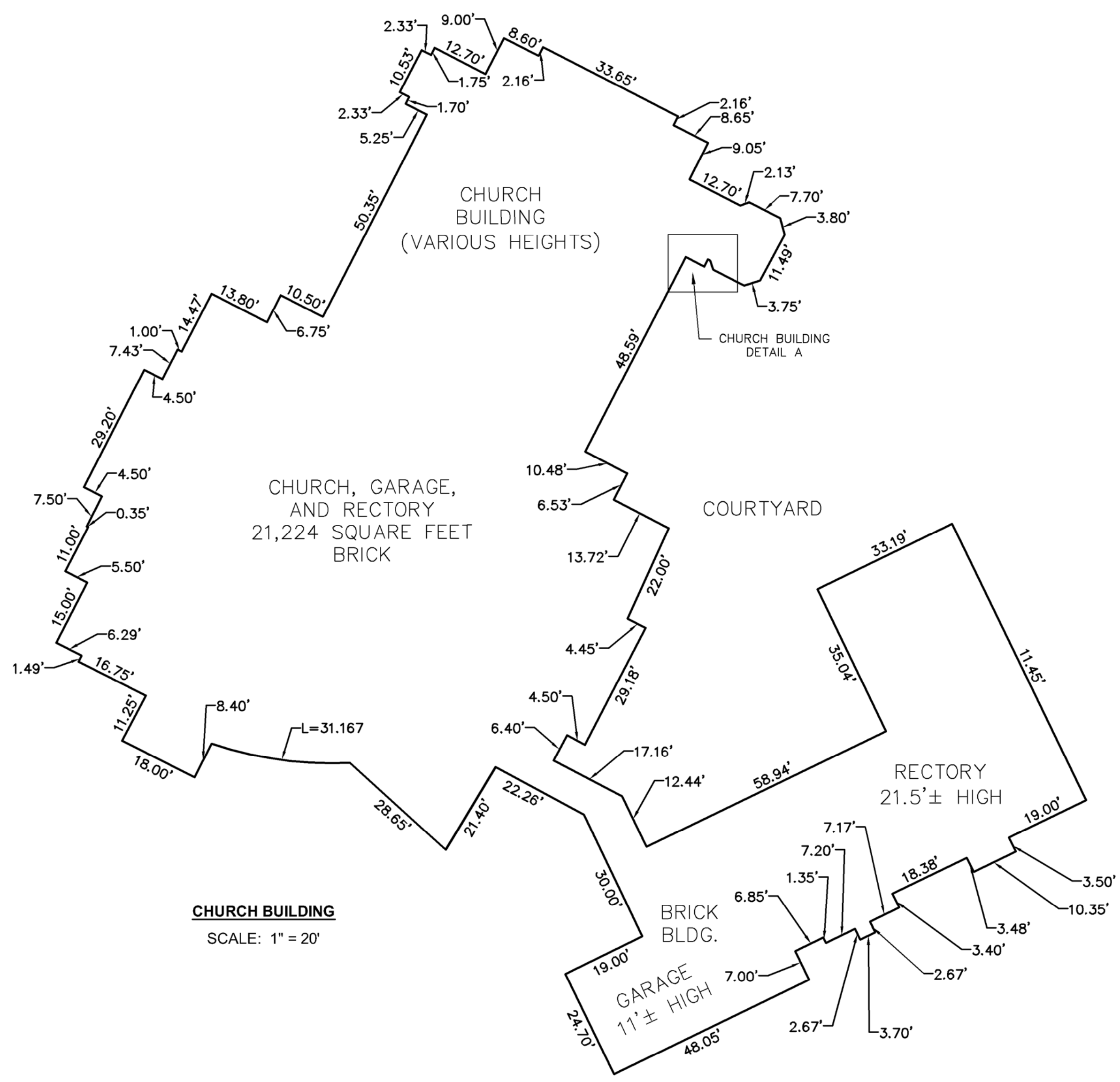


ISSUED FOR	
DATE	
THREE HILL SURVEYING & CONSULTING, INC. 3500 GRAND RIVER AVE. SUITE 100 CLINTON TOWNSHIP, MI 48038 P: (248) 437-5069 F: (248) 437-5222 www.threehillsurveying.com	
ZEMET WIZANIA Civil Engineers & Land Surveyors 5800 GRAND RIVER AVE. SUITE 100 CLINTON TOWNSHIP, MI 48038 P: (248) 437-5069 F: (248) 437-5222 www.zemetwizania.com	
PROJECT SPONSOR: CATHOLIC CHARITIES OF SOUTHEAST MICHIGAN 15945 CANAL ROAD CLINTON TOWNSHIP, MI 48038	
ALTA/NPS LAND TITLE SURVEY 6021 WHITTIER AVENUE & 16502 HARPER AVENUE CITY OF DETROIT WAYNE COUNTY MICHIGAN	
FIELD BOOK 1369	
DATE: 12-30-20 SCALE: 1" = 10' JOB NO: 20159 SHEET NO: 2/3	DESIGNED BY: DRAWN BY: PTC

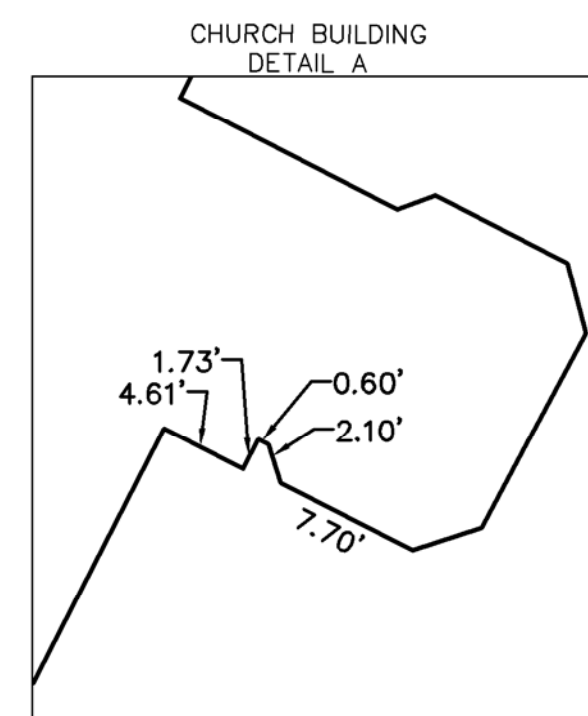
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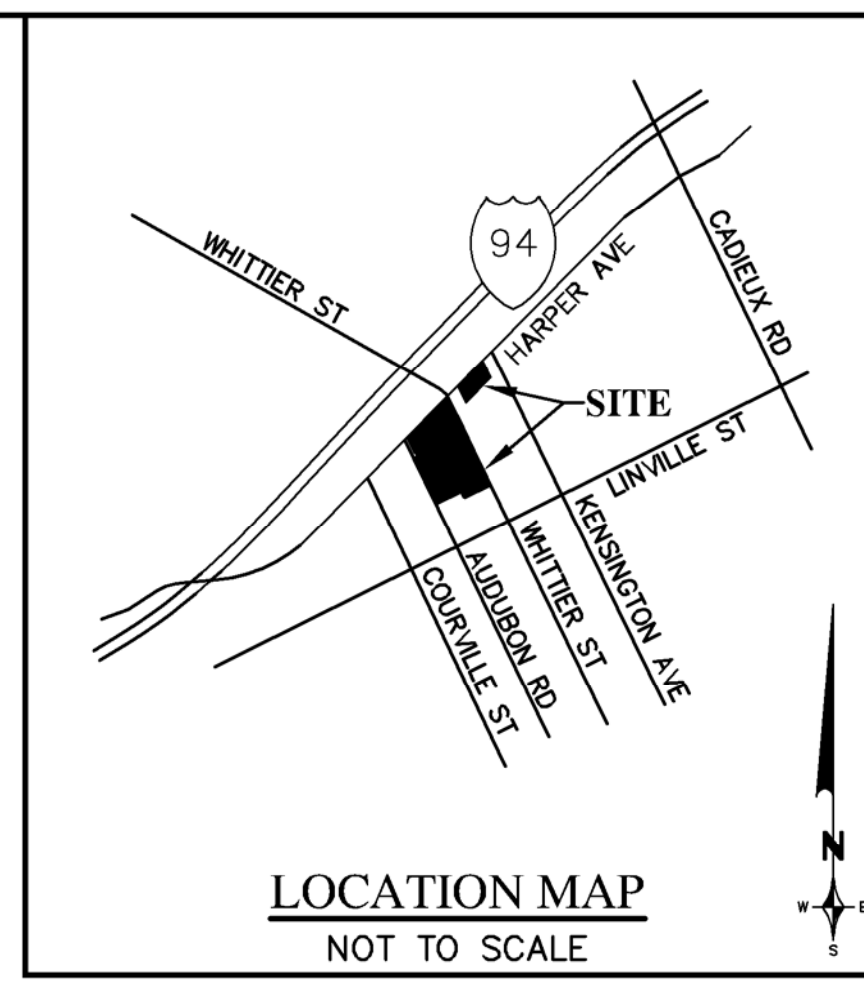
ACTIVITY BUILDING
SCALE: 1" = 10'



CHURCH BUILDING
SCALE: 1" = 20'



CHURCH BUILDING DETAIL
SCALE: 1" = 10'



ISSUED FOR	
DATE	
THREE HILL SURVEYING & MAPPING, INC. MISSOISSYSTEM, INC. CALL THOMAS 1-800-882-7171	
ZEMET WIZNIAK CIVIL ENGINEERS & LAND SURVEYORS 5800 GRAND RIVER AVE. SUITE 100 EAST LANSING, MICHIGAN 48105 P: (248) 437-5069 F: (248) 437-5222 www.zemetwizniak.com	
PROJECT SPONSOR: CATHOLIC CHARITIES OF SOUTHEAST MICHIGAN 15945 CANAL ROAD CLINTON TOWNSHIP, MI 48038	
ALTA/NSPS LAND TITLE SURVEY 6021 WHITTIER AVENUE & 16502 HARPER AVENUE CITY OF DETROIT WAYNE COUNTY MICHIGAN	
FIELD BOOK 1369	
DATE: 12-30-20 SCALE: HOR: 1" = 10' VER: 1" = 10'	DESIGNED BY: JOB NO: 20159 DRAWN BY: CHECKED BY: DATE: 3/3
© COPYRIGHT 2020	

ST MATTHEW

MULTI-FAMILY HOUSING SCHOOL CONVERSION

DETROIT LIST OF DRAWINGS

	COVER SHEET
AS100	BOUNDARY AND EXISTING SITE CONDITIONS
AS101	PROPOSED SITE PLAN
AS102	SITE DETAILS
A100	CONCEPT FLOOR PLANS
V1	BOUNDARY AND TOPOGRAPHIC SURVEY

DEVELOPMENT TEAM

OWNER

CATHOLIC CHARITIES OF SOUTHEAST MICHIGAN
CLINTON TWP, MICHIGAN 48038
ph 586.416.2300

ARCHITECT

FUSCO, SHAFFER & PAPPAS, INC.
550 NINE MILE ROAD
FERNDALE, MICHIGAN 48220
ph 248.543.4100 fx 248.543-4141

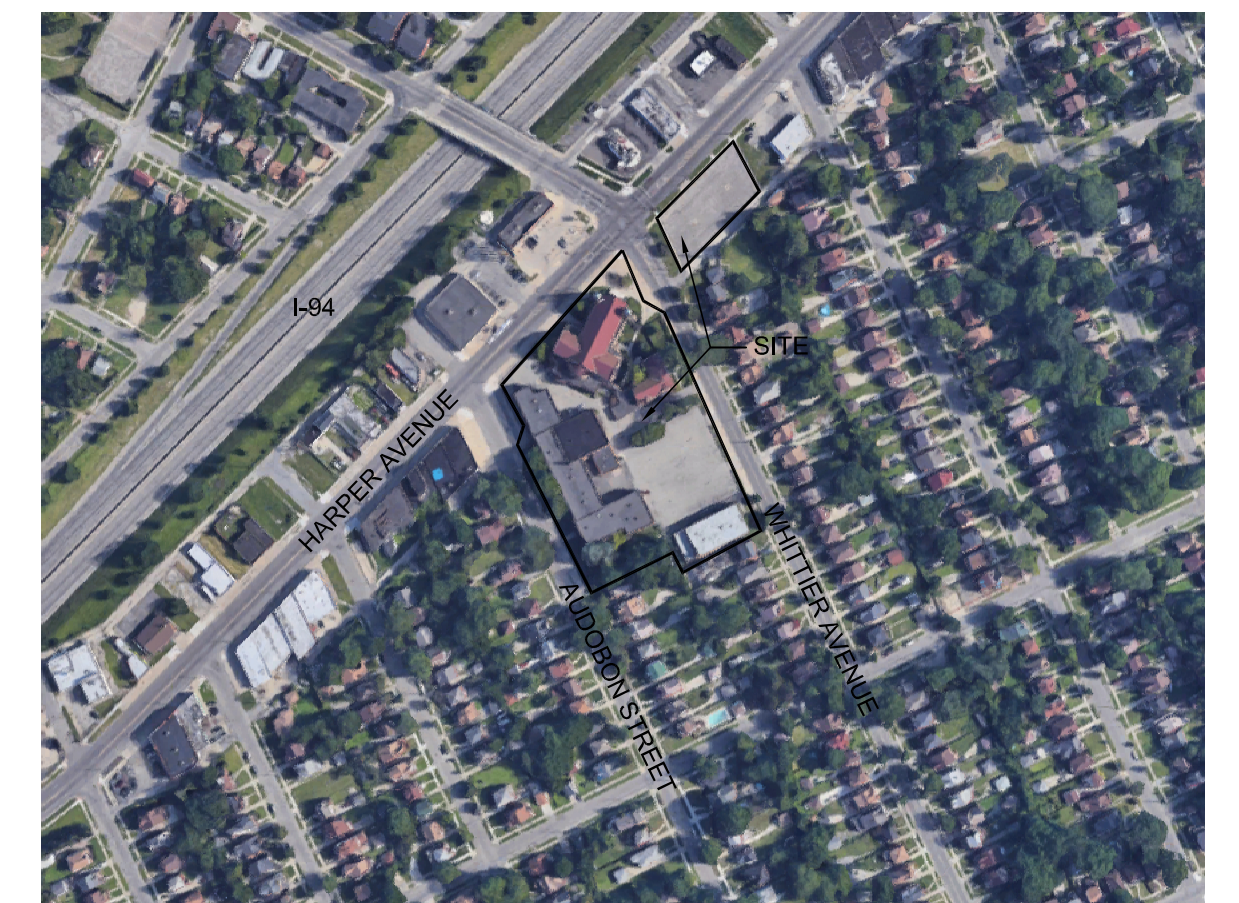
SURVEY & CIVIL ENGINEER

ZEIMET WOZNAK
55800 GRAND RIVER AVE
SUITE 100
NEW HUDSON, MI 48165
ph 248.437.5099 fx 248.437.5222

MICHIGAN PROJECT NARRATIVE

THIS PROJECT CONSISTS OF THE CONVERSION OF (2) EXISTING ELEMENTARY SCHOOL BUILDINGS ON THE CAMPUS OF ST MATTHEW PARISH INTO MULTI-FAMILY SUPPORTIVE HOUSING. THE CAMPUS SHALL BE DIVIDED INTO 2 NEW PARCELS. THE CONVERSION WILL HAVE 46 NEW DWELLING UNITS WITH A MIX OF STUDIO, 1 BEDROOM, AND 2 BEDROOM UNITS. A NEW PARKING AREA WILL BE CONSTRUCTED ON THE SOUTH EAST PORTION OF THE SITE. ADDITIONAL PARKING WILL BE LOCATED IN A SHARED PARKING LOT. THE EXISTING GYMNASIUM WILL BE CONVERTED INTO OFFICE, COMMUNITY AND SUPPORT SPACE SERVING THE RESIDENTS. HAZARDOUS MATERIALS WILL BE REMOVED. THIS PROJECT IS SEEKING MSHDA AND HISTORICAL TAX CREDIT FUNDING.

SITE PLAN APPROVAL ONLY



LOCATION MAP
APPRX. SCALE: 1" = 360'-0"

LEGAL DESCRIPTION
LOTS 212 TO 242 INCL. AND 434 TO 440 INCL. A.M. CAMPUS THREE MILE DRIVE SUB.
LOTS 1 & 2 EASTERN HEIGHTS LAND CO. SUB AND LOT 102 TO 105 INCL.
MORGANGS 3 MILE DRIVE ANNEX.

PARCEL ID'S:
21003826
21003817-25

SITE DATA		UNIT DATA - ST MATTHEW ELEMENTARY	
ZONED	R-1 SINGLE FAMILY RES	FIRST FLOOR	3 UNIT STUDIO UNIT
EXISTING SITE AREA	174,694 SF; 4.01 AC	13 UNITS	1 BED UNITS
PROPOSED SITE AREA		2 UNITS	2 BED UNITS
PARISH	96,463 SF; 2.21 AC	18 UNITS	SUBTOTAL
MULTI-FAMILY	78,231 SF; 1.80 AC		
SETBACKS		SECOND FLOOR	3 UNIT STUDIO UNIT
FRONT	20 FEET	10 UNITS	1 BED UNITS
SIDE	10 FEET	3 UNITS	2 BED UNITS
REAR	30 FEET	16 UNITS	SUBTOTAL
LOT COVERAGE (BASED ON NEW LOTS)		34 UNITS	TOTAL
PARISH	20.3%		
MULTI-FAMILY	48%		
EXISTING BUILDING HEIGHT		UNIT DATA - MAYA ANGELOU ELEMENTARY	
ST. MATTHEW ELEMENTARY SCHOOL	2-STORIES; HEIGHT - FEET	FIRST FLOOR	6 UNITS 1 BED UNITS
MAYA ANGELOU ELEMENTARY SCHOOL	2-STORIES; HEIGHT - FEET	SECOND FLOOR	6 UNITS 1 BED UNITS
		12 UNITS	TOTAL
FAR		UNIT DATA - COMPOSITE	
ST MATTHEW ELEMENTARY SCHOOL	53,363 SF BLDG FAR = .68	6 UNITS	STUDIO UNITS 13%
MAYA ANGELOU ELEMENTARY SCHOOL	13,169 SF BLDG FAR = .17	35 UNITS	1 BED UNITS 76%
COMPOSITE FOR BOTH BUILDINGS	66,532 SF FAR = .85	5 UNITS	2 BED UNITS 11%
		46 UNITS TOTAL; 5 ACCESSIBLE UNITS	
RESIDENTIAL DENSITY	46 UNITS / 1.68 AC = 27.4 UNITS PER ACRE		
		OFF-STREET PARKING - PROVIDED	
		187 SPACES	
		OFF-STREET PARKING - REQUIRED	
		187 SPACES	
		ST MATTHEW PARISH	
		(1 OCC PER EACH 20' OF PEWS)	
		1 : 6 OCC = 912 / 6 = 152 SPACES (AT MAX. CAPACITY)	
		ST MATTHEW ELEMENTARY SCHOOL	
		34 D.U. x .75 = 25.5 = 26 SPACES	
		MAYA ANGELOU ELEMENTARY SCHOOL	
		12 D.U. x .75 = 9 SPACES	
		TOTAL REQUIRED	
		187 SPACES	

DATE ISSUE

12.10.20 SITE PLAN APPROVAL

SIGNATURE BLOCK

SIGNATURE INITIALS DATE

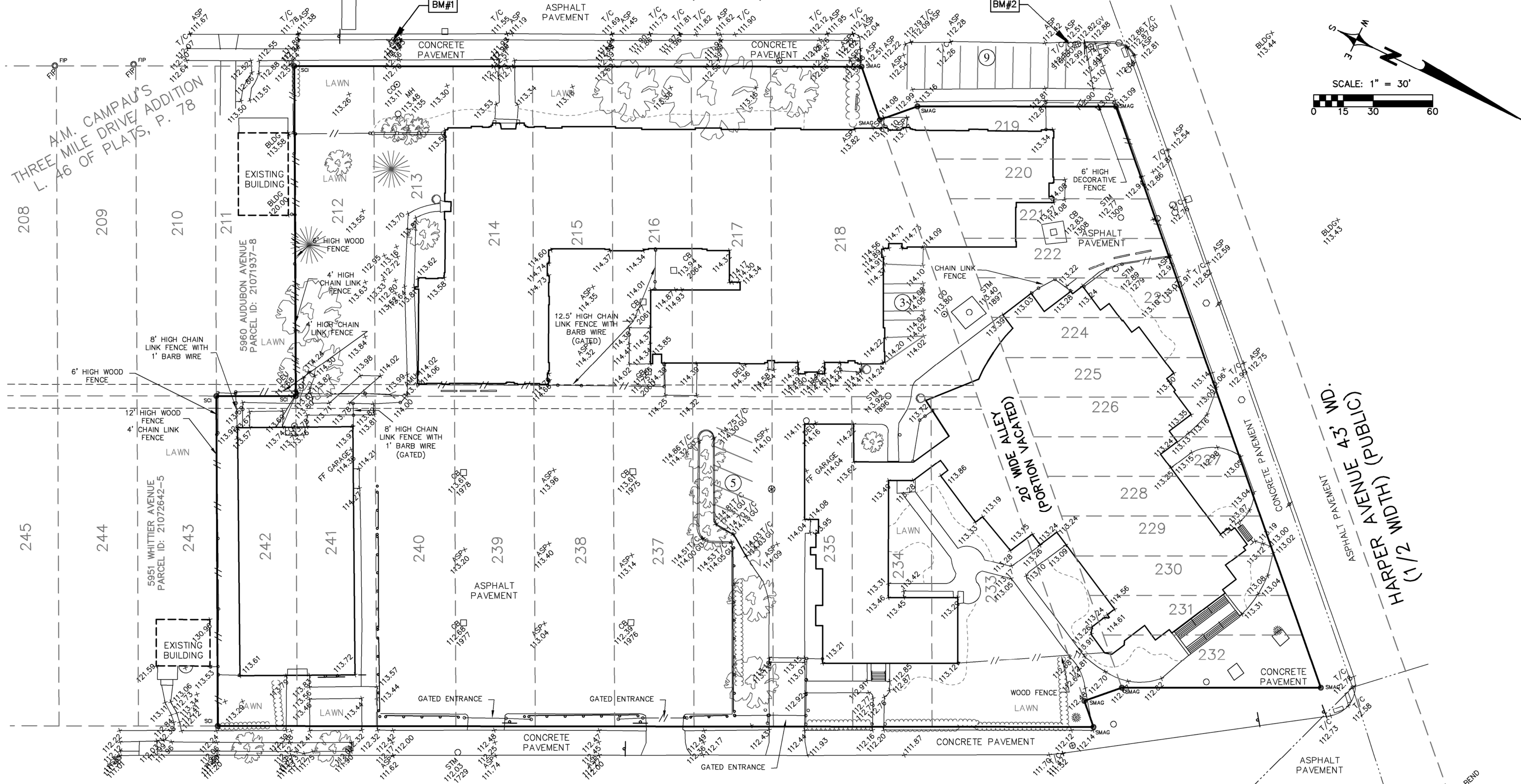
OWNER
ARCHITECT
GENERAL CONTRACTOR
SURETY COMPANY



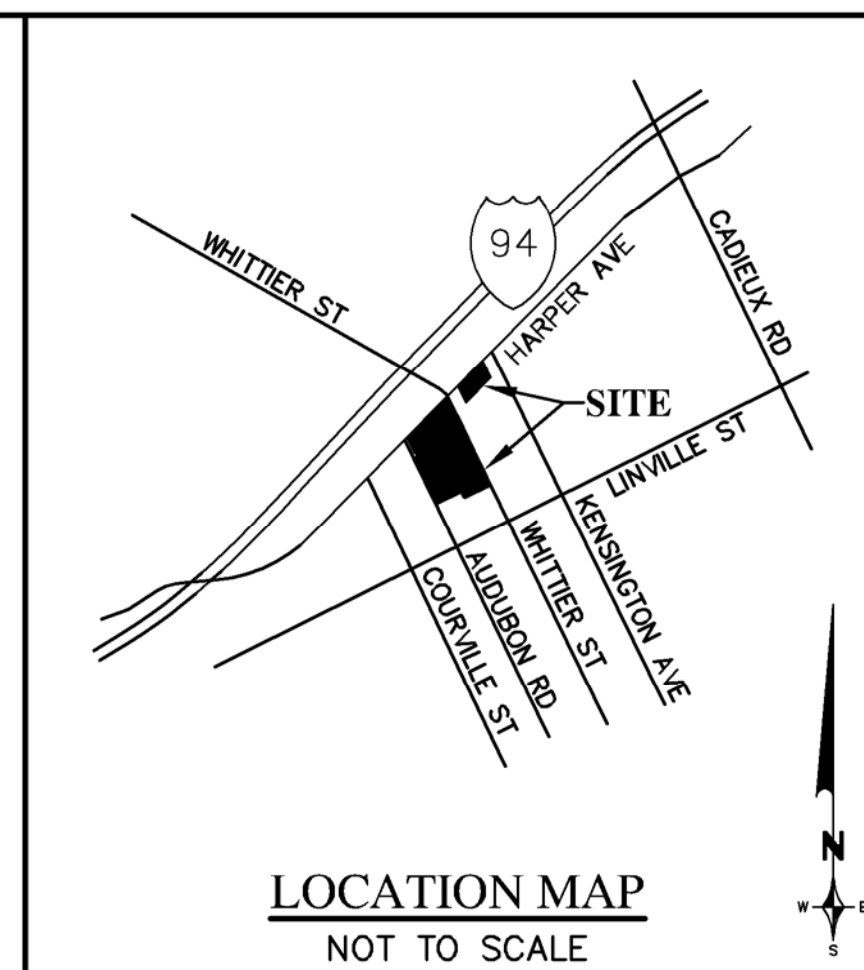
FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

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AUDUBON AVENUE 60' WIDE (PUBLIC)

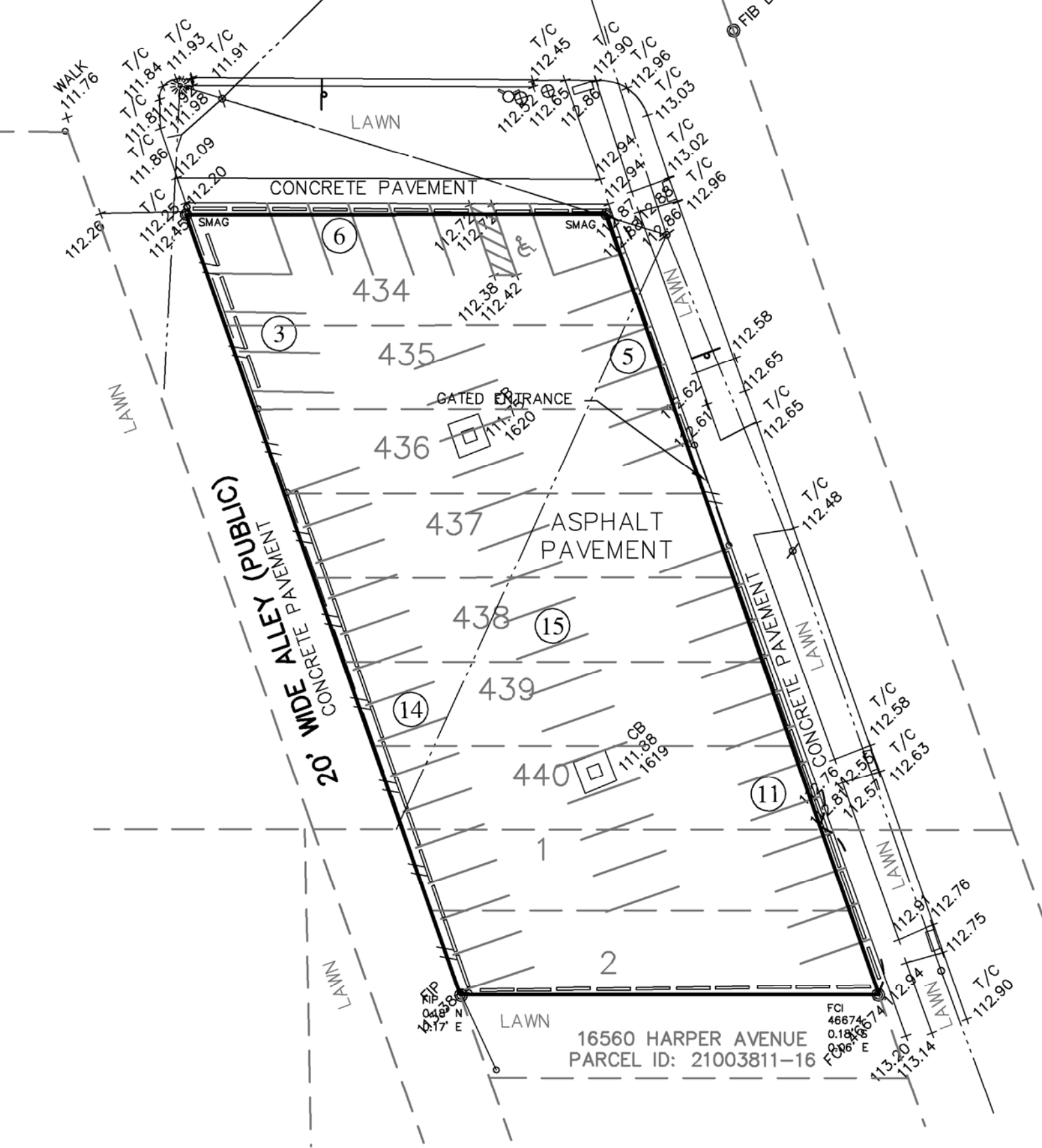


- BENCHMARKS:**
- ARROW ON HYDRANT
ELEVATION: 114.94
CITY OF DETROIT DATUM
 - ARROW ON HYDRANT
ELEVATION: 115.95
CITY OF DETROIT DATUM
 - BM 106-251A
BRONZE DISC IN HANDHOLE
CORNER OF LINVILLE AVE.
AND WHITTIER AVE.
ELEVATION: 111.46
CITY OF DETROIT DATUM



- LEGEND**
- BOUNDARY LINE
 - PARCEL LINE
 - EASEMENTS
 - FENCE LINE
 - BUSH LINE
 - SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - GAS MAIN
 - ELECTRIC CABLE
 - LANDSCAPE LINE
 - FCI, FIP, SCI
 - FOUND CAPPED IRON
 - FOUND IRON PIPE
 - FOUND IRON BAR
 - SET CAPPED IRON
 - MEASURED
 - RECORDED
 - RIGHT OF WAY
 - MANHOLE
 - CATCH BASIN
 - CLEANOUT
 - GATE VALVE
 - HYDRANT
 - WATER SHUT-OFF
 - GAS MARKER
 - UTILITY POLE
 - GUY ANCHOR
 - LIGHT POLE
 - SIGN
 - TREE
 - CENTERLINE
 - TOP OF CURB
 - GUTTER
 - SPOT ELEVATION

WHITTIER AVENUE 60' WIDE (PUBLIC)



UTILITY CONTACTS (PER MISS DIG):

- RIGHT-OF-WAYS AND ALLEYS**
CITY OF DETROIT DPW CITY ENGINEERING DEPARTMENT
65 CADILLAC SQUARE, SUITE 900
DETROIT, MI 48222
313.224.3954
- SEWER**
CITY OF DETROIT WATER AND SEWERAGE DEPARTMENT
6425 HUBER
DETROIT, MI 48211
313.316.6281
- PUBLIC LIGHTING**
CITY OF DETROIT PUBLIC LIGHTING DEPARTMENT
1340 3rd STREET
DETROIT, MI 48226
586.803.3516
- ELECTRICITY**
DTE ENERGY
ONE ENERGY PLAZA
DETROIT, MI 48226
313.235.5632
- TELEPHONE**
54 N. MILL ST., 4th FLOOR
PONTIAC, MI 48342
248.456.8256
- CABLE TELEVISION**
COMCAST
12775 LYNDON
DETROIT, MI 48227
313.499.8816
- GAS**
DTE ENERGY
ONE ENERGY PLAZA
DETROIT, MI 48226
313.235.5111
- WATER**
GREAT LAKES WATER AUTHORITY
3425 HUBER
DETROIT, MI 48211
313.402.2707

STRUCTURE TABLE:

POINT	DESCRIPTION	RIM	PIPE SIZE	DIRECTION	INVERT
1135	SEWER	113.48	FULL OF DIRT		
1139	CATCH BASIN	111.06	T/WATER	-	106.71
1279	CATCH BASIN	112.89	10"	S	108.89
			10"	W	108.89
			10"	N	108.85
1308	CATCH BASIN	112.83	T/WATER	-	109.73
1309	CATCH BASIN	112.77	T/WATER	-	109.67
1896	CATCH BASIN	113.92	-	E	101.54
			0	N	101.57
			0	S	101.49
1897	CATCH BASIN	113.40	-	W	101.80
			0	S	101.73
			0	N	104.30
1975	CATCH BASIN	113.61	T/WATER	-	110.01
1976	CATCH BASIN	112.39	T/WATER	-	108.90
1977	CATCH BASIN	112.68	T/WATER	-	108.92
1978	CATCH BASIN	113.61	T/WATER	-	110.15

SURVEY NOTES:

DUE TO HEAVY SNOW, AT TIME OF FIELD SURVEY SOME GROUND CONDITIONS SUCH AS THE EDGE OF PAVEMENT, PARKING SPACES, AND UTILITY STRUCTURES MAY HAVE BEEN OBTUSCED

NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT OF ALL STRUCTURES, KNOWN OR UNKNOWN, SHOWN OR UNSHOWN, LOCATED WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IF ANY SUCH STRUCTURES ARE IDENTIFIED. ALL COSTS ASSOCIATED WITH LOCATING AND ADJUSTING THESE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- DESIGN PROFESSIONAL AND CLIENT WARRANT THAT IN TRANSMITTING INSTRUMENTS OF SERVICE, OR ANY OTHER INFORMATION, THE TRANSMITTING PARTY IS THE COPYRIGHT OWNER OF SUCH INFORMATION OR HAS PERMISSION FROM THE COPYRIGHT OWNER TO TRANSMIT SUCH INFORMATION FOR ITS USE OF THE PROJECT. IF THE CLIENT AND DESIGN PROFESSIONAL INTEND TO TRANSMIT INSTRUMENTS OF SERVICE OR ANY OTHER INFORMATION OR DOCUMENTATION IN DIGITAL FORM, THEY SHALL ENDEAVOR TO ESTABLISH NECESSARY PROTOCOLS GOVERNING SUCH TRANSMISSIONS.

ISSUED FOR

DATE

PROJECT SPONSOR:
CATHOLIC CHARITIES OF SOUTHEAST MICHIGAN
15945 CANAL ROAD
CLINTON TOWNSHIP, MI 48038

TOPOGRAPHIC SURVEY
6021 WHITTIER AVENUE & 16502 HARPER AVENUE
WAYNE COUNTY
MICHIGAN

FIELD BOOK
1369

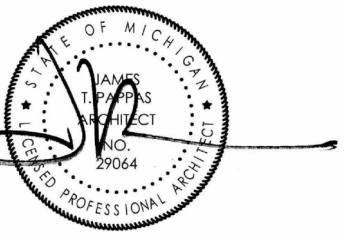
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SCALE: 1" = 30'
JOB NO: 20159
SHEET NO. 1/1

DESIGNED BY: [Signature]
DRAWN BY: [Signature]

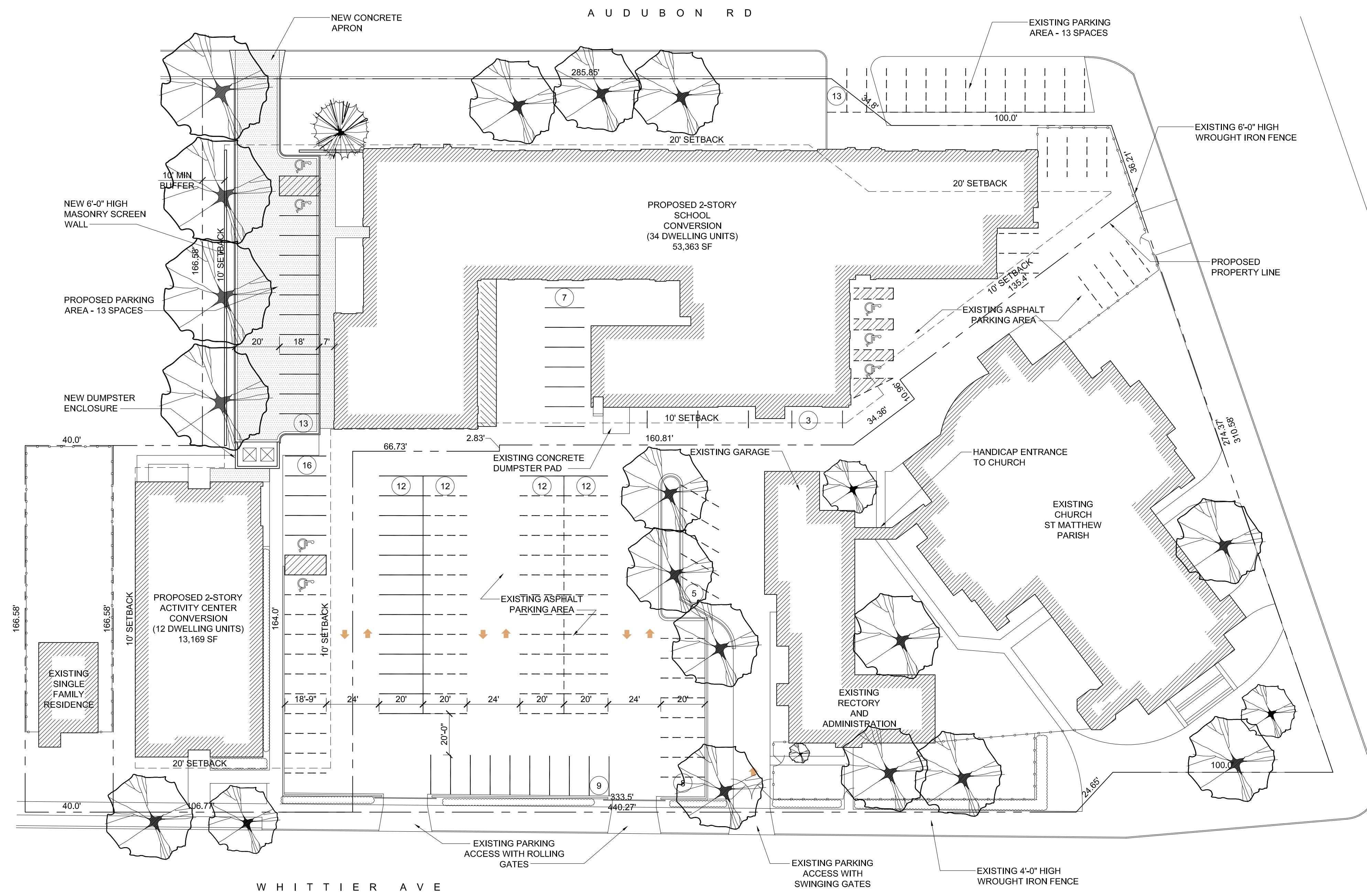
THREE HILLS SURVEYING & LAND SURVEYORS
5880 GRAND RIVER AVE. SUITE 100
CANTON, MI 48105
P: (248) 347-5095 F: (248) 347-5222 www.threehillsurveyors.com

ZEMET WIZNIAK
Civil Engineers & Land Surveyors
5880 GRAND RIVER AVE. SUITE 100
CANTON, MI 48105
P: (248) 347-5095 F: (248) 347-5222 www.zemetwizniak.com

MISS DIG SYSTEM, INC.
CALL THEM FIRST
1-800-852-7171



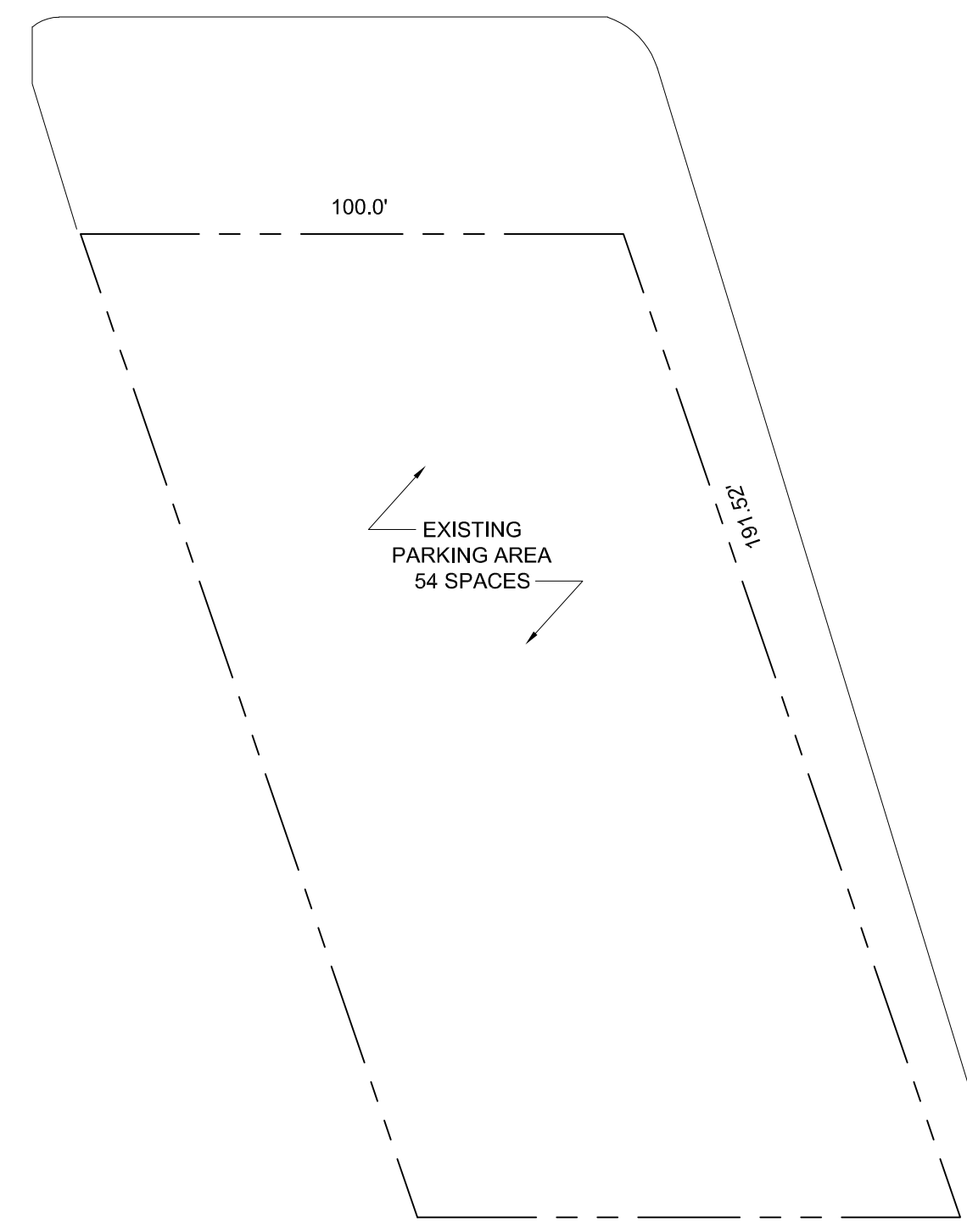
ST MATTHEW SCHOOL CONVERSION
MULTI-FAMILY DEVELOPMENT
6000 AUDUBON RD &
5959 WHITTIER AVE
MICHIGAN
DETROIT



LEGAL DESCRIPTION
LOTS 212 TO 242 INCL. AND 434 TO 440 INCL. A.M. CAMPUS THREE MILE DRIVE SUB.
LOTS 1 & 2 EASTERN HEIGHTS LAND CO. SUB AND LOT 102 TO 105 INCL.
MORGANGS 3 MILE DRIVE ANNEX.

PROPOSED SITE PLAN
SCALE 1" = 30'-0"

PARKING STRIPING LEGEND
- - - - - EXISTING PARKING LOT STRIPING
————— NEW PARKING LOT STRIPING



12.10.20 DATE
SITE PLAN APPROVAL ISSUE

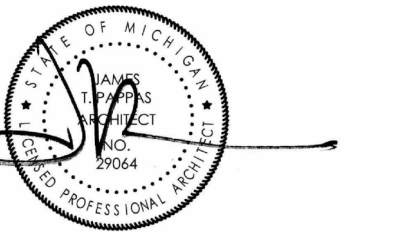
KEY PLAN

FSP PROJECT NO. CSM20.042

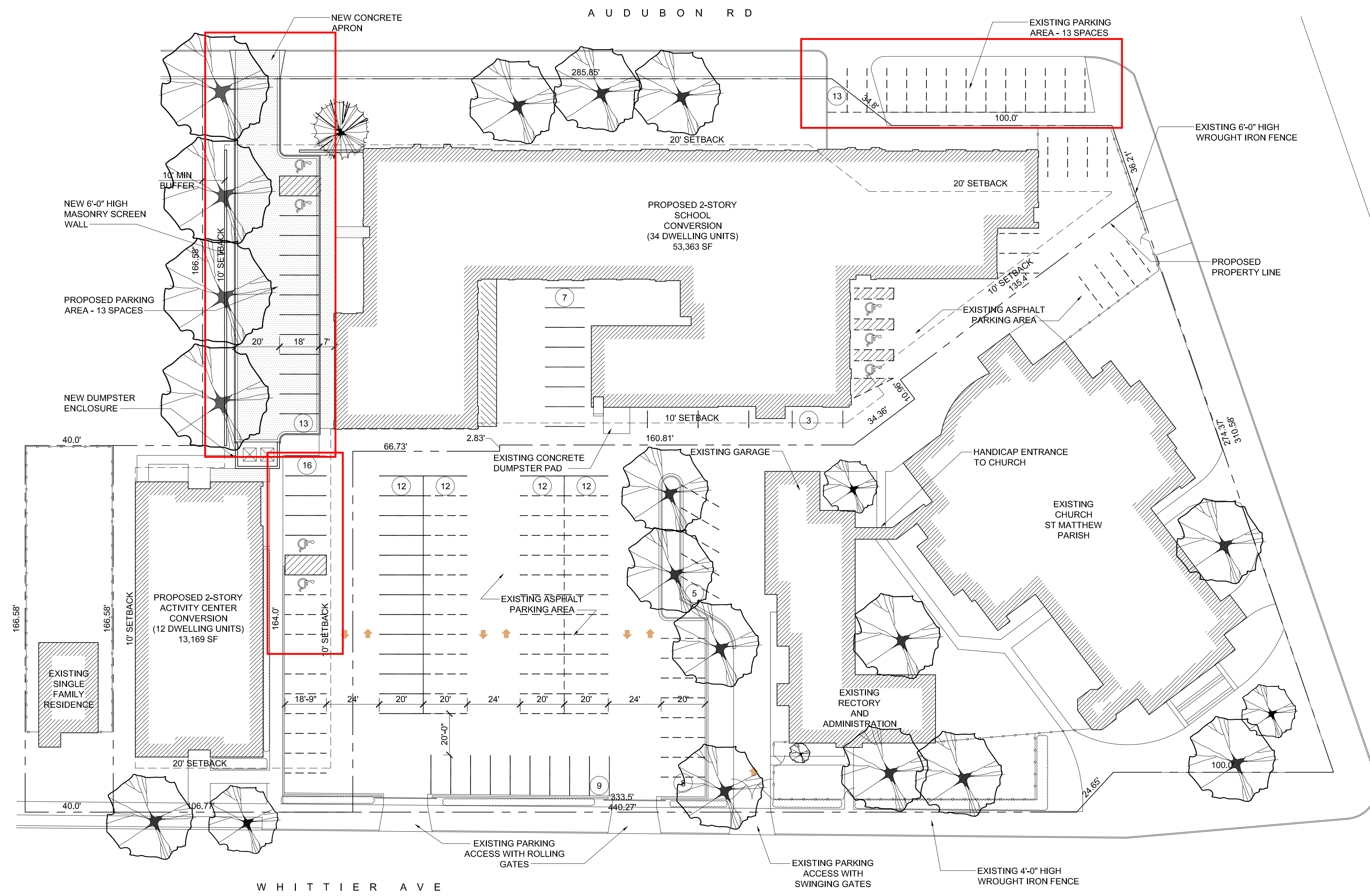
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DRAWING NUMBER

AS101



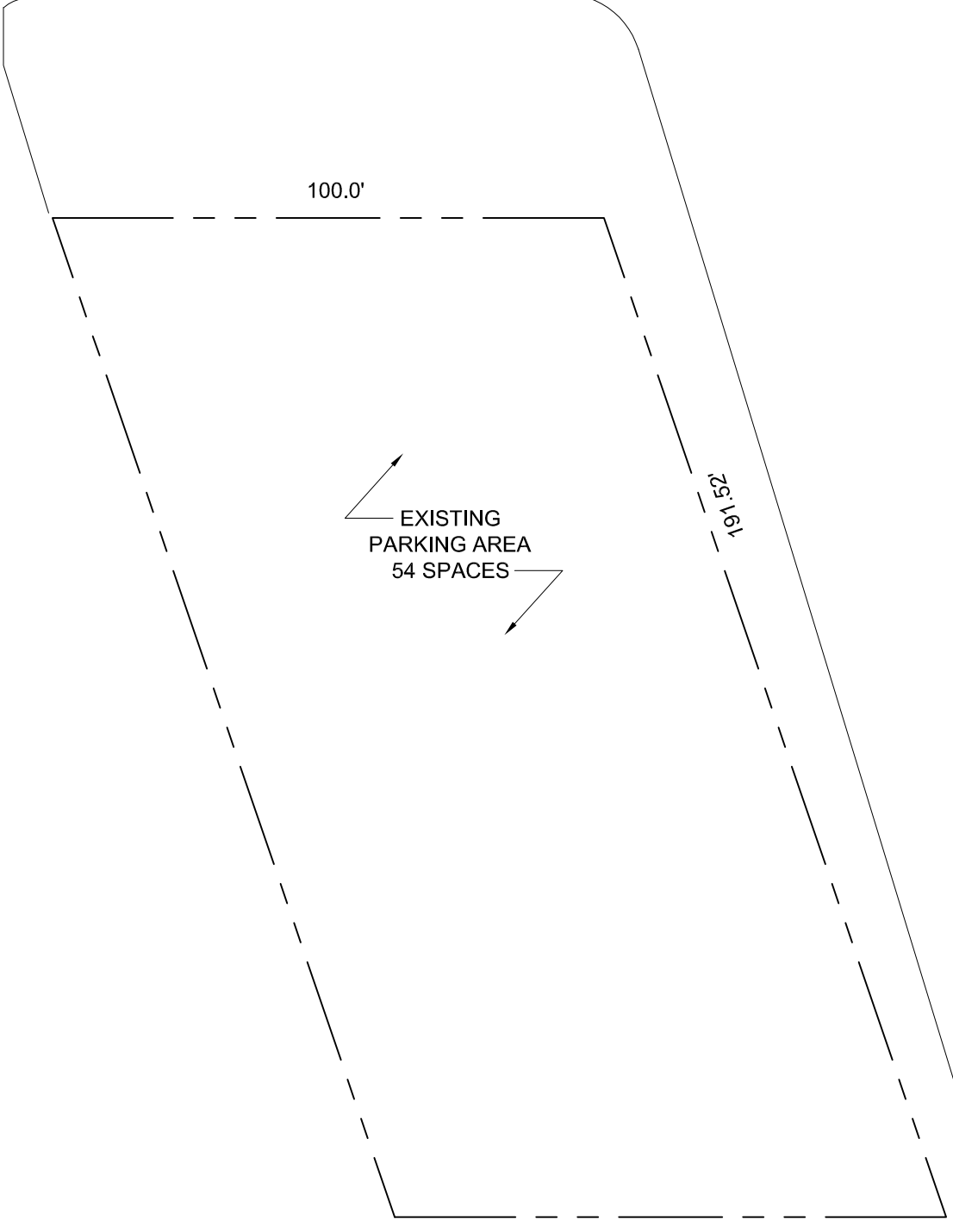
ST MATTHEW SCHOOL CONVERSION
MULTI-FAMILY DEVELOPMENT
6000 AUDUBON RD &
5959 WHITTIER AVE
MICHIGAN
DETROIT



LEGAL DESCRIPTION
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MORGANGS 3 MILE DRIVE ANNEX.

PROPOSED SITE PLAN
SCALE 1" = 30'-0"

PARKING STRIPING LEGEND
- - - - - EXISTING PARKING LOT STRIPING
————— NEW PARKING LOT STRIPING



12.10.20 DATE
SITE PLAN APPROVAL ISSUE

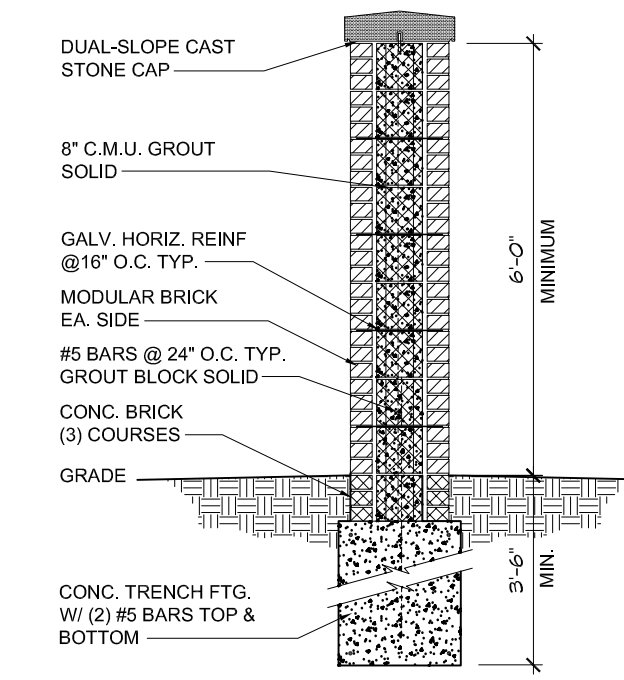
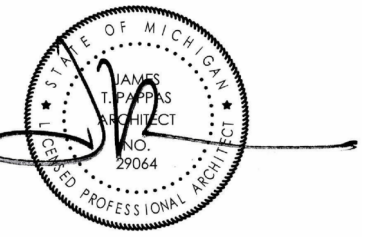
KEY PLAN

FSP PROJECT NO. CSM20.042

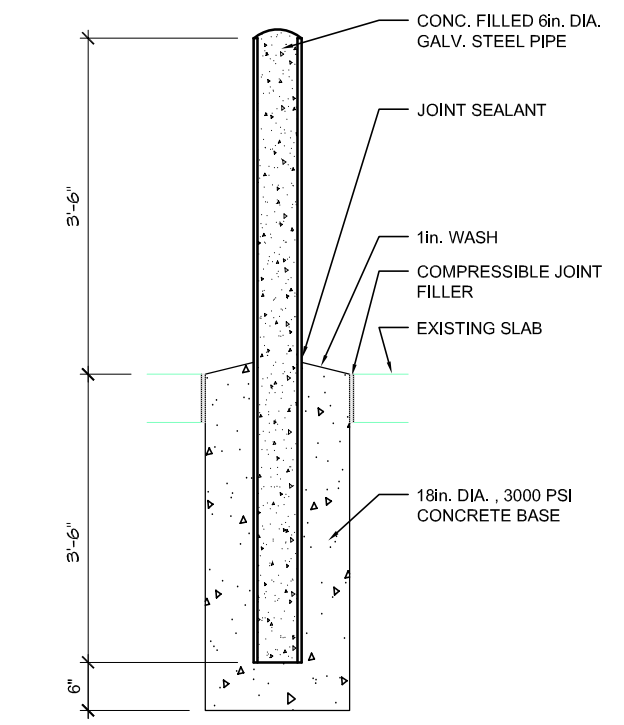
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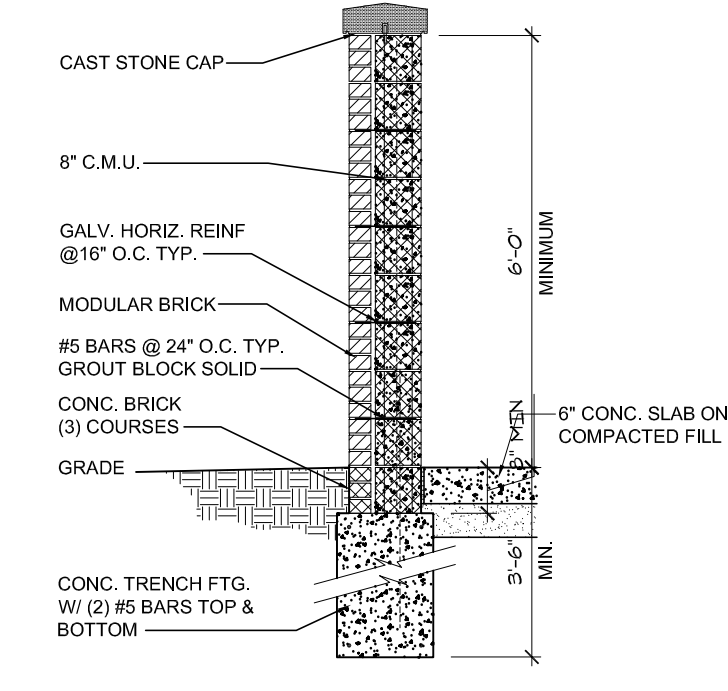
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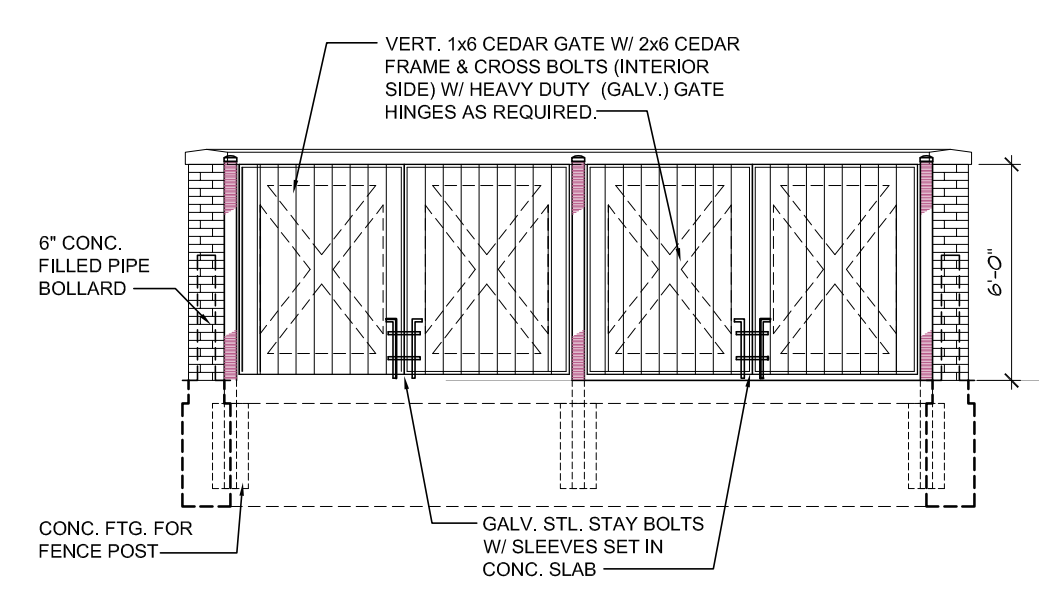
X
A-XX **SCREENWALL DETAIL**
SCALE: 3/8"=1'-0"



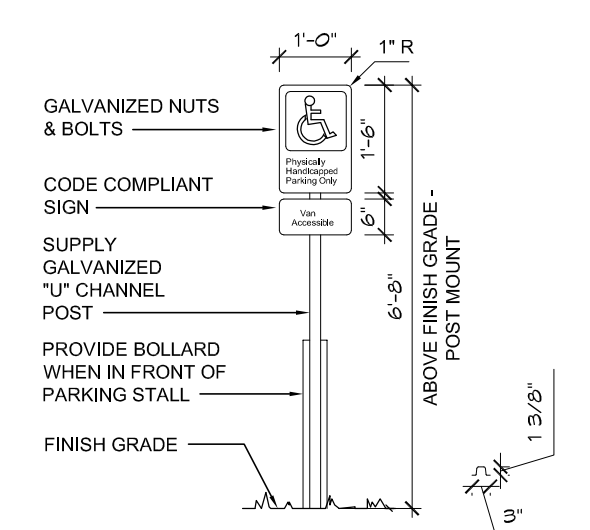
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A-XX **BOLLARD DETAIL**
SCALE: 1/2"=1'-0"



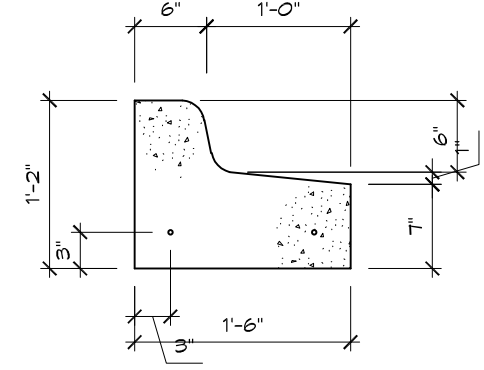
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AS102 **DUMPSTER SCREEN**
SCALE: 3/8"=1'-0"



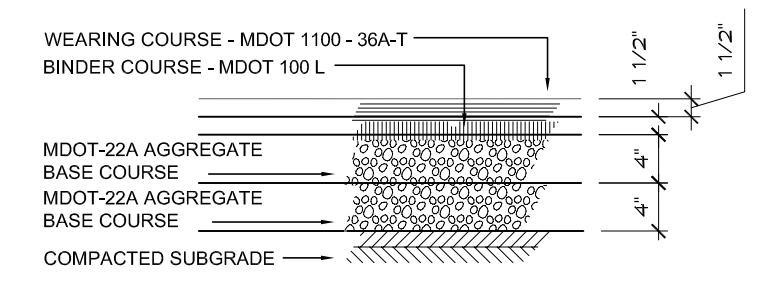
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AS102 **SCREEN WALL**
SCALE: 3/16"=1'-0"



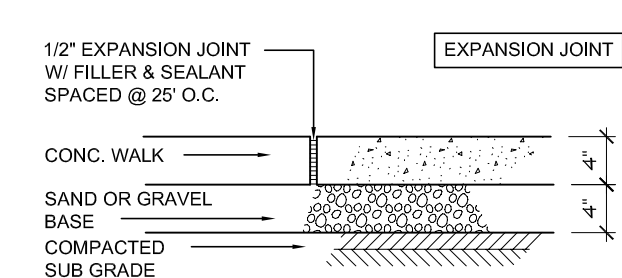
4
AS102 **H.C. SIGN DETAIL**
SCALE: 3/8"=1'-0"



5
AS102 **SPILL CURB**
SCALE: 3/4"=1'-0"



3
AS102 **PAVEMENT**
SCALE: 3/4"=1'-0"



1
AS102 **WALK JOINT**
SCALE: 3/4"=1'-0"

2
AS102 **NOT USED**
SCALE:

ST MATHEW SCHOOL CONVERSION
MULTI-FAMILY DEVELOPMENT
6000 AUDUBON RD &
5959 WHITTIER AVE
MICHIGAN
DETROIT

12.10.20 DATE
SITE PLAN APPROVAL ISSUE

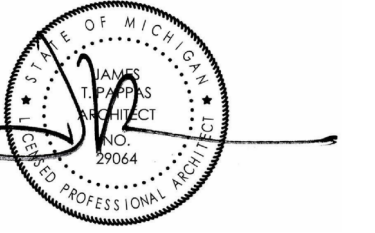
KEY PLAN

FSP PROJECT NO.
CSM20.042

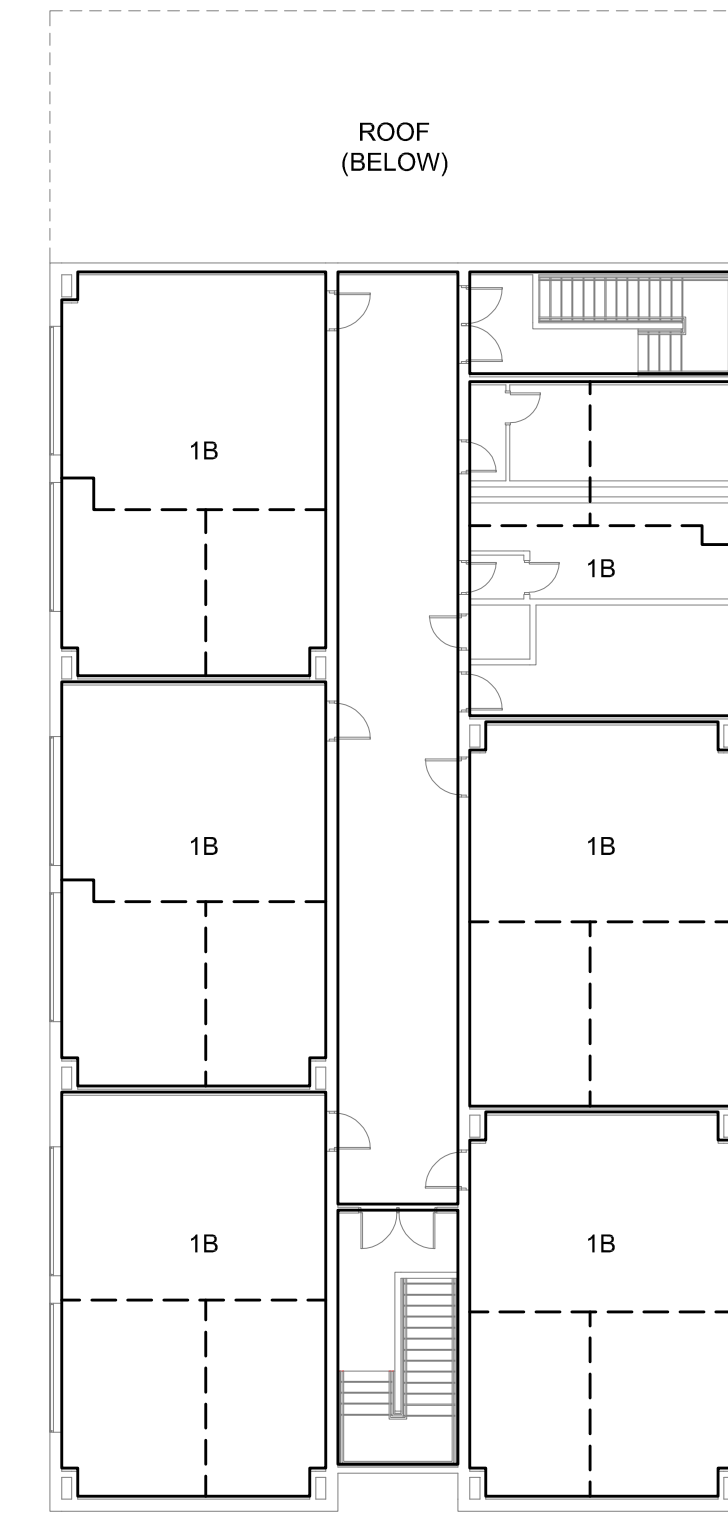
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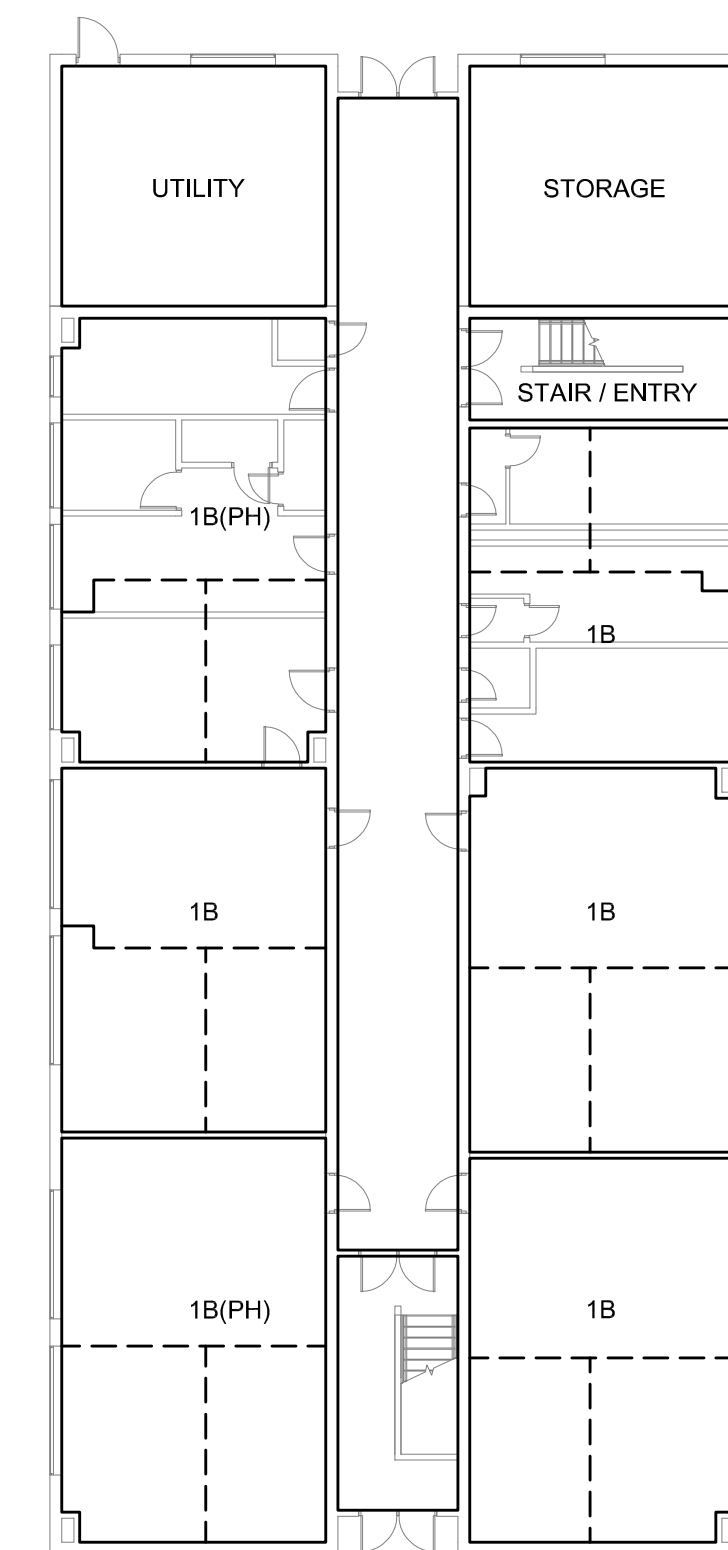
ST MATHEW SCHOOL CONVERSION
MULTI-FAMILY DEVELOPMENT
6000 AUDUBON RD &
5959 WHITTIER AVE
MICHIGAN
DETROIT



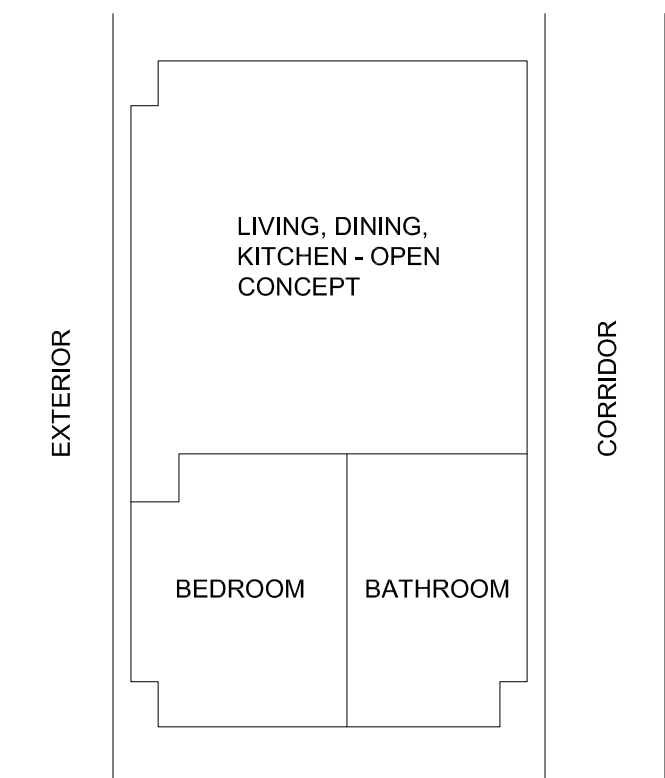
PROPOSED SECOND FLOOR PLAN
MAYA ANGELOU ELEMENTARY SCHOOL
SCALE 1/16" = 1'-0"

UNIT DATA - MAYA A.

FIRST FLOOR	6 UNITS	1 BED UNITS
SECOND FLOOR	6 UNITS	1 BED UNITS
	12 UNITS	TOTAL



PROPOSED FIRST FLOOR PLAN
MAYA ANGELOU ELEMENTARY SCHOOL
SCALE 1/16" = 1'-0"



TYPICAL 1B UNIT DIAGRAM
SCALE: NTS

12.10.20 DATE SITE PLAN APPROVAL ISSUE

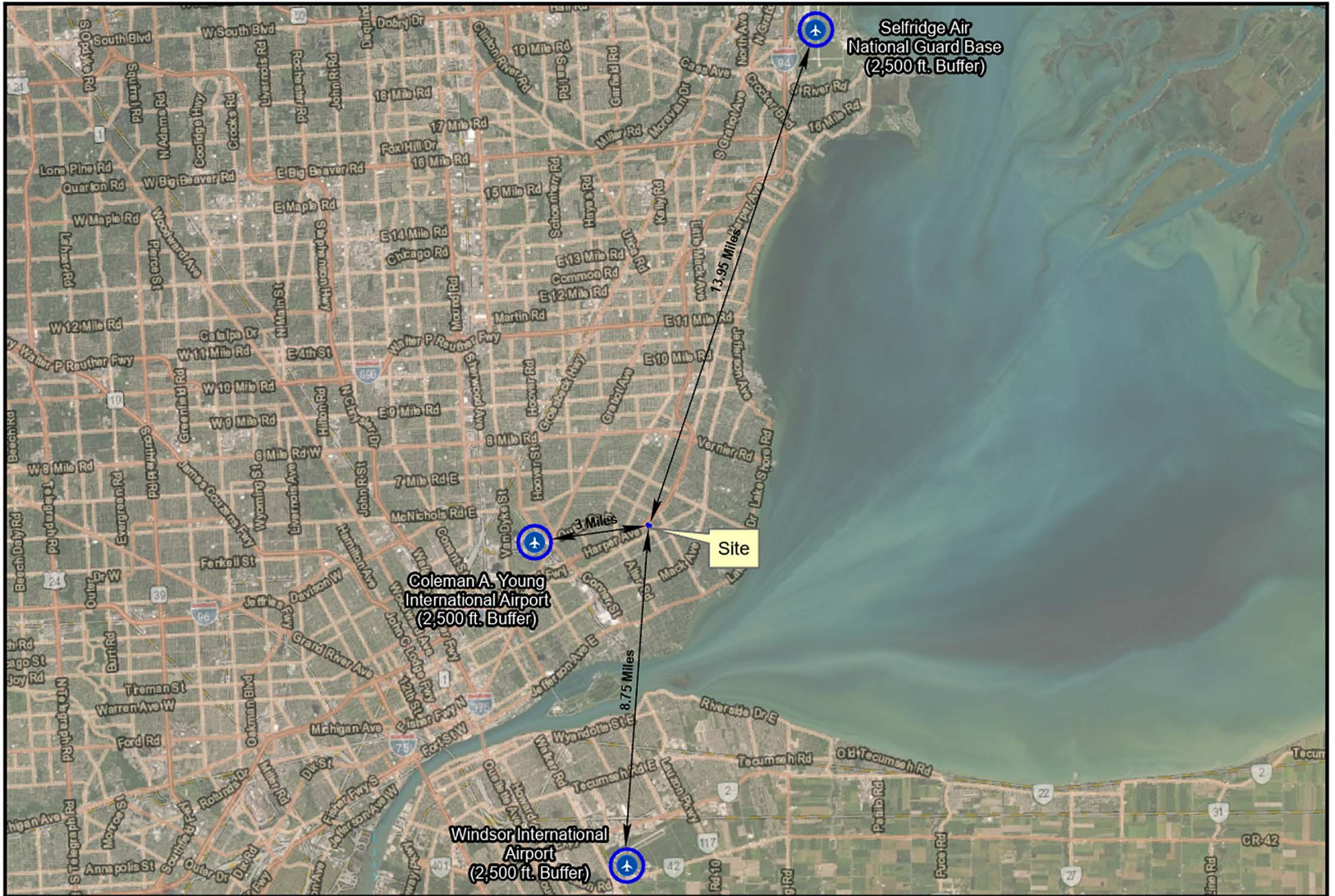
KEY PLAN

FSP PROJECT NO.
CSM20.042

DRAWING TITLE

DRAWING NUMBER

A101



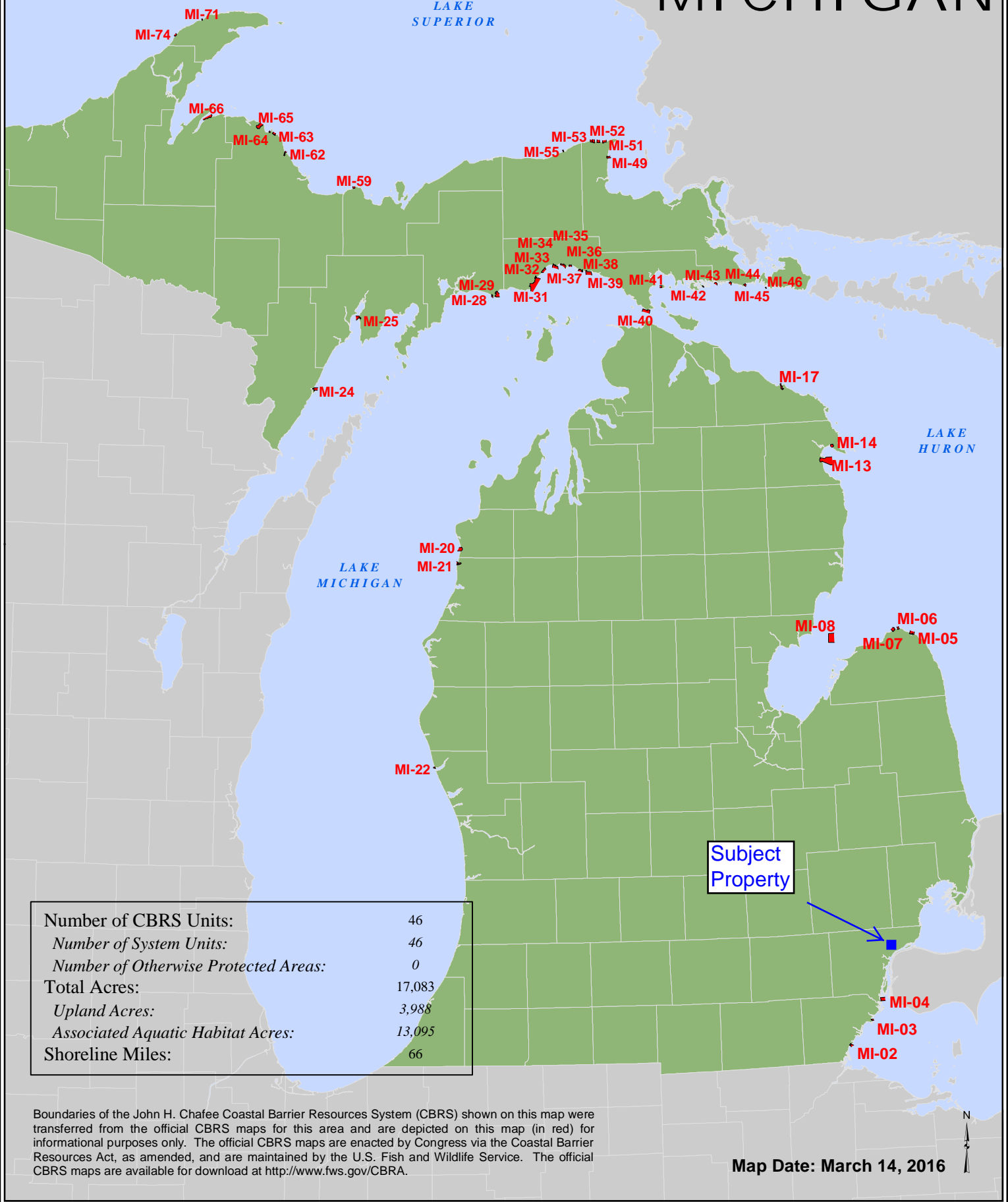
CCSEM St. Matthews

6021 Whittier Avenue,
Detroit, MI



JOHN H. CHAFEE COASTAL BARRIER RESOURCES SYSTEM

MI CH I G A N



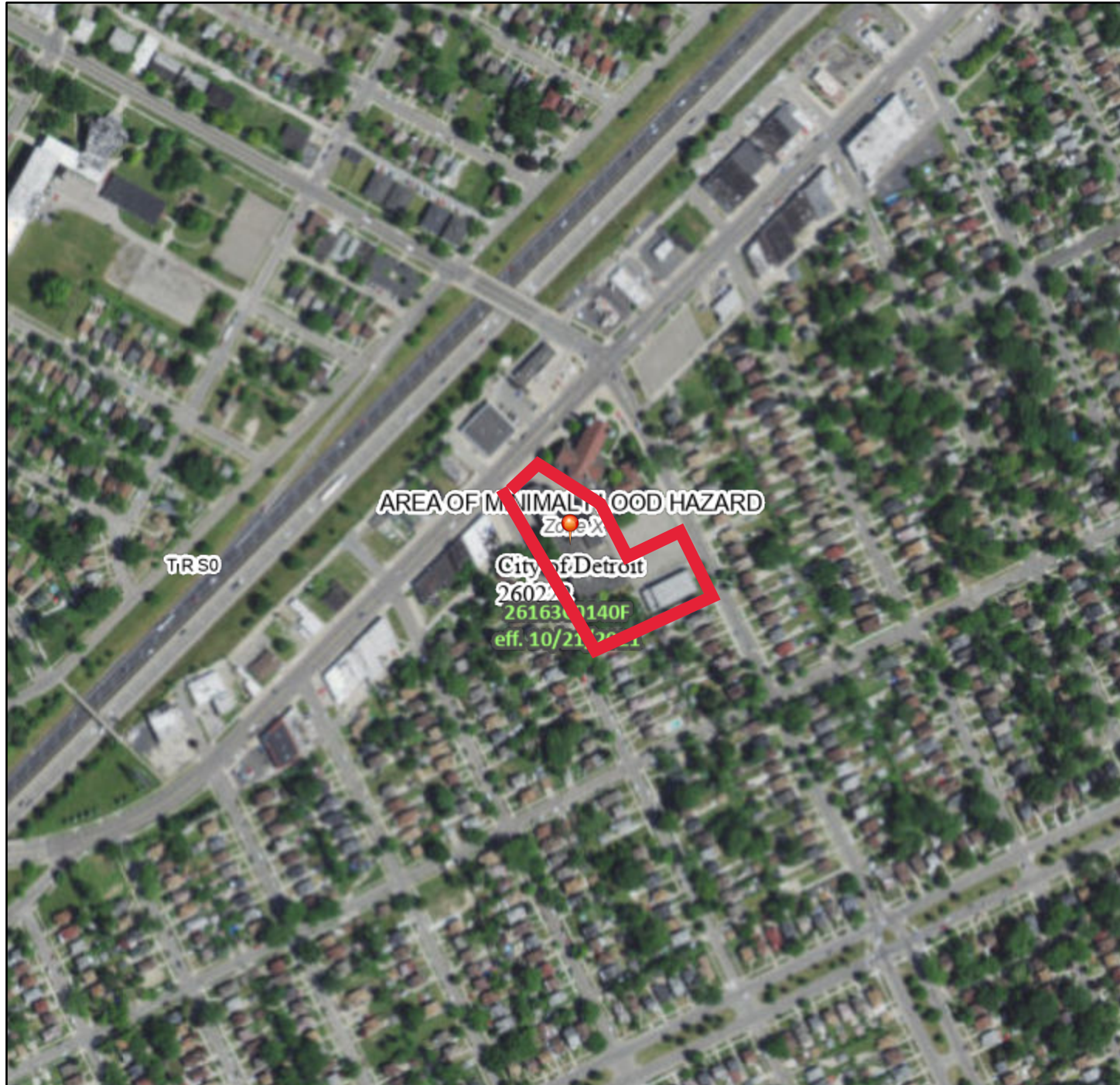
Boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) shown on this map were transferred from the official CBRS maps for this area and are depicted on this map (in red) for informational purposes only. The official CBRS maps are enacted by Congress via the Coastal Barrier Resources Act, as amended, and are maintained by the U.S. Fish and Wildlife Service. The official CBRS maps are available for download at <http://www.fws.gov/CBRA>.

Map Date: March 14, 2016

National Flood Hazard Layer FIRMMette



























82°56'52"W 42°24'54"N




Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	 Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>  With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>  Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>  Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>  Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>  Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS	 NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>  Effective LOMRs  Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES	 Channel, Culvert, or Storm Sewer  Levee, Dike, or Floodwall
OTHER FEATURES	 Cross Sections with 1% Annual Chance Water Surface Elevation  Coastal Transect  Base Flood Elevation Line (BFE)  Limit of Study  Jurisdiction Boundary  Coastal Transect Baseline  Profile Baseline  Hydrographic Feature
MAP PANELS	 Digital Data Available  No Digital Data Available  Unmapped





The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

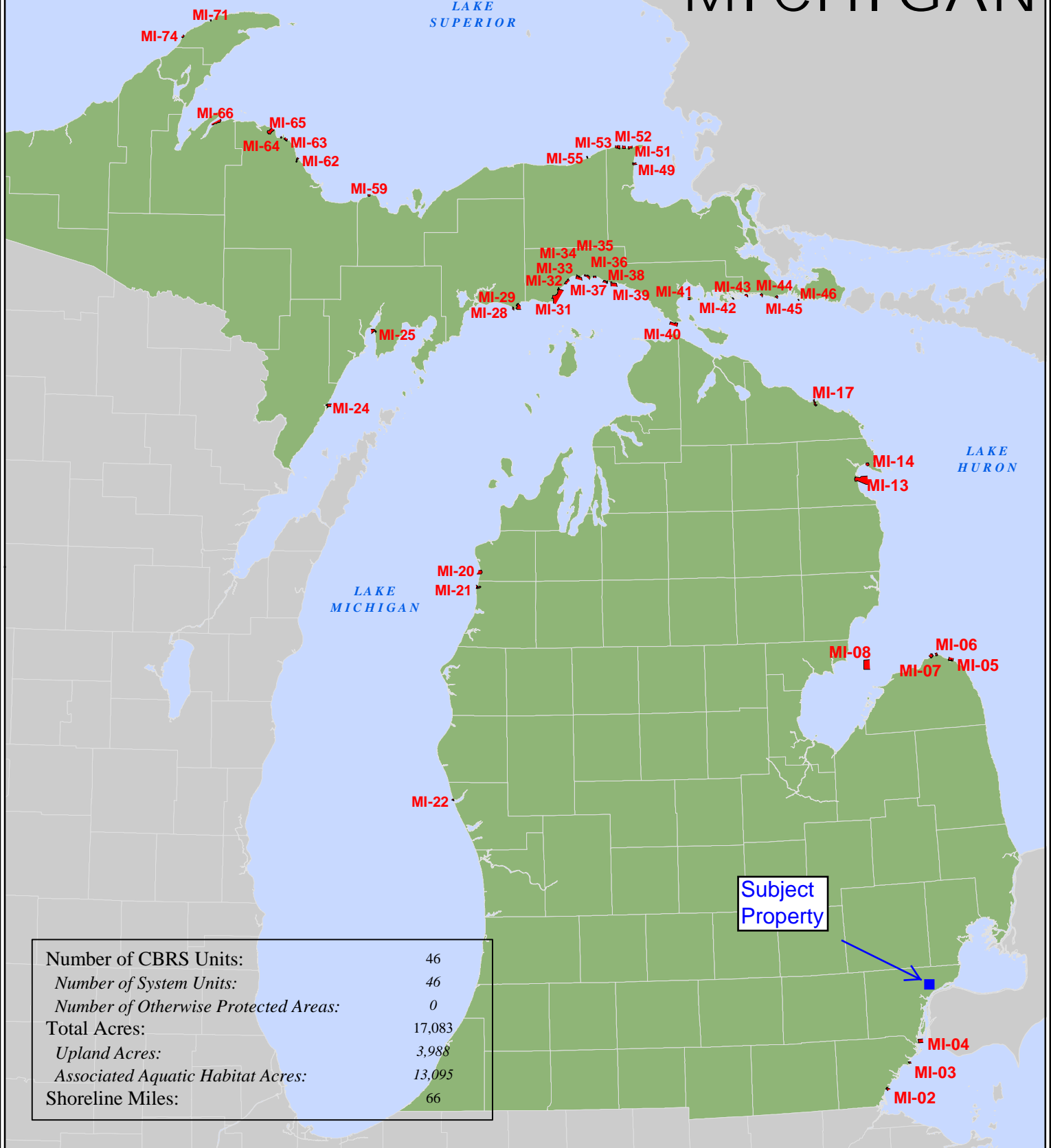
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **9/14/2022 at 3:13 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

JOHN H. CHAFEE COASTAL BARRIER RESOURCES SYSTEM

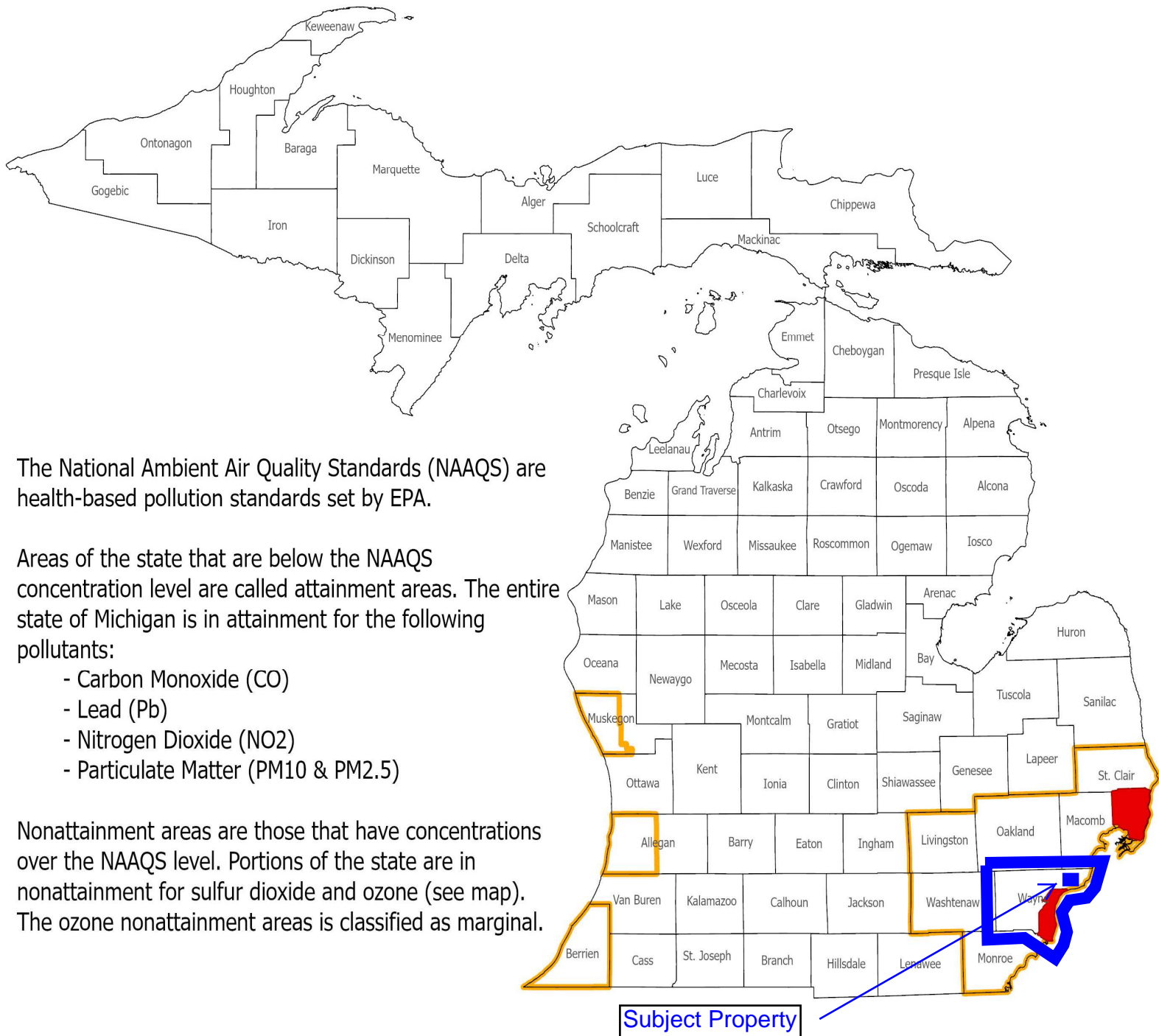
MI CH I G A N



Number of CBRS Units:	46
Number of System Units:	46
Number of Otherwise Protected Areas:	0
Total Acres:	17,083
Upland Acres:	3,988
Associated Aquatic Habitat Acres:	13,095
Shoreline Miles:	66

Boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) shown on this map were transferred from the official CBRS maps for this area and are depicted on this map (in red) for informational purposes only. The official CBRS maps are enacted by Congress via the Coastal Barrier Resources Act, as amended, and are maintained by the U.S. Fish and Wildlife Service. The official CBRS maps are available for download at <http://www.fws.gov/CBRA>.

Attainment Status for the National Ambient Air Quality Standards



The National Ambient Air Quality Standards (NAAQS) are health-based pollution standards set by EPA.

Areas of the state that are below the NAAQS concentration level are called attainment areas. The entire state of Michigan is in attainment for the following pollutants:

- Carbon Monoxide (CO)
- Lead (Pb)
- Nitrogen Dioxide (NO₂)
- Particulate Matter (PM₁₀ & PM_{2.5})

Nonattainment areas are those that have concentrations over the NAAQS level. Portions of the state are in nonattainment for sulfur dioxide and ozone (see map). The ozone nonattainment areas is classified as marginal.

LEGEND

- Sulfur Dioxide Nonattainment Area
- Ozone Nonattainment Area

See Page 2 for close-up maps of partial county nonattainment areas.

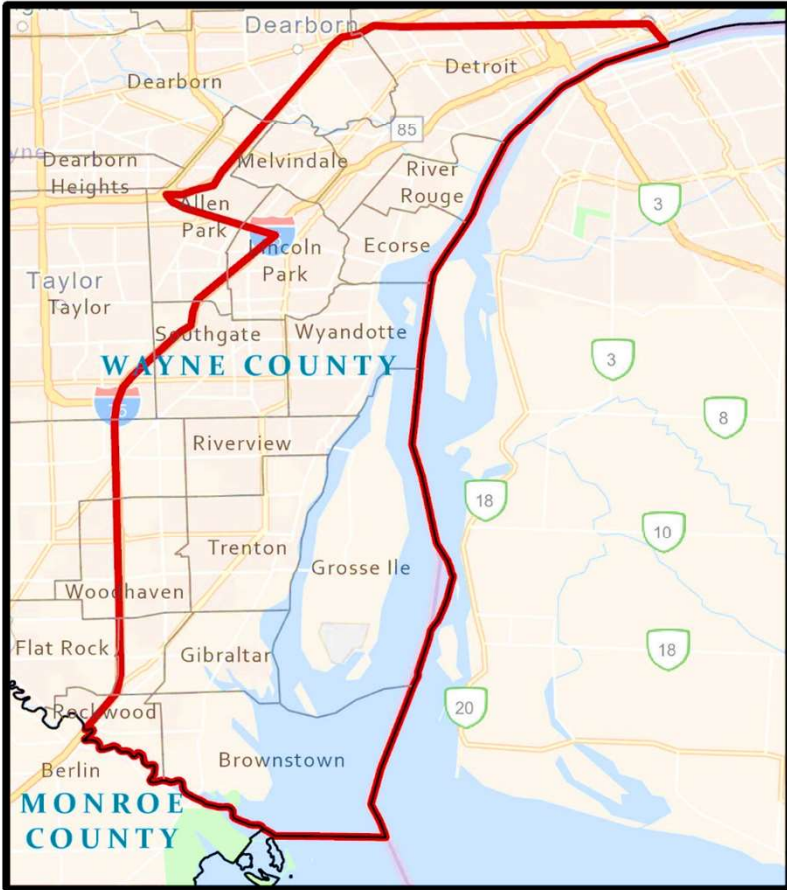
Updated February 5, 2021

Prepared by EGLE, Air Quality Division, State Implementation Plan Development Unit

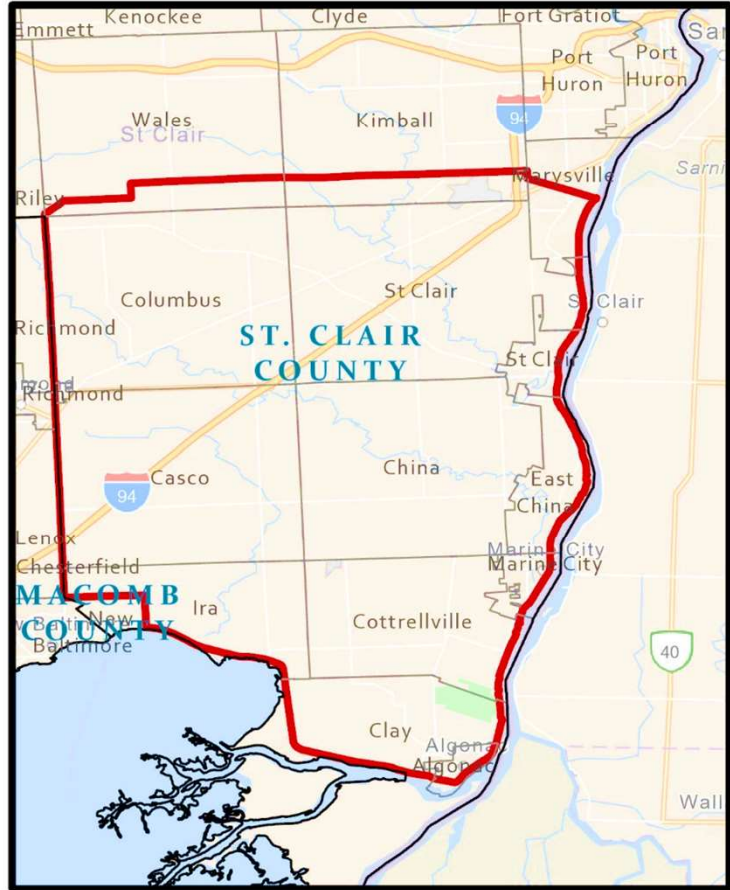
Close-Up Maps of Partial County Nonattainment Areas

Sulfur Dioxide Nonattainment Areas

Wayne County Area



St. Clair County Area

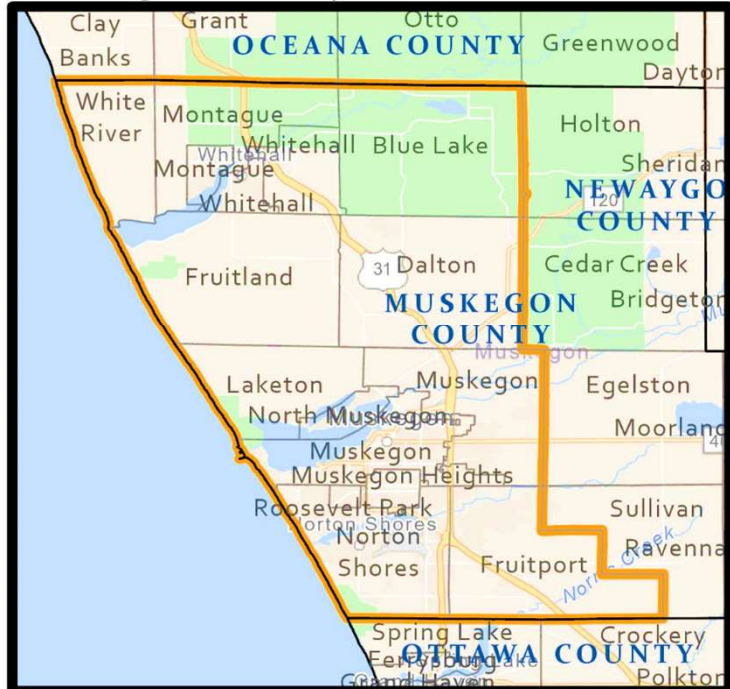


Ozone Nonattainment Areas

Allegan County Area



Muskegon County Area





GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING



LIESL EICHLER CLARK
DIRECTOR

October 19, 2022

Kim Siegel, Environmental Compliance Specialist
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Via Email Only

Dear Kim Siegel:

Subject: St. Matthew's Apartments, Detroit, Michigan

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) has reviewed the federal regulations related to general conformity of projects with state implementation plans (SIP) for air quality. In particular, 40 Code of Federal Regulations (CFR) Section 93.150 et seq, which states that any federally funded project in a nonattainment or maintenance area must conform to the Clean Air Act requirements, including the State's SIP if they may constitute a significant new source of air pollution.

On August 3, 2018, Wayne County was designated nonattainment (as part of the seven-county southeast Michigan nonattainment area) for the 2015 ozone standard; thus, general conformity must be evaluated when completing construction projects of a given size and scope within these areas. EGLE is currently working to complete the required SIP submittals for this area; therefore, an alternative evaluation was completed to assess conformity. Specifically, EGLE considered the following information from the United States Environmental Protection Agency's (USEPA) general conformity guidance, which states, "historical analysis of similar actions can be used in cases where the proposed projects are similar in size and scope to previous projects."

EGLE has reviewed the St. Matthew's Apartment Project proposed to be completed with federal grant monies, including the acquisition, conversion and rehabilitation of two vacant, former St. Matthew's school buildings into apartments. The subject property is part of the East Warren/Cadieus Neighborhood and is located at 5970 Audubon Road, Detroit, Wayne County, Michigan. The proposed project involves the conversion and rehabilitation of 46 units of affordable housing, 25 of which will be reserved for permanent supportive housing, using the housing first approach to homelessness. The breakdown of apartments is 36 one-bedroom units, four two-bedroom units, and six studio units. A 4,502 square foot health and wellness space and a 524 square foot community space planned as a flexible, multi-use area are also part of the proposed project plan. In addition, there will be two private meeting spaces of offices for the supportive service staff and service programming. The proposed project targets the chronically homeless and individuals from the top ten percent of the Continuum of Care's priority list. The project is anticipated to begin in June 2023 and last for approximately 16 months.

Kim Siegel
Page 2
October 19, 2022

In reviewing the *“Air Quality and Greenhouse Gas Study: Uptown Orange Apartments in Orange, California,”* dated December 2012, prepared for KTTY Group, Inc. by UltraSystems Environmental, Inc., it was determined that emission levels for the project were below the de minimis levels for general conformity. The Uptown Orange Apartments project and related parking structure construction was estimated to take 33 months to complete, would encompass an area of 5.57 acres, and included two four-story residential units with a total of 334 apartments, and two parking structures with a total of 494 and 679 parking stalls, respectively.

The size, scope, and duration of the St. Matthew’s Apartments project proposed for completion in Detroit, Michigan is much smaller in scale than the Uptown Orange Apartments project described above and should not exceed the de minimis levels included in the federal general conformity requirements. Therefore, it does not require a detailed conformity analysis.

If you have any further questions regarding this matter, please contact me at 517-648-6314; BukowskiB@Michigan.gov; or EGLE, AQD, P.O. Box 30260, Lansing, Michigan 48909-7760.

Sincerely,

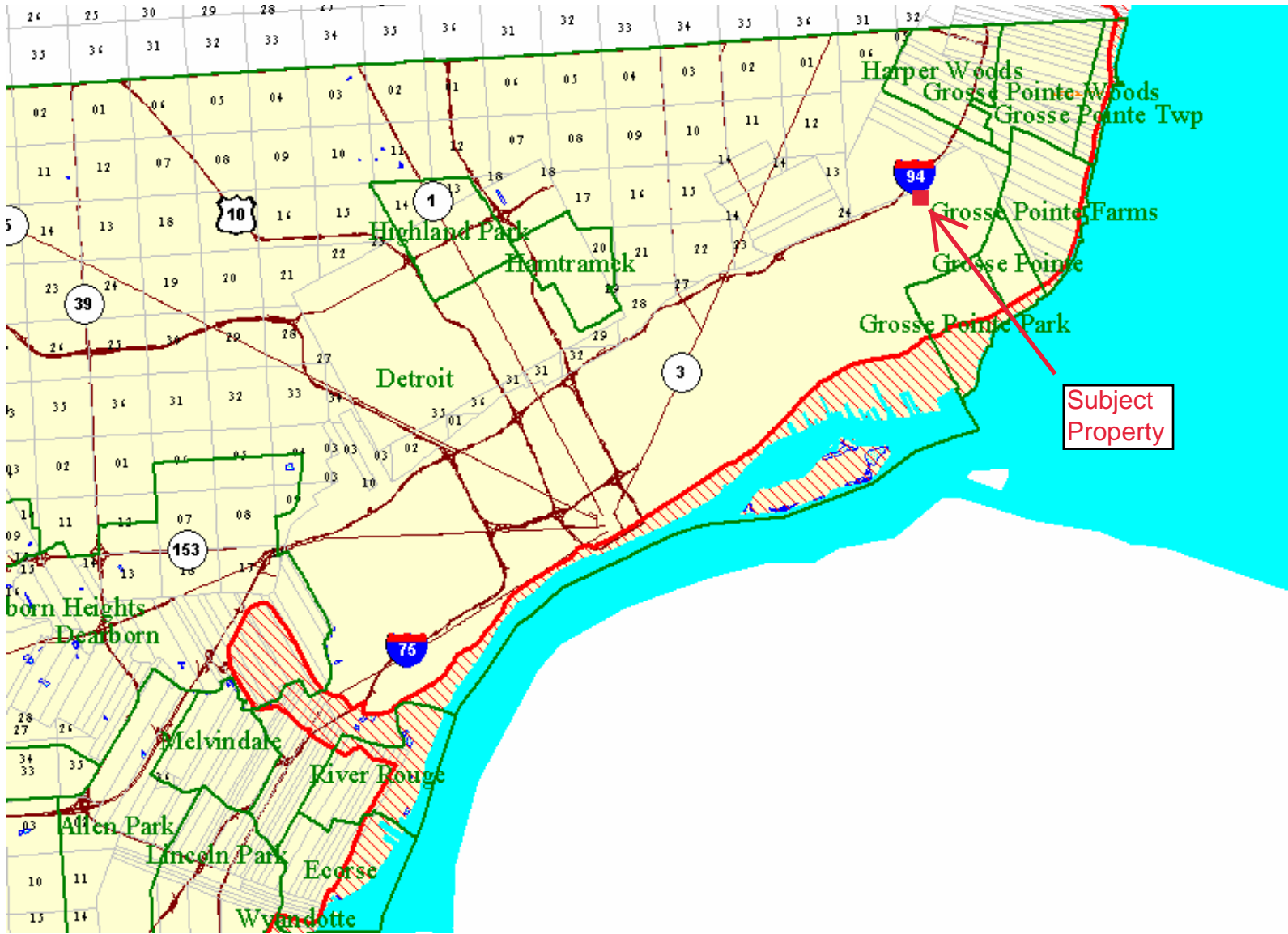


Breanna Bukowski
Environmental Quality Analyst
Air Quality Division

cc: Michael Leslie, USEPA Region 5
Gary Heidel, Acting Director, MSHDA
Joseph Heaphy, Ethos Development Partners
Christ Laurent, Cinnaire Solutions
Christopher Yelonek, ASTI Environmental

Wayne County
Grosse Pointe Township, Grosse Pointe Woods, Grosse Pointe Farms
Grosse Pointe, Grosse Pointe Park, and Detroit, T1S R14E
Detroit, T1S R14E, T2S R13E, and T2S R12E
River Rouge, T2S R11E

The heavy red line is the **Coastal Zone Management Boundary**
The red hatched area is the **Coastal Zone Management Area**.



Michigan

Federally-listed Endangered and Threatened Species

Updated October 2018

SPECIES	STATUS	COUNTIES	HABITAT
MAMMALS			
Canada lynx (<i>Lynx canadensis</i>)	Threatened	Current distribution: A Canada lynx was recently documented in the Upper Peninsula. The counties listed here have the highest potential for Lynx presence: Alger, Baraga, Chippewa, Delta, Dickinson, Gogebic, Houghton, Iron, Keweenaw, Luce, Mackinac, Marquette, Menominee, Ontonagon, Schoolcraft.	Northern forests
Gray wolf <i>Canis lupus</i>	Endangered	Alger, Baraga, Chippewa, Delta, Dickinson, Gogebic, Houghton, Iron, Keweenaw, Luce, Mackinac, Marquette, Menominee, Ontonagon, Schoolcraft	Northern forested areas
Indiana bat (<i>Myotis sodalis</i>)	Endangered	Allegan, Barry, Bay, Benzie, Berrien, Branch, Calhoun, Cass, Clinton, Eaton, Genesee, Gratiot, Hillsdale, Ingham, Ionia, Jackson, Kalamazoo, Kent, Lapeer, Leelanau, Lenawee, Livingston, Macomb, Manistee, Mason, Monroe, Montcalm, Muskegon, Oakland, Oceana, Ottawa, Saginaw, St. Joseph, Sanilac, Shiawassee, St. Clair, Tuscola, Van Buren, Washtenaw, and Wayne	Summer habitat includes small to medium river and stream corridors with well developed riparian woods; woodlots within 1 to 3 miles of small to medium rivers and streams; and upland forests. Caves and mines as hibernacula.
Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Statewide	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. Roosts and forages in upland forests during spring and summer.
BIRDS			
Kirtland's warbler <i>Setophaga kirtlandii</i>	Endangered	Alcona, Alger, Antrim, Baraga, Chippewa, Clare, Crawford, Delta, Grand Traverse, Iosco, Kalkaska, Luce, Marquette, Montmorency, Ogemaw, Oscoda, Otsego, Presque Isle, Roscommon, Schoolcraft	Breeding in young jack pine
Piping plover (<i>Chradrius melodus</i>)	Endangered	Alger, Alpena, Benzie, Berrien, Charlevoix, Cheboygan, Chippewa, Delta, Emmet, Leelanau, Luce, Mackinac, Manistee, Mason, Muskegon, Presque Isle, Schoolcraft	Beaches along shorelines of the Great Lakes
Piping plover (<i>Chradrius melodus</i>)	Critical Habitat	Alger, Benzie, Charlevoix, Cheboygan, Chippewa, Emmet, Iosco, Leelanau, Luce, Mackinac, Mason, Muskegon, Presque Isle, Schoolcraft	Beaches along shorelines of the Great Lakes

SPECIES	STATUS	COUNTIES	HABITAT
Rufa Red knot (<i>Calidris canutus rufa</i>)	Threatened	<p>Only actions that occur along coastal areas during the Red Knot migratory window of MAY 1 - SEPTEMBER 30 for the following counties:</p> <p>Alcona, Alger, Allegan, Alpena, Antrim, Arenac, Baraga, Bay, Benzie, Berrien, Charlevoix, Cheboygan, Chippewa, Delta, Emmet, Gogebic, Grand Traverse, Houghton, Huron, Iosco, Keweenaw, Leelanau, Luce, Mackinac, Macomb, Manistee, Marquette, Mason, Menominee, Monroe, Muskegon, Oceana, Ontonagon, Ottawa, Presque Isle, Sanilac, Schoolcraft, St. Clair, Tuscola, Van Buren, Wayne</p> <p>Only actions that occur in large wetland complexes during the Red knot migratory window of MAY 1 - SEPTEMBER 30 for the following counties:</p> <p>Midland, Saginaw, Shiawassee</p>	Coastal areas and large wetland complexes
Whooping crane ** (<i>Grus americanus</i>)	Non-essential experimental population	Allegan, Barry, Berrien, Jackson, Kent, Lenawee, Macomb, Oceana, Ottawa	Open wetlands and lakeshores
REPTILES			
Copperbelly water snake (<i>Nerodia erythrogaster neglecta</i>)	Threatened	Branch, Calhoun, Cass, Eaton, Hillsdale, St. Joseph	Wooded and permanently wet areas such as oxbows, sloughs, brushy ditches and floodplain woods
Eastern massasauga (<i>Sistrurus catenatus</i>)	Threatened	Alcona, Allegan, Alpena, Antrim, Arenac, Barry, Berrien, Branch, Calhoun, Cass, Cheboygan, Clare, Clinton, Crawford, Eaton, Emmett, Genesee, Grand Traverse, Hillsdale, Huron, Ingham, Ionia, Iosco, Jackson, Kalamazoo, Kalkaska, Kent, Lake, Lapeer, Lenawee, Livingston, Mackinac, Macomb, Manistee, Mason, Missaukee, Montcalm, Montmorency, Muskegon, Newaygo, Oakland, Oscoda, Presque Isle, Saginaw, St. Joseph, Shiawassee, Van Buren, Washtenaw, Wayne	Graminoid dominated plant communities (fens, sedge meadows, peatlands, wet prairies) open woodlands and shrublands
INSECTS			
Hine's emerald dragonfly (<i>Somatochlora hineana</i>)	Endangered	Alcona, Alpena, Mackinac, Menominee, Presque Isle	Spring fed wetlands, wet meadows and marshes; calcareous streams & associated wetlands overlying dolomite bedrock
Hungerford's crawling water beetle (<i>Brychius hungerfordi</i>)	Endangered	Charlevoix, Cheboygan, Crawford, Emmet, Montmorency, Oscoda, Otsego, Presque Isle	Cool riffles of clean, slightly alkaline streams; known to occur in five streams in northern Michigan.
Karner blue butterfly (<i>Lycaeides melissa samuelis</i>)	Endangered	Allegan, Ionia, Kent, Lake, Mason, Mecosta, Monroe, Montcalm, Muskegon, Newaygo, Oceana	Pine barrens and oak savannas on sandy soils and containing wild lupines (<i>Lupinus perennis</i>), the only known food plant of larvae.
Mitchell's satyr (<i>Neonympha mitchellii mitchellii</i>)	Endangered	Barry, Berrien, Branch, Cass, Jackson, Kalamazoo, St. Joseph, Van Buren, Washtenaw	Fens; wetlands characterized by calcareous soils which are fed by carbonate-rich water from seeps and springs

SPECIES	STATUS	COUNTIES	HABITAT
Poweshiek skipperling (<i>Oarisma poweshiek</i>)	Endangered Critical Habitat	Hillsdale, Jackson, Lenawee, Livingston, Oakland, and Washtenaw Maps of proposed critical habitat in Michigan at www.fws.gov/midwest/ endangered/insects/posk/fcHmaps/poskchMI.pdf	Wet prairie and fens
MUSSELS			
Clubshell (<i>Pleurobema clava</i>)	Endangered	Hillsdale	Found in coarse sand and gravel areas of runs and riffles within streams and small rivers
Northern riffleshell (<i>Epioblasma torulosa rangiana</i>)	Endangered	Monroe, Sanilac, Wayne	Large streams and small rivers in firm sand of riffle areas; also occurs in Lake Erie
Rayed Bean (<i>Villosa fabalis</i>)	Endangered	Oakland, St. Clair	Belle, Black, Clinton and Pine Rivers
Snuffbox (<i>Epioblasma triquetra</i>)	Endangered	Gratiot, Ionia, Kent, Livingston, Oakland, St. Clair, Washtenaw	Small to medium-sized creeks in areas with a swift current and some larger rivers
PLANTS			
American hart's tongue fern (<i>Asplenium scolopendrium</i> var. <i>americanum</i> = <i>Phyllitis japonica</i> ssp. <i>a.</i>)	Threatened	Chippewa, Mackinac	Cool limestone sinkholes in mature hardwood forest
Dwarf lake iris (<i>Iris lacustris</i>)	Threatened	Alpena, Charlevoix, Cheboygan, Chippewa, Delta, Emmet, Mackinac, Menominee, Presque Isle, Schoolcraft	Partially shaded sandy- gravelly soils on lakeshores
Eastern prairie fringed orchid (<i>Plantathera leucophaea</i>)	Threatened	Bay, Cheboygan, Clinton, Eaton, Genesee, Gratiot, Huron, Livingston, Monroe, Saginaw, St. Clair, St. Joseph, Tuscola, Washtenaw, Wayne	Mesic to wet prairies and meadows
Houghton's goldenrod (<i>Solidago houghtonii</i>)	Threatened	Charlevoix, Cheboygan, Chippewa, Crawford, Emmet, Kalkaska, Mackinac, Presque Isle, Schoolcraft	Sandy flats along Great Lakes shores
Lakeside daisy (<i>Hymenoxys acaulis</i> var. <i>glabra</i>)	Threatened	Mackinac	Dry, rocky prairie grassland underlain by limestone
Michigan monkey-flower (<i>Mimulus michiganensis</i>)	Endangered	Benzie, Charlevoix, Cheboygan, Emmet, Leelanau, Mackinac	Soils saturated with cold flowing spring water; found along seepages, streams and lakeshores
Pitcher's thistle (<i>Cirsium pitcheri</i>)	Threatened	Alcona, Alger, Allegan, Alpena, Antrim, Arenac, Benzie, Berrien, Charlevoix, Cheboygan, Chippewa, Delta, Emmet, Grand Traverse, Huron, Iosco, Leelanau, Mackinac, Manistee, Mason, Muskegon, Oceana, Ottawa, Presque Isle, Schoolcraft, Van Buren	Stabilized dunes and blowout areas

SPECIES	STATUS	COUNTIES	HABITAT
Small whorled pogonia (<i>Isotria medeoloides</i>)	Threatened	Berrien	Dry woodland; upland sites in mixed forests (second or third growth stage)



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Brighton, MI 48116

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Fax: 810.225.3800

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Sent Via Email Only

October 21, 2022

Chris Laurent
GCCSEM St. Matthew LDHA, LP
2111 Woodward Avenue
Detroit, MI 48201

*RE: Threatened and Endangered Species No Effect Rationale
CCSEM St. Matthews, 6021 Whittier
Detroit, Wayne County, Michigan
ASTI File No. 6-11685*

On October 14, 2022, ASTI Environmental (ASTI) conducted a threatened and endangered species assessment for those plant and animal species protected by the US Fish and Wildlife Service (USFWS) under the federal Endangered Species Act of 1973, as amended, at 6021 Whittier, Detroit, County, Michigan (Subject Property). An Information for Planning and Consultation (IPaC) review was obtained by ASTI to determine which federal species may be of concern for this project.

Existing Property Conditions

ASTI searched for potential bat trees and, as appropriate, directly searched for species from the IPaC generated species list (attached). The Subject Property consists of two former school buildings, pavement, and maintained lawn. A map of the Subject Property is attached (Site Features Map).

Proposed activities include the renovating the former school buildings to be used as affordable housing (Project).

Assessment Methods and Results

Table 2, *Listed Species and Rationale for No Effect* summarizes ASTI's rationale for a No Effect rating for each species identified by IPaC as having potential to be associated with the Subject Property.

Table 2. Listed Species and Rationale for No Effect

Species/Natural Feature	Ranking	Habitat	Rationale for No Effect
Indiana Bat (<i>Myotis sodalis</i>)	Federally Endangered	Utilize an array of forested habitats, but exclusively roost in exposed trees with sloughing bark, cracks, or crevices. May also be found roosting in human-made structures.	No suitable bat trees identified within the Subject Property. No buildings to be demolished, and no evidence of bats in the plenum of the larger building. The Project will have no effect on this species.
Northern Long-eared Bat (<i>Myotis septentrionalis</i>)	Federally Threatened	Utilize an array of forested habitats, but exclusively roost in exposed trees with sloughing bark, cracks, or crevices. May also be found roosting in human-made structures.	No suitable bat trees identified within the Subject Property. No buildings to be demolished, and no evidence of bats in the plenum of the larger building. The Project will have no effect on this species.
Piping Plover (<i>Charadrius melodus</i>)	Federally Endangered	Primarily utilize sparsely vegetated sandy beaches.	Highly urbanized, no viable habitat. The Project will have no effect on this species.
Red Knot (<i>Calidris canutus rufa</i>)	Federally Threatened	Primarily utilize sandy or muddy coastal areas.	Highly urbanized, no viable coastal habitat. The Project will have no effect on this species.
Eastern Massasauga Rattlesnake (<i>Sistrurus catenatus</i>)	Federally Threatened	Open, sunny areas intermixed with high quality wetland.	No nearby or on-site wetland, highly urbanized. The Project will have no effect on this species.
Northern Riffleshell (<i>Epioblasma rangiana</i>)	Federally Endangered	Inhabit rivers and streams, can bury in sediment.	No watercourses nearby or on-site. The Project will have no effect on this species.
Rayed Bean (<i>Villosa fabalis</i>)	Federally Endangered	Inhabit rivers and streams, or lakes and can bury in sediment.	No watercourses nearby or on-site. The Project will have no effect on this species.
Eastern Prairie Fringed Orchid (<i>Platanthera leucophaea</i>)	Federally Threatened	Inhabits wet prairies and bogs.	No preferred or suitable habitat nearby or on-site. The Project will have no effect on this species.



Conclusions

The Subject Property does not contain preferred or suitable habitat for any of the federally listed species as identified by IPaC. It is ASTI's opinion that the Project will have "No Effect" on any federally protected species and that further Section 7 consultation with the USFWS is not necessary for this Project. This letter should serve as the Project's rationale for ASTI's opinion of "No Effect."

ASTI ENVIRONMENTAL

A handwritten signature in black ink, appearing to read 'Emmett Smrcka'.

Emmett Smrcka
Ecologist

A handwritten signature in blue ink, appearing to read 'Dianne C. Martin'.

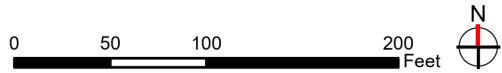
Dianne C. Martin
Vice President
Professional Wetland Scientist #1313
MDNR T&E Permit TE060

Attachments:
Site Features Map
IPaC Species List



Service Layer Credits: Detroit_RGB_proj\Fix_sid:

St. Matthew's Catholic School 5970 Audubon Road, Detroit MI





United States Department of the Interior



FISH AND WILDLIFE SERVICE
Michigan Ecological Services Field Office
2651 Coolidge Road Suite 101
East Lansing, MI 48823-6360
Phone: (517) 351-2555 Fax: (517) 351-1443

In Reply Refer To:
Project Code: 2023-0002741
Project Name: The Residences at St. Matthews

October 10, 2022

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

Official Species List

The attached species list identifies any Federally threatened, endangered, proposed and candidate species that may occur within the boundary of your proposed project or may be affected by your proposed project. The list also includes designated critical habitat if present within your proposed project area or affected by your project. This list is provided to you as the initial step of the consultation process required under section 7(c) of the Endangered Species Act, also referred to as Section 7 Consultation.

Under 50 CFR 402.12(e) (the regulations that implement section 7 of the Endangered Species Act), the accuracy of this species list should be verified after 90 days. You may verify the list by visiting the IPaC website (<https://ipac.ecosphere.fws.gov/>) at regular intervals during project planning and implementation. To update an Official Species List in IPaC: from the My Projects page, find the project, expand the row, and click Project Home. In the What's Next box on the Project Home page, there is a Request Updated List button to update your species list. Be sure to select an "official" species list for all projects.

Consultation requirements and next steps

Section 7 of the Endangered Species Act of 1973 requires that actions authorized, funded, or carried out by Federal agencies not jeopardize Federally threatened or endangered species or adversely modify designated critical habitat. To fulfill this mandate, Federal agencies (or their designated non-Federal representative) must consult with the Fish and Wildlife Service if they determine their project may affect listed species or critical habitat.

There are two approaches to evaluating the effects of a project on listed species.

Approach 1. Use the All-species Michigan determination key in IPaC. This tool can assist you in making determinations for listed species for some projects. In many cases, the determination key

will provide an automated concurrence that completes all or significant parts of the consultation process. Therefore, we strongly recommend screening your project with the **All-Species Michigan Determination Key (Dkey)**. For additional information on using IPaC and available Determination Keys, visit <https://www.fws.gov/media/mifo-ipac-instructions> (and click on the attachment). Please carefully review your Dkey output letter to determine whether additional steps are needed to complete the consultation process.

Approach 2. Evaluate the effects to listed species on your own without utilizing a determination key. Once you obtain your official species list, you are not required to continue in IPaC, although in most cases using a determination key should expedite your review. If the project is a Federal action, you should review our section 7 step-by-step instructions before making your determinations: <https://www.fws.gov/office/midwest-region-headquarters/midwest-section-7-technical-assistance>. If you evaluate the details of your project and conclude “no effect,” document your findings, and your listed species review is complete; you do not need our concurrence on “no effect” determinations. If you cannot conclude “no effect,” you should coordinate/consult with the Michigan Ecological Services Field Office. The preferred method for submitting your project description and effects determination (if concurrence is needed) is electronically to EastLansing@fws.gov. Please include a copy of this official species list with your request.

For all **wind energy projects** and **projects that include installing communications towers that use guy wires**, please contact this field office directly for assistance, even if no Federally listed plants, animals or critical habitat are present within your proposed project area or may be affected by your proposed project.

Migratory Birds

Please see the “Migratory Birds” section below for important information regarding incorporating migratory birds into your project planning. Our Migratory Bird Program has developed recommendations, best practices, and other tools to help project proponents voluntarily reduce impacts to birds and their habitats. The Bald and Golden Eagle Protection Act prohibits the take and disturbance of eagles without a permit. If your project is near an eagle nest or winter roost area, see our Eagle Permits website at <https://www.fws.gov/program/eagle-management/eagle-permits> to help you avoid impacting eagles or determine if a permit may be necessary.

Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your consideration of threatened and endangered species during your project

planning. Please include a copy of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
 - USFWS National Wildlife Refuges and Fish Hatcheries
 - Migratory Birds
 - Wetlands
-

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Michigan Ecological Services Field Office

2651 Coolidge Road Suite 101

East Lansing, MI 48823-6360

(517) 351-2555

Project Summary

Project Code: 2023-0002741

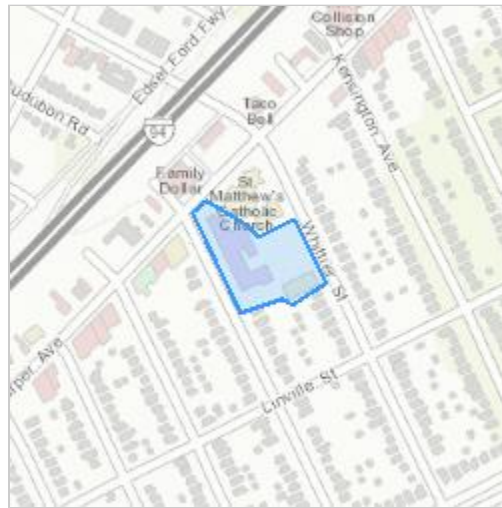
Project Name: The Residences at St. Matthews

Project Type: Residential Construction

Project Description: Adapting former school to be used as affordable housing.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@42.41121725,-82.94231945847928,14z>



Counties: Wayne County, Michigan

Endangered Species Act Species

There is a total of 10 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 2 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949 General project design guidelines: https://ipac.ecosphere.fws.gov/project/JDX5NZZPEVHU5FALFYE22P2BYE/documents/generated/6982.pdf	Endangered
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045 General project design guidelines: https://ipac.ecosphere.fws.gov/project/JDX5NZZPEVHU5FALFYE22P2BYE/documents/generated/6983.pdf	Threatened
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

Birds

NAME	STATUS
Piping Plover <i>Charadrius melodus</i> Population: [Great Lakes watershed DPS] - Great Lakes, watershed in States of IL, IN, MI, MN, NY, OH, PA, and WI and Canada (Ont.) There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6039	Endangered
Red Knot <i>Calidris canutus rufa</i> There is proposed critical habitat for this species. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> Only actions that occur along coastal areas during the Red Knot migratory window of MAY 1 - SEPTEMBER 30. Species profile: https://ecos.fws.gov/ecp/species/1864	Threatened

Reptiles

NAME	STATUS
Eastern Massasauga (=rattlesnake) <i>Sistrurus catenatus</i> No critical habitat has been designated for this species. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> For all Projects: Project is within EMR Range Species profile: https://ecos.fws.gov/ecp/species/2202 General project design guidelines: https://ipac.ecosphere.fws.gov/project/JDX5NZZPEVHU5FALFYE22P2BYE/documents/generated/5280.pdf	Threatened

Clams

NAME	STATUS
Northern Riffleshell <i>Epioblasma rangiana</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/527	Endangered
Rayed Bean <i>Villosa fabalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5862	Endangered

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

Flowering Plants

NAME	STATUS
Eastern Prairie Fringed Orchid <i>Platanthera leucophaea</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/601	Threatened

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

USFWS National Wildlife Refuge Lands And Fish Hatcheries

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

-
1. The [Migratory Birds Treaty Act](#) of 1918.
 2. The [Bald and Golden Eagle Protection Act](#) of 1940.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern \(BCC\) list](#) or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Dec 1 to Aug 31
Canada Warbler <i>Cardellina canadensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Aug 10
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25

NAME	BREEDING SEASON
Golden-winged Warbler <i>Vermivora chrysoptera</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8745	Breeds May 1 to Jul 20
Henslow's Sparrow <i>Ammodramus henslowii</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3941	Breeds May 1 to Aug 31
Long-eared Owl <i>asio otus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3631	Breeds Mar 1 to Jul 15
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee

BCC Rangewide
(CON)

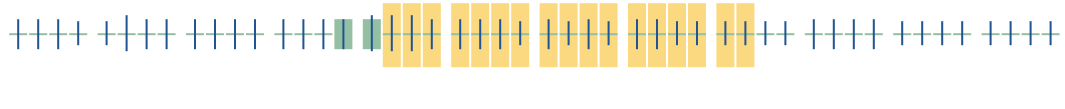
Henslow's Sparrow
BCC Rangewide
(CON)



Long-eared Owl
BCC Rangewide
(CON)



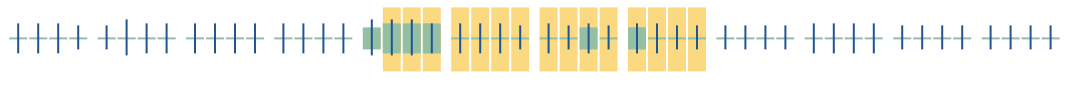
Red-headed
Woodpecker
BCC Rangewide
(CON)



Rusty Blackbird
BCC - BCR



Wood Thrush
BCC Rangewide
(CON)



Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

Migratory Birds FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as

occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can

implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Wetlands

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

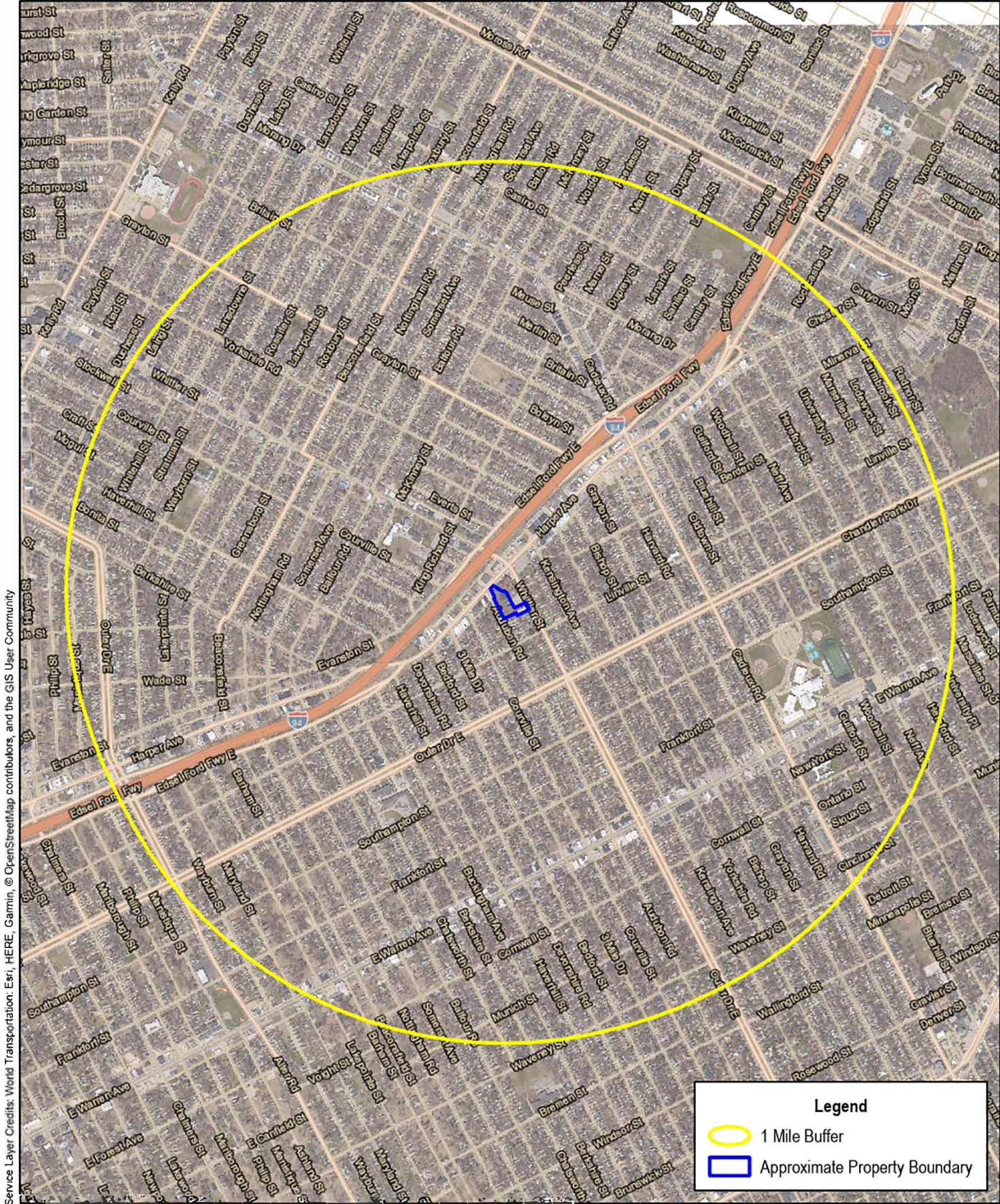
For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

WETLAND INFORMATION WAS NOT AVAILABLE WHEN THIS SPECIES LIST WAS GENERATED.
PLEASE VISIT [HTTPS://WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML](https://www.fws.gov/wetlands/data/mapper.html) OR CONTACT THE FIELD OFFICE FOR FURTHER INFORMATION.

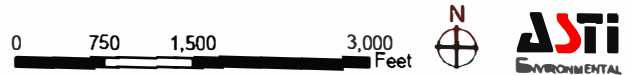
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St. Matthew's Catholic School 5970 Audubon Road, Detroit MI



Created for: CCSEM St. Matthew LDHA, LP
 Created by: RMH, October 20, 2022, ASTI Project 5-11685

Acceptable Separation Distance Map





United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Wayne County, Michigan**

**5970 Audubon Road, Detroit,
Michigan**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Preface	2
How Soil Surveys Are Made	5
Soil Map	8
Soil Map.....	9
Legend.....	10
Map Unit Legend.....	11
Map Unit Descriptions.....	11
Wayne County, Michigan.....	13
UrbarB—Urban land-Riverfront complex, dense substratum, 0 to 4 percent slopes.....	13
ZfsucB—Ziegenfuss-Urban land-Blount complex, 0 to 4 percent slopes....	14
References	17

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

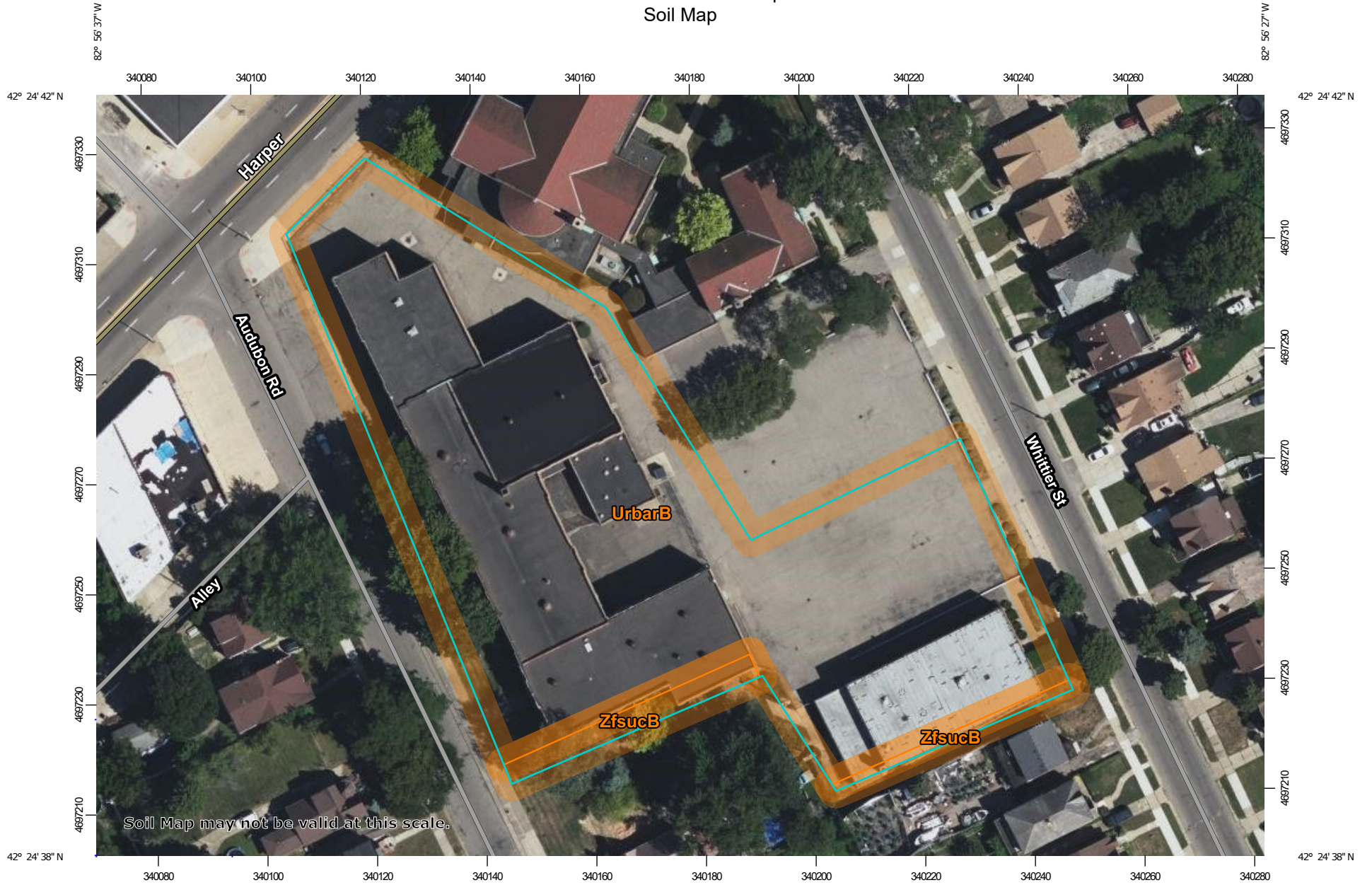
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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Map Scale: 1:974 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Wayne County, Michigan
 Survey Area Data: Version 7, Sep 7, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 5, 2020—Aug 12, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
UrbarB	Urban land-Riverfront complex, dense substratum, 0 to 4 percent slopes	1.8	96.3%
ZfsucB	Ziegenfuss-Urban land-Blount complex, 0 to 4 percent slopes	0.1	3.7%
Totals for Area of Interest		1.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

Custom Soil Resource Report

delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Wayne County, Michigan

UrbarB—Urban land-Riverfront complex, dense substratum, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2whsx
Elevation: 560 to 720 feet
Mean annual precipitation: 28 to 38 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 135 to 210 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 80 percent
Riverfront, dense substratum, and similar soils: 19 percent
Minor components: 1 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 0 inches to manufactured layer
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D
Hydric soil rating: No

Description of Riverfront, Dense Substratum

Setting

Landform: Deltas, water-lain moraines, wave-worked till plains
Down-slope shape: Linear
Across-slope shape: Convex, linear
Parent material: Loamy human-transported material over clayey lodgment till

Typical profile

^Au - 0 to 6 inches: sandy loam
^Cu1 - 6 to 16 inches: very artificial sandy loam
^Cu2 - 16 to 46 inches: gravelly-artificial loam
^Cu3 - 46 to 68 inches: very artificial loam
2Cd - 68 to 80 inches: clay

Properties and qualities

Slope: 0 to 4 percent
Depth to restrictive feature: 56 to 78 inches to densic material
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Custom Soil Resource Report

Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 28 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Nonsaline (0.1 to 1.5 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: B
Ecological site: F099XY007MI - Lake Plain Flats
Hydric soil rating: No

Minor Components

Riverfront, dense substratum, steep

Percent of map unit: 1 percent
Landform: Deltas, water-lain moraines, wave-worked till plains
Down-slope shape: Linear
Across-slope shape: Convex, linear
Hydric soil rating: No

ZfsucB—Ziegenfuss-Urban land-Blount complex, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2tx76
Elevation: 570 to 640 feet
Mean annual precipitation: 28 to 38 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 135 to 210 days
Farmland classification: Not prime farmland

Map Unit Composition

Ziegenfuss, human transported surface, and similar soils: 40 percent
Urban land: 35 percent
Blount, human transported surface, and similar soils: 20 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ziegenfuss, Human Transported Surface

Setting

Landform: Wave-worked till plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy human-transported material over clayey lodgment till

Custom Soil Resource Report

Typical profile

^Au - 0 to 9 inches: sandy loam
^Cu - 9 to 12 inches: loam
Ab - 12 to 17 inches: clay loam
Bg - 17 to 38 inches: clay loam
C - 38 to 56 inches: clay loam
Cd - 56 to 80 inches: clay

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 44 to 60 inches to densic material
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: About 9 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 28 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Nonsaline (0.1 to 1.5 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: C/D
Ecological site: F099XY007MI - Lake Plain Flats
Hydric soil rating: No

Description of Urban Land

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 0 inches to manufactured layer
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D
Hydric soil rating: No

Description of Blount, Human Transported Surface

Setting

Landform: Wave-worked till plains
Down-slope shape: Linear
Across-slope shape: Convex, linear
Parent material: Loamy human-transported material over clayey lodgment till

Typical profile

^Au - 0 to 9 inches: sandy loam
^Cu - 9 to 12 inches: loam
Bwb - 12 to 31 inches: clay

Custom Soil Resource Report

BCb - 31 to 37 inches: clay loam

Cd - 37 to 80 inches: clay

Properties and qualities

Slope: 0 to 4 percent

Depth to restrictive feature: 19 to 49 inches to densic material

Drainage class: Somewhat poorly drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Depth to water table: About 2 to 31 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 28 percent

Gypsum, maximum content: 1 percent

Maximum salinity: Nonsaline (0.1 to 1.5 mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 6.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydrologic Soil Group: D

Ecological site: F099XY007MI - Lake Plain Flats

Hydric soil rating: No

Minor Components

Midtown

Percent of map unit: 4 percent

Landform: Wave-worked till plains

Down-slope shape: Linear

Across-slope shape: Convex, linear

Hydric soil rating: No

Seward, human transported surface

Percent of map unit: 1 percent

Landform: Wave-worked till plains

Microfeatures of landform position: Rises

Down-slope shape: Linear, convex

Across-slope shape: Convex, linear

Hydric soil rating: No

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- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf



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Detroit, Michigan 48226

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Fax: 313.224.1629
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Submit one application for each project for which comment is requested. Consult the *Instructions for the Application for HRD Section 106 Consultation Form* when completing this application. Once application form is complete please submit via: <https://app.smartsheet.com/b/form/1faa296eedac476a9fbf2ef1916ddb99>, along with any supplemental attachments, up to 250MB.

I. GENERAL INFORMATION New submittal

More information relating to and existing project

- a. **Project Name:** The Residences at St. Matthew
- b. **Project Municipality:** Detroit
- c. **Project Address:** 5970 Audubon and 5959 Whittier

II. FEDERAL AGENCY INVOLVEMENT AND RESPONSE CONTACT INFORMATION

- a. **Federal Agency:** NA

Contact Name: Name of state agency contact

Contact Address: 477 Michigan Ave **City:** **State:** **Zip:**

Email: State contact's email **Phone:** State contact's phone #

Funding Source

- b. **State Agency Contact (if applicable):** Michigan State Housing Development Authority

Contact Name: Michael Vollick

Contact Address: 735 E. Michigan Ave **City:** Lansing **Zip:** 48909

Email: vollickm2@michigan.gov **Phone:** 313-456-2596

- c. **Applicant (if different than federal agency):** Catholic Charities of Southeast Michigan

Contact Name: Paul Propson

Contact Address: 15945 Canal Road **City:** Clinton Township **State:** MI **Zip:** 48038

Email: paul@ccsem.org **Phone:** 313-670-5228

- d. **Consulting Firm (if applicable):** ASTI Environmental

Contact Name: David Amir

Contact Address: 10488 Citation Drive, Suite 100 **City:** Brighton **State:** MI **Zip:** 48116

Email: damir@asti-env.com **Phone:** 810-599-9376

III. PROJECT INFORMATION

- a. **Project Location and Area of Potential Effect (APE)**

i. **Maps.** Please indicate all maps that will be submitted as attachments to this form.

Street map, clearly displaying the direct and indirect APE boundaries



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- Site map
- USGS topographic map Name(s) of topo map(s): [Name\(s\) of topo map\(s\)](#)
- Aerial map
- Map of photographs
- Other: [Identify type\(s\) of map\(s\)](#)

ii. **Site Photographs**

iii. **Describe the APE:**

APE: The St. Matthew Church complex bounded by Harper, Whittier, and Audubon, and the properties immediately adjacent to the project across Whittier to the east, to the south, and across Audubon to the west.

iv. **Describe the steps taken to define the boundaries of the APE:**

The project primarily involves the historic rehabilitation of two existing buildings which has limited potential to affect the views, setting, or atmosphere of any properties beyond the buildings themselves. The construction of a new parking lot south of the school has the potential to affect the views and setting of the houses to the south, east and west. As the lot is currently vacant the change in appearance will be minor. No significant increase in pedestrian and vehicular traffic is anticipated.

b. **Project Work Description**

Describe all work to be undertaken as part of the project:

Rehabilitate the former school and activities building on the St. Matthew campus into supportive housing units. The rehabilitation will be utilizing federal historic tax credits and will meet *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Properties*. All interior and exterior work will be reviewed and approved by the State Historic Preservation Office and the National Park Service. A small parking lot will be added to the vacant lot south of the school building as part of the project. See attached report and draft Part 2 historic tax credit application.

IV. IDENTIFICATION OF HISTORIC PROPERTIES

a. **Scope of Effort Applied**

i. **List sources consulted for information on historic properties in the project area** (including but not limited to SHPO office and/or other locations of inventory data).

SHPO records, National Register of Historic Places, State Register of Historic Sites, Detroit Historic District Commission local districts.

ii. Provide documentation of previously identified sites as attachments.

iii. **Provide a map** showing the relationship between the previously identified properties and sites, your project footprint and project APE.

iv. Have you reviewed existing site information at the SHPO: Yes No

v. Have you reviewed information from non-SHPO sources: Yes No



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b. Identification Results

i. Above-ground Properties

- A. Attach the appropriate [Michigan SHPO Identification Form](#) for each resource or site 50 years of age or older in the APE. Refer to the *Instructions for the Application for SHPO Section 106 Consultation Form* for guidance on this.
- B. **Provide the name and qualifications of the person who made recommendations of eligibility for the above-ground identification forms.**

Name [Name](#) **Agency/Consulting Firm:** [Name of agency or consulting firm](#)

Is the individual a 36CFR Part 61 Qualified Historian or Architectural Historian Yes No

Are their credentials currently on file with the SHPO? Yes No

If NO attach this individual's qualifications form and resume.

ii. Archaeology (complete this section if the project involves temporary or permanent ground disturbance)

Submit the following information using attachments, as necessary.

A. **Attach Archaeological Sensitivity Map.**

B. **Summary of previously reported archaeological sites and surveys:**

[Previously reported archaeological sites and surveys](#)

C. **Town/Range/Section or Private Claim numbers:** [town/range/section or private claim #s](#)

D. **Width(s), length(s), and depth(s) of proposed ground disturbance(s):** [Width, length, depth of proposed ground disturbance](#)

E. **Will work potentially impact previously undisturbed soils?** Yes No

If YES, summarize new ground disturbance:

[Summary of new ground disturbance](#)

F. **Summarize past and present land use:**

[Summary of past and present land use](#)

G. **Potential to adversely affect significant archaeological resources:**

Low Moderate High

For moderate and high potential, is fieldwork recommended? Yes No

Briefly justify the recommendation:



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Justification for recommendation of fieldwork

H. **Has fieldwork already been conducted?** Yes No

If YES:

Previously surveyed; refer to A. and B. above.

Newly surveyed; attach report copies and provide full report reference here:

[Full report reference](#)

I. **Provide the name and qualifications of the person who provided the information for the Archaeology section:**

Name: [Name of archaeologist](#) **Agency/Firm:** [Archaeologist's agency or firm](#)

Is the person a 36CFR Part 61 Qualified Archaeologist? Yes No

Are their credentials currently on file with the SHPO? Yes No

If NO, attach this individual's qualifications form and resume.

Archaeological site locations are legally protected.

This application may not be made public without first redacting sensitive archaeological information.

V. DETERMINATION OF EFFECT

Guidance for applying the Criteria of Adverse Effect can be found in *the Instructions for the Application for SHPO Section 106 Consultation Form*.

a. **Basis for determination of effect:**

The St. Matthews complex is eligible for and is in the process of being listed in the National Register of Historic Places. The project is within the Chandler Park Historic District which is eligible for listing in the National Register of Historic Places. As the rehabilitation project will meet *The Secretary of the Interior's Standards for Rehabilitation* the proposed project will have No Adverse Effect on the St. Matthew Church complex and the Chandler Park Historic District.

b. **Determination of effect**

No historic properties will be affected

Historic properties will be affected and the project will (check one):

have **No Adverse Effect** on historic properties within the APE.



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have an **Adverse Effect** on one or more historic properties in the APE and the federal agency, or federally authorized representative, will consult with the SHPO and other parties to resolve the adverse effect under 800.6.

Applicant Signature: Paul Propson Date: _____

Type or Print Name: Paul Propson

Title: C.E.O.



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ATTACHMENT CHECKLIST

Identify any materials submitted as attachments to the form:

- Additional federal, state, local government, applicant, consultant contacts
- Maps of project location
 - Number of maps attached: [number of maps](#)
- Site Photographs
 - Map of photographs
- Plans and specifications
- Other information pertinent to the work description: Part 2 tax credit application
- Documentation of previously identified historic properties
- Architectural Properties Identification Forms
- Map showing the relationship between the previously identified properties, your project footprint, and project APE
- Above-ground qualified person's qualification form and resume
- Archaeological sensitivity map
- Survey report
- Archaeologist qualifications and resume
- Other: [Identify other attached materials](#)



Kidorf Preservation Consulting

451 E. Ferry Street, Detroit, Michigan 48202 313-300-9376

December 5, 2022

Christopher Laurent
CCSEM St. Matthew LDHALP
2111 Woodward Avenue, Suite 600
Detroit, MI 48201

RE: The Residences at St. Matthew, School and Activities Building Rehabilitation, 5970 Audubon and 5959 Whittier, Detroit, Wayne County

Dear Mr. Laurent,

Per your request, I have prepared this report assessing the historic properties and the effect of the above project. My education and experience meet the qualifications required in 36 CFR 61 for an architectural historian. I have visited the project location on several occasions in order to evaluate the project site and surrounding areas. This written report will (1) define the area of potential effects (APE); (2) identify Historic Properties within the APE; (3) evaluate the historic significance of identified properties as appropriate; and (4) assess the effects of the proposed historic rehabilitation project on any historic properties within the APE.

DESCRIPTION OF THE PROJECT

The proposed project is to rehabilitate a school and activities building at the St. Matthew church complex and convert the buildings to supportive housing. The project will abide by *The Secretary of the Interior's Standards for Rehabilitation* as it will be using the federal historic rehabilitation tax credits and the work will be reviewed and approved by the State Historic Preservation Office and National Park Service. See attached Part 2 federal historic tax credit application for more detailed information.

SITE:

- Construct a new asphalt paved 14 space parking lot on the vacant lot south of the school. The historic brick wall extending from the south corner of the school will be repaired to match the existing. A new 6' tall masonry screening wall will be constructed on the south lot line of the parking lot. A new curb cut and driveway with fence and electronic gate will be constructed to Audubon. Six trees existing on the lot will be removed. The trees were planted in the 1980s after the convent on this site was demolished.
- The existing parking lot on the east side of the property will be repaired to match the existing. New gates will be installed across the two existing driveways at Whittier.
- Existing parking spaces around the school will be re-stripped and new concrete stops installed.
- A new masonry dumpster enclosure will be constructed in the southwest corner of the existing parking lot between the activities building and the school.



Photo 1 Looking east at lot south of school proposed for parking lot, brick wall to remain, December 2022



Photo 2 Looking west at lot south of school proposed for parking lot, wall to remain, September 2020



Photo 3 Looking east at existing parking lot, gates to be replaced, Chandler Park HD in background, September 2020

SCHOOL (BLDG A) EXTERIOR:

- Masonry: repair brick to match existing; tuckpoint with mortar matching existing strength, color, and profile; clean steel lintels and paint; clean masonry with non-ionic detergent, soft bristle brush and low-pressure wash; repair stone to match existing where required.
- Windows: replace existing steel windows that are deteriorated beyond repair and are single glazed, with Quaker H450 series replica windows. See attached window evaluation report.
- Entrance doors: Repair to match the existing, install new hardware
- Replace built-up roofing with new membrane roofing, including repairing substructure and adding insulation. Repair stone coping to match existing. Flagpole to remain and be painted.



Photo 4 Looking northeast at front of school building, August 2022



Photo 5 Looking northwest at rear of school, September 2020

SCHOOL (BLDG A) INTERIOR:

- The corridors, lobbies and stair halls will be cleaned. The acoustical tile ceilings in the corridors will be replaced with painted gypsum board ceilings.
- The classrooms will be converted to apartment units. The perimeter walls will be furred in and insulated; new interior walls will be painted gypsum board.
- The gymnasium will have new offices installed under the mezzanine, a new community room at the west end will have half-height walls in order to retain the volume of the gymnasium space.
- New flooring will be installed in the corridors, units, and gymnasium.
- New MEP and sprinkler systems will be installed for the new use.

ACTIVITIES BUILDING (BLDG B) EXTERIOR:

- Masonry: repair brick to match existing; tuckpoint with mortar matching existing strength, color, and profile; clean steel lintels and paint; clean masonry with non-ionic detergent, soft bristle brush and low-pressure wash.
- Windows: replace existing steel windows that are deteriorated beyond repair and are single glazed, with Quaker E300/500 or M600 series windows. See attached window evaluation report.
- Entrance doors: Replace aluminum storefront system with new aluminum storefront doors, the aggregate stone spandrel panels above the doors will be re-used.
- Replace built-up roofing with new membrane roofing, including repairing substructure and adding insulation. Repair stone coping to match existing. Flagpole to remain and be painted.



Photo 6 Looking southwest at Activities Building, September 2020

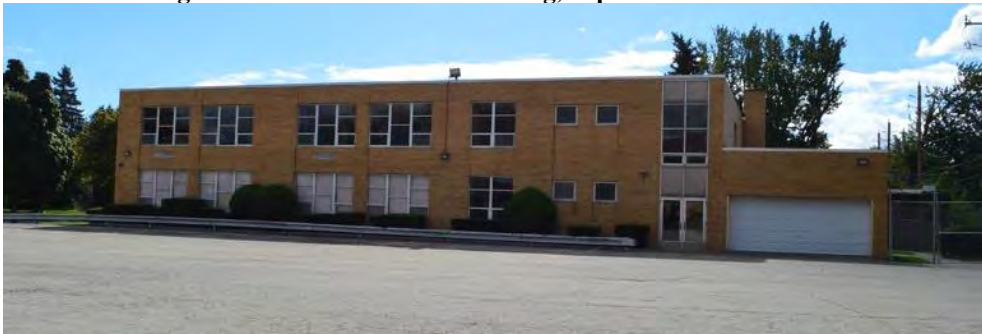


Photo 7 Looking south at Activities Building, September 2020

ACTIVITIES BUILDING (BLDG B) INTERIOR:

- The corridors, lobbies and stair halls will be cleaned. The acoustical tile ceilings in the corridors will be replaced with painted gypsum board ceilings.
- The classrooms will be converted to apartment units. The perimeter walls will be furred in and insulated; new interior walls will be painted gypsum board.
- New flooring will be installed in the corridors and units.
- New MEP and sprinkler systems will be installed for the new use.

INDIRECT AREA OF POTENTIAL EFFECT (APE)

The APE is the St. Matthew complex and the properties immediately south, east, and west of the school and activities building. With the exception of the new parking lot and driveway to Audubon the exteriors of the buildings in the complex will not change. There is limited potential to affect any properties beyond the buildings being rehabilitated and parking lot. The exteriors will have very little change, with limited potential to affect the settings, views, or atmosphere of surrounding properties. The APE was confirmed through the site visit. The project areas and APEs are shown on the attached street maps and aerial views that also contain a photo key for this report.

HISTORIC PROPERTIES WITHIN THE APE

The SHPO records for the APE were requested, and the *National Register of Historic Places*, *State Register of Historic Sites*, and the Detroit Local Historic Districts on-line information were reviewed. The Saint Matthew Parish is eligible for listing in the National Register of Historic Places and is in the process of being listed. The complex is within the Chandler Park Historic District which the SHPO has determined eligible for listing in the National Register of Historic Places.

The SHPO information provided for the Chandler Park Historic District does not list any information on the district's significance but it is assumed it is significant for its history and architecture. Saint Matthew Parish is significant for its architecture at the local level of significance. It represents the transition of church design from the traditional to modern. The period of significance is 1930 until 1966. All four buildings in the parish are contributing.



Photo 8 – Looking northeast on Whittier across from church at Chandler Park HD, September 2020



Photo 9 – Looking southwest from Harper at St. Matthew Church, school to right, September 2020

ASSESSMENT OF EFFECTS

The school and activities building are contributing to Saint Matthew Parish which is eligible for listing in the National Register of Historic Places. The rehabilitation work will meet *The Secretary of the Interior's Standards for Rehabilitation*. The proposed parking lot and curb cut on Audubon will slightly change the setting of the school and house to the south of the lot. A 6' tall masonry wall on the south line of the parking lot will augment an existing wood solid board fence currently on the property line. The trees proposed for removal are not historic, they were planted in the 1980s after the convent previously on the site was demolished. The historic brick wall across part of the west lot line will shield the views of parking lot from the houses across the street. Although it will change the appearance of the immediate area the proposed parking lot and curb cut will not destroy any character defining features of the Saint Matthew Parish or the Chandler Park Historic District.



Photo 10 – Looking southeast at house next to proposed parking lot south of school, August 2022



Photo 11 – Looking west at rear of house next to proposed parking lot south of school, September 2020

It is my opinion that the project will have No Adverse Effect on the Saint Matthew Parish and the Chandler Park Historic District which are eligible for listing in the National Register of Historic Places. The project will not alter any characteristics that make the property or district eligible for listing in the National Register and the proposed rehabilitation work will meet *The Secretary of the Interior's Standards for Rehabilitation*. If you have any questions or require additional information, please contact me at 313-300-9376 or at kristine@kidorfpreservationconsulting.com.

Sincerely,

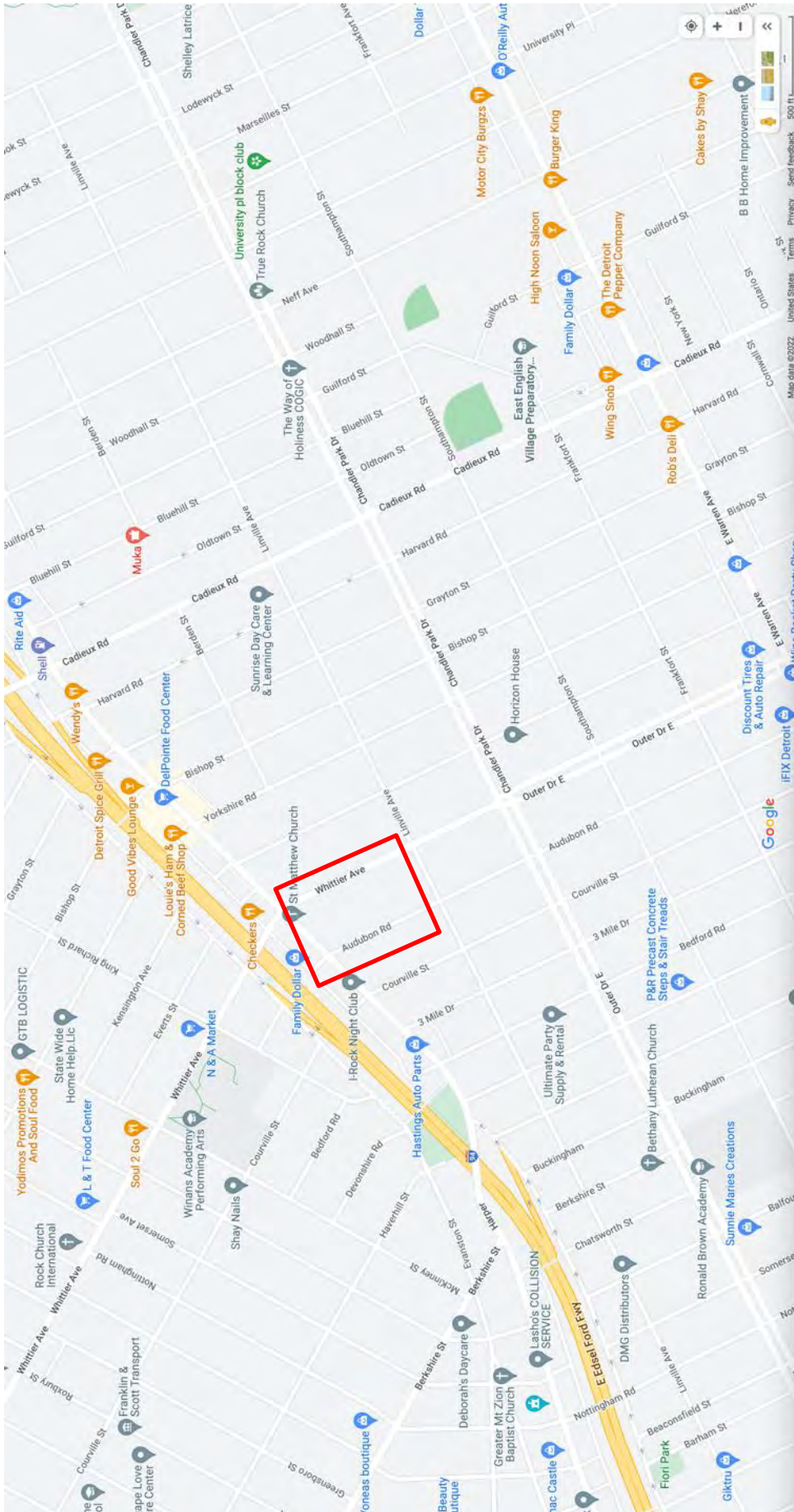


Kristine M. Kidorf

Kidorf Preservation Consulting

Attachments

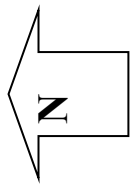
ATTACHMENT A –APE ON STREETMAP



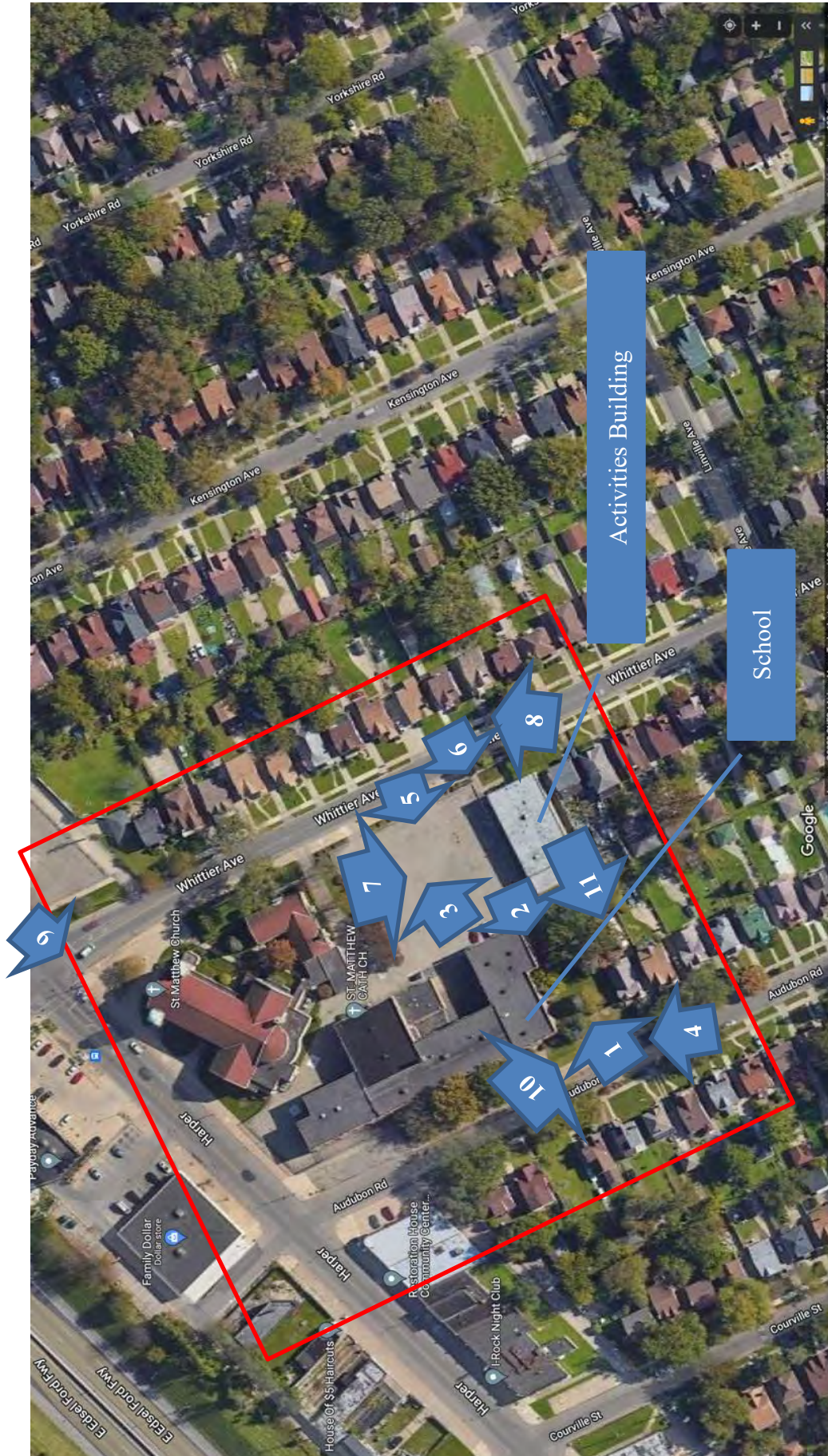
Detroit, Wayne County

— = 500 feet

□ APE



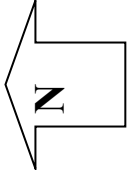
ATTACHMENT B - PHOTO KEY AND APE ON AERIAL MAP



Detroit, Wayne County

— = 100 feet

□ APE



APE ON SHPO PROVIDED MAPS (PURPLE BOX)

My Map

SHPO_MAP_SHPOStaff

Buildings, Objects, Structures

- Contributing
- Noncontributing
- Eligible for Listing in the National Register of Historic Places
- Not Eligible for Listing in the National Register of Historic Places
- Listed in the National Register of Historic Places
- More Information Needed/Unevaluated

Districts, Sites, Complexes

- Contributing
- Noncontributing
- Eligible for Listing in the National Register of Historic Places
- Not Eligible for Listing in the National Register of Historic Places
- Listed in the National Register of Historic Places
- More Information Needed/Unevaluated



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WINDOW EVALUATION REPORT



www.blackberrysystems.com

Corporate Office: 6477 West KL Avenue • Kalamazoo, MI 49009 • 269.353.8844 • 800.732.9400 • fax.269.353.8843

9.16.2022

O' Brien Construction
Attn: Haitham Sarsam
966 Livernois
Troy, MI 48083
Phone:
Cell: 248-320-9006
Email: hsarsam@obrienc.com

Job Name: St. Matthews
Job Location: 6021 Whittier St. Detroit, MI

Historic Window Site Review

BlackBerry is providing this Historic Window Site review for: The St. Matthew Project at 6021 Whittier St. Detroit, MI. The survey is provided based on a site inspection of the existing buildings on the previous school property. This included two separate buildings; first the original school building and its additions, and the last building built on the southeast corner of the property. Our review considers the NPS and SHPO guidelines for historic restoration and replication based on our over 30 years of historic window and door experience. We reference our use of the NPS Brief #13 for Steel Windows. Please note this review is based on our experience with over 75 State and Federal Historic Tax credit projects we have completed; however, you must have written approval prior before proceeding with any work to assure your compliance with all parties in the approval process.

Existing Condition: (211) Openings of Hot Rolled Industrial Steel Fixed and Projecting Windows @6940 Sq. Ft. of window area.

These windows are located in the original school structure built in 1930 and later additions up until 1961. All windows are industrial steel hot rolled steel windows, fixed, and projected. Set in brick masonry with limestone sills, and steel lintels. All windows are a typical 1 ¾" frame depth, with various configurations of the venting and fixed lights, as well as siteline dimensions. The sitelines are provided in an attached elevation drawing showing all dimensions. The window do not appear to have been galvanized, only primed, and painted. Includes ¼" clear glass putty glazed. All windows are outside putty glazed except the last addition built in 1961 which are interior putty glazed. The existing windows are in "poor to fair" condition. The window glazing compound is failing in all locations. In an effort to seal out water

Architectural • Historical • Commercial Window and Door Systems

penetration various caulking sealants have been used. None of this was done with the proper removal of the original caulking compound so the result is a poorly effective solution and aesthetic appearance. I would note that the typical windows of this era have ACM in the glazing compound and perimeter caulking that requires abatement as well as abatement of the lead-based paint. The perimeter caulking has failed and requires full removal. The steel frames have surface rust and corrosion in all areas where the paint has failed as well structural failure at some bottom rails and mullion locations. Most hardware is still in place, but we would estimate 15% to 20% will require replacement because they are broken.

Recommendation:

The window condition is “poor to fair” as mentioned above. Restoration is possible, but the function of the resulting windows even with storm windows would not be ideal for use when the occupancy is for apartment living. Heat loss, maintenance costs, as well as the ability to operate the windows for any fresh air ventilation would be questionable especially considering the cost and return on investment for the project. All glass would need removal and replacement, all frames stripped, abated, and finished. Our recommendation is for full removal and replacement with an acceptable historic replica thermally broken window product. I would suggest the possible use of the Quaker H450 Series Fixed and Projected window. This would include profiles and dimensions that have been typically approved on other NPS reviewed projects for Federal Historic Tax Credits. The windows include 1” insulated glass with low-e and argon gas fill, narrow line extruded frame and profiles, AAMA 2605 or 2604 painted finish, hardware, and interior snap trim.

Replication Budget Price \$885,000.00
Restoration and Storm Budget Price \$1,294,000.00

Existing Condition: (33) Openings of Non-thermally broken Aluminum Fixed and Projected Window Wall System @ 2,100 Sq. Ft. of window area.

These windows are in the last building on the property built in 1966 as additional classroom and general-purpose space. The windows are an early version of aluminum windows that were starting to be used throughout the country in educational buildings back in the late 1950's and early 1960's. Single glazed, clear anodized, and without thermal breaks; they were a blend of a window as well as a storefront system. All glass was set with glazing compound and interior glass stops. The windows have an overall R-Value of 1, and as a result very poor energy efficiency. The windows are in “fair to good” condition. Because they are aluminum there is no issue with corrosion of material or breakdown. The original glazing compound is dried out, but we did not detect the material being air borne or falling out at this point. We suspect the material has ACM, but this must be tested to confirm by a certified environmental contractor. The perimeter caulking is in need of replacement and likewise, needs to be tested for ACM.

Recommendation:

These windows can be repaired and cleaned including new glazing compound, perimeter caulking, abatement, and any necessary hardware replacement or repair. However, the same issue exists in regard to function and appropriateness for use in a living occupancy. All windows would have to have storm windows since the heat loss is extreme. The individual window openings are all typically in excess of 50 square feet so removing the storm windows for interior ventilation would not be practical. Likewise, depending on the age, and strength of the occupant it would be questionable if they would be able to remove the storm window as needed. I am not sure the historically value of the windows themselves as compared to windows from earlier in the 1900's. The windows can be replaced with new thermally broken windows that would have similar dimensions and profiles. Our recommendation would be to replace all the windows with a new thermally broken fixed and projected window that would provide energy efficiency as well long-term durability and function. We would recommend the Quaker E300/500 Series Fixed and Projected window or the M600/Fixed and Projected. These would include 1" insulated glass with low-e and argon gas fill, interior snap trim system, hardware, and overall unit U-Value of .30 to .35.

**Replication Budget Price \$234,000.00
Restoration and Storm Budget Price \$260,500.00**

Note All pricing includes material, tax on material, labor (removal, disposal, abatement, and installation; non-union, non-prevailing wage), employment cost, insurance, staging, disposal, shop drawings, and supervision.

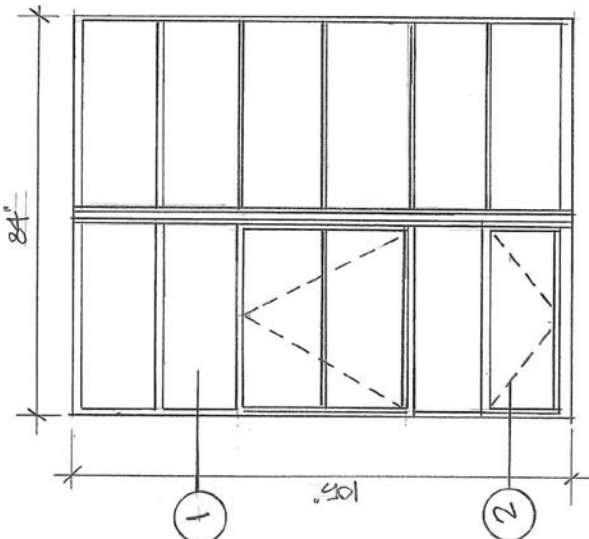
Please contact me with any questions or concerns.

Sincerely,

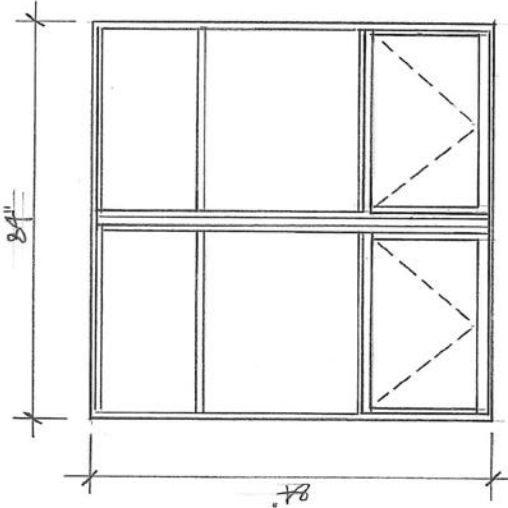
**____MKS____
Michael K. Shields
President
BlackBerry Systems, Inc.**

**____9.16.2022____
Date**

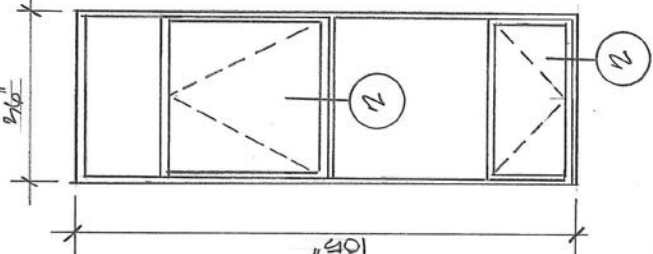
1930 BUILDING
EXAMPLE



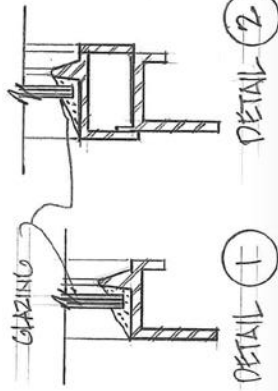
1966 BUILDING
EXAMPLE



1961 BUILDING
EXAMPLE



ELEVATIONS OF EXISTING WINDOWS



PROJECT:

ST. MATTHEW'S PARISH
DETROIT, MICHIGAN

SHEET 1
OF ONE

WINDOW DESIGNER:
BLACKBERRY SYSTEMS, INC.
KALAMAZOO, MICHIGAN
DATE: SEPTEMBER 13, 2012

WORK DESCRIPTION FROM DRAFT PART 2 HISTORIC TAX CREDIT REHABILITATION APPLICATION

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Historic Property Name St. Matthew School and Bishop Donnelly Activities Buildi NPS Project Number 43123

Property Address 5970 Audubon (prev. 6000) and 5959 Whittier, Detroit, MI

5. Detailed Description of Rehabilitation Work. Use this page to describe all work or create a comparable format with this information.
Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number 1	Feature Site	Date of Feature unknown
-----------------	---------------------	--------------------------------

Describe existing feature and its condition

The school and activities building sit at 90 degrees to each other, the school faces Audubon Street, the activities building faces Whittier. A brick wall extends from the south corner of the school, part way across a grassy lot with trees where the convent was located (demolished in the 1980s). Between the back of the school and the side of the activities building is a large asphalt paved parking lot. The pavement continues around the north end of the school and in front of the north part of the building. From the north entrance on the east facade a flat grassy lawn between the building and the public sidewalk extends to the south lot line of the vacant lot. There are overgrown bushes next to the school and a few trees in the lawn. There are overgrown trees next to the brick wall. There is a grassy lawn and walkway between the front of the activities building and the public sidewalk on Whittier. Overgrown bushes line the south side of the walkway and wrap around the front yard to the south. The north elevation also has overgrown bushes between the building and the parking lot. There are two existing driveways with metal gates into the parking lot from Whittier Street.

Photo Numbers 4-6, 23-41, 100-104

Drawing Numbers A.S.101

Describe work to feature

It is proposed to remove the non-historic trees on the lot south of the school and construct an asphalt paved parking lot with a new driveway to Audubon and access on the east end to the existing parking lot. The historic brick wall extending from the south corner of the school will be repaired to match the existing and the chain link fence presently on and next to the wall will be removed. The overgrown trees next to the wall will be removed. A metal fence and electronic gate are proposed to extend from the corner of the school across the drive to a new 6' tall masonry screening wall proposed for the south lot line. The overgrown bushes around the school will be removed, the trees in the lawn will remain in place. The existing asphalt areas around the perimeter of the school will be replaced with new asphalt, and parking spots created with concrete stops and new striping. The large existing parking lot will be repaired to match the existing or if budget permits repaved and restriped. It is proposed to replace the south fixed gate on the existing parking lot with a new electronic gate. The existing north fixed gate is proposed to be replaced with a manual cantilever gate. A new masonry dumpster enclosure with gates is proposed at the southwest corner of the large parking lot between the school and activities building. Existing concrete pavement and walkways will be replaced with new matching concrete. The overgrown bushes around the activities building will be removed.

Number 2	Feature Roof	Date of Feature unknown
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Describe existing feature and its condition

School (Bldg A)- The existing built-up asphalt roof is in fair condition. There are numerous vent stacks and other penetrations. There is a central chimney and a flagpole at the north end. The parapet wall has stone coping which is fair to poor condition. The existing roof membrane is attached to top of stone coping, as a result holes and cracks have deteriorated sections of the stone.

Activities Building (Bldg B) - The existing built-up asphalt roof is in fair condition.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name St. Matthew School and Bishop Donnelly Activities Buildi NPS Project Number 43123

Property Address 5970 Audubon (prev. 6000) and 5959 Whittier, Detroit, MI

There are numerous vent stacks and other penetrations. There is a chimney at the west end. The parapet wall has metal coping.

Photo Numbers 24-41,100-104 Drawing Numbers A.D.109-A;A.109;A.D.109-B;A.109-A

Describe work to feature

School (Bldg A)- The existing roof will be removed to the substrate/structure which will be repaired to match the existing. A new rubber membrane roof with rigid insulation will be installed. New mechanical penetrations will be installed where required. New condenser units and walkway pads will be installed. The condenser units are about 30" tall and will be kept to the center of the roof so they are not visible from the ground level. The stone coping will be reset, damaged pieces will be replaced to match the existing.

Activities Building (Bldg B)- The existing roof will be removed to the substrate/structure which will be repaired to match the existing. A new rubber membrane roof with rigid insulation will be installed. The condenser units are about 30" tall and will be kept to the center of the roof so they are not visible from the ground level. New mechanical penetrations will be installed where required. New condenser units and walkway pads will be installed. The metal coping will be removed, the coping structure underneath repaired, and new matching metal coping installed.

Number 3

Feature Exterior walls

Date of Feature 1930,1948,1961,1966

Describe existing feature and its condition

School (Bldg A) - The existing walls are multi-tone orange/brown brick, with slight variations in the additions. There is limestone trim, window sills, and decorative elements. The masonry is in fair to good condition.

Activities Building (Bldg B)- The building is clad in multi-tone yellow-orange brick which is in fair to good condition.

Photo Numbers 24-41,100-104

Drawing Numbers A.201-203-A; A.201-B

Describe work to feature

School (Bldg A) - The walls will be cleaned with a non-ionic detergent, a natural or synthetic bristle brush, and low pressure (under 100 p.s.i.) wash. Where mortar is missing or deteriorated it will be tuckpointed with mortar that matches the existing in strength, color, and profile. Any brick or stone that is missing or deteriorated beyond repair will be replaced with matching brick or stone. The steel window lintels will be cleaned and painted, any that are deteriorated beyond repair will be replaced to match the existing. Existing louvered vents will be replaced with flat metal panels painted a similar color to surrounding materials.

Activities Building (Bldg B)- The walls will be cleaned with a non-ionic detergent, a natural or synthetic bristle brush, and low pressure (under 100 p.s.i.) wash. Where mortar is missing or deteriorated it will be tuckpointed with mortar that matches the existing in strength, color, and profile. Any brick or stone that is missing or deteriorated beyond repair will be replaced with matching brick or stone. The steel window lintels will be cleaned and painted, any that are deteriorated beyond repair will be replaced to match the existing.

Number 4

Feature Windows, exterior doors

Date of Feature 1948, 1966

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name St. Matthew School and Bishop Donnelly Activities Buildi NPS Project Number 43123

Property Address 5970 Audubon (prev. 6000) and 5959 Whittier, Detroit, MI

Describe existing feature and its condition

School (Bldg A)- The windows above two entrances in the south section of the building have glass block windows with a cross design. The existing windows are hot rolled steel single-glazed factory windows with awning sash in fair to poor condition. The exterior glazing putty and sealant has failed, windows are rusting and deteriorated. Poor repairs over the years have exacerbated this condition. See attached report from Blackberry Systems. The exterior doors are either wood or metal in fair to poor condition, some are delaminating. Most have upper lights.

Activities Building (Bldg B) - The windows and doors are an early version of single-glazed aluminum windows that are partially a storefront system. The exterior glazing compound and sealant has deteriorated. The windows are anodized aluminum and are in fair condition. The front (east) and side (north) entrance has aggregate spandrel panels between the doors a windows above. See attached evaluation by Blackberry Systems.

Photo Numbers 24-48; 100-109

Drawing Numbers A.201-203-A;A.201-B;A.711-A&B;A.715-A&B

Describe work to feature

School (Bldg A) - The glass block windows will be cleaned and tuckpointed. It is proposed to replace the windows with Quaker H450 Series Fixed and Projected Windows (or equivalent). The windows will have clear 1" insulated glass and low-e and argon gas fill. The narrow line extruded frames will have a painted finish. The windows in the locker room addition (1959) will be enlarged for the new units. The entrance doors and frames will be repaired or if deteriorated beyond repair due to delamination, replicated to match the existing and painted. New hardware will be installed.

Activities Building (Bldg B) - It is proposed to replace the windows with Quaker E300/500 or M600 series (or equivalent) anodized aluminum windows with matching sightlines, dimensions, and profiles. The new windows will have clear 1" insulated glass and low-e and argon gas fill. The doors are proposed to be replaced with matching anodized aluminum and glass storefront doors. The aggregate spandrel panels will be cleaned and re-installed in the new storefront system.

Number 5	Feature Interior floors	Date of Feature 1948,1961,1966
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Describe existing feature and its condition

School (Bldg A)- The corridors, classrooms, cafeteria, and gymnasium have vinyl tile floors of varying types and ages. Some rooms have carpeted floors. The south entrance lobby has a terrazzo floor. The north entrance stair halls and landings have a ceramic tile floors, the stairs are concrete. The staircases in the south section of the building have metal structures with vinyl tile treads. The bleacher mezzanine of the gymnasium has concrete floors.

Activities Building (Bldg B) - The entrance lobbies and stair halls have ceramic tile floors at the first floor and vinyl tile at the second floor. The stairs have rubber treads. The corridors and classrooms have vinyl tile floors.

Photo Numbers 49-89;110-121

Drawing Numbers A.D.101-02-A&B;A.101-02-A&B;A.701-A&B

Describe work to feature

School (Bldg A) - Existing terrazzo and ceramic tile floors in the lobbies and stairs will be cleaned and repaired to match the existing. All existing vinyl tile and carpet will be removed to the substrate. The corridors will have carpet installed. The units will have LVT (not with a wood appearance), or carpet or sheet vinyl. The gymnasium will

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name St. Matthew School and Bishop Donnelly Activities Buildi NPS Project Number 43123

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have an LVT (not with a wood appearance), VCT, or sheet vinyl floor. The new rooms under the mezzanine may have carpet. No work will be done to the floors in the bleacher mezzanine.

Activities Building (Bldg B) - Existing ceramic tile floors in the stair halls/lobbies will be cleaned and repaired to match the existing. The vinyl tile flooring will be removed to the substrate. The corridors will have carpet. The units will have LVT (not with a wood appearance), or carpet, or sheet vinyl floors.

Number 6	Feature Interior walls	Date of Feature 1930,1948,1961,1966
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Describe existing feature and its condition

School(Bldg A) - The south and east entrance lobbies have unpainted brick walls, the north entrance lobbies have glazed block walls in the lower half and painted concrete block in the upper half. The two stairs in the 1948 portion have metal balusters and handrails. The stairs in the 1961 portion have glazed block sides. The corridors in the 1930 and 1948 portions of the building have glazed block in the lower half and painted plaster in the upper half. The corridors in the 1961 addition have glazed block in the lower half and painted concrete block in the upper half. In the 1961 portion there are windows at the top of the corridor walls into the classrooms. Built in lockers are only in the 1948 and 1961 portions. The gymnasium has glazed block at the bottom of the wall and painted concrete block above. There is a mezzanine with a steel structure and posts around three sides of the gym. The mezzanine has a pipe railing. There are added storage rooms under portions of the mezzanine with painted wood walls. The classrooms in the 1930 and 1948 portion have painted plaster walls with rubber baseboard trim. The 1961 classrooms have painted block walls with glazed block baseboard, in some rooms it has been painted or covered with rubber base. The 1930 classrooms have wood frame chalkboards and bulletin boards, the 1948 and 1961 classrooms have aluminum frame chalkboards. The 1948 portion has glaze block window sills, the other classrooms do not have window trim.

Activities Building (Bldg B)- The lobbies, stair halls, and corridors have glazed block at the bottom half of the wall and painted concrete block above. There are windows at the top of the corridor walls into the classrooms. There are no lockers. The classrooms have painted concrete block walls with a glazed block base. The windows have marble sills. The classrooms have aluminum frame chalkboards.

Photo Numbers 49-89;110-121 Drawing Numbers A.D.101-02-A&B;A.101-02-A&B;A.701-A&B

Describe work to feature

School (Bldg A)- The lobbies, stair halls, and corridors will be cleaned and the concrete block or plaster painted. Built in lockers will be removed and painted gypsum board panels installed in the openings, the frame around the opening will remain. The gymnasium walls will be painted. Under the mezzanine on the north side it is proposed to add rooms. The wall will be held back to just in front of the column line, and one room will have a glass wall to show through to the perimeter. It is proposed to add a community room at the west end of the gym. The walls around the community room will be between 8' and 9' tall, leaving the upper portion of the gym open to the remainder of the space. A new taller pipe railing will be added behind the existing pipe railing in the mezzanine. The cafeteria and locker rooms are proposed to be divided into units. The perimeter walls throughout the building are proposed to be furred in, insulated, with a painted gypsum board finish. Where there is a glazed block window sill the glazed block will be left exposed and a sill extension installed over the furred in portion of the

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wall. New walls in the units will be painted gypsum board. The classrooms with wood framed chalkboard/bulletin boards will have the frames retained in the bedrooms and living rooms of the units. The corridor side wall of the classrooms will be furred in and a new fire-rated wall constructed. In the 1961 section where there are windows into the corridor they will be walled over on the classroom side with a black finish facing into the corridor.

Activities Building (Bldg B)- The lobbies, stair halls, and corridors will be cleaned and the concrete block painted. The perimeter walls throughout the building are proposed to be furred in, insulated, with a painted gypsum board finish. New marble or cultured stone window sills will be installed. New walls in the units will be painted gypsum board. The corridor side wall of the classrooms will be furred in and a new fire-rated wall constructed. The windows into the corridor will be walled over on the classroom side with a black finish facing into the corridor.

Number 7	Feature Interior ceilings	Date of Feature 1948,1961,1966
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Describe existing feature and its condition

School (Bldg A)- The south entrance lobby has a plaster ceiling. The corridors, cafeteria, and classrooms have suspended tile ceilings, or acoustical tile attached directly to the ceiling. The gymnasium has a plaster ceiling. The bottom of the mezzanine is open metal and concrete.

Activities Building (Bldg B)- The lobby/stair hall has a painted plaster ceiling at the first floor and an acoustical tile ceiling at the second floor. The corridors and classrooms have acoustical tile ceilings.

Photo Numbers 49-89;110-121

Drawing Numbers A.D.101-02-A&B;A.101-02-A&B;A.701-A&B

Describe work to feature

School (Bldg A) - The existing plaster ceilings in the lobbies, stairs, and gymnasium will be cleaned, repaired as needed to match the existing, and painted. Where new rooms are being placed under the mezzanine an acoustical tile ceiling will be installed in those rooms. Corridors and units will have painted gypsum board ceilings. Within the classrooms the ceiling will be kept above the tops of the windows next to the perimeter walls. The kitchens and bathrooms will have lower ceilings to accommodate MEP systems above.

Activities Building (Bldg B) - The existing plaster ceilings in the lobbies and stairs will be cleaned, repaired as needed to match the existing, and painted. Corridors and units will have painted gypsum board ceilings. Within the classrooms the ceiling will be kept above the tops of the windows next to the perimeter walls. The kitchens and bathrooms will have lower ceilings to accommodate MEP systems above.

Number 8	Feature MEP, Sprinkler	Date of Feature unknown
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Describe existing feature and its condition

School (Bldg A)- There is functioning MEP but it is not adequate for the new use. There is a sprinkler system but is limited and not adequate for the new use.

Activities Building (Bldg B) - There is functioning MEP but it is not adequate for the new use. There is a limited sprinkler system but it is not adequate for the new use.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

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Photo Numbers 49-89;110-121 Drawing Numbers A.D.101-03-A&B;A.101-03-A&B

Describe work to feature

School (Bldg A) - New MEP and sprinkler systems will be installed throughout the building to accommodate the new use. Systems will be concealed behind finished wall and ceiling surfaces. Condenser units will be installed on the roof. They are about 30" tall and will be kept toward the center of the roof so they are not visible from the ground.

Activities Building (Bldg B) - New MEP and sprinkler systems will be installed throughout the building to accommodate the new use. Systems will be concealed behind finished wall and ceiling surfaces. Condenser units will be installed on the roof. They are about 30" tall and will be kept toward the center of the roof so they are not visible from the ground.

Add Item	Delete Item
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Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

January 6, 2023

Penny Dwoinen
City of Detroit Housing & Revitalization Department
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, MI 48226

RE: Section 106 Review of a CDBG-Funded Project Located at 5970 Audubon and 5959 Whittier in the City of Detroit, Wayne County, Michigan

Dear Mrs. Dwoinen,

Under the authority of the National Historic Preservation Act (NHPA) of 1966, as amended, and the “Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan...,” dated December 21, 2023, the City of Detroit has reviewed the above-cited project and has determined it to be an undertaking as defined by 36 CFR 800.16(y).

Based on the information submitted to this office on 12/22/2022, we have determined a Historic Property is located within in the Area of Potential Effects (APE) for this project. The buildings at **5970 Audubon and 5959 Whittier** eligible for listing on the National Register of Historic Places as part of the St. Matthew Church Complex and as part of the NRHP eligible Chandler Park Historic District. Therefore, per Stipulation V.B of the Programmatic Agreement (PA), the project shall be carried out in accordance with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking is exempt from review by SHPO’s archaeologist.

Additionally, the Housing & Revitalization Department has assumed HUD’s environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. As a standard protocol, an unanticipated discoveries plan will be utilized for this project.

This project has been given a **Conditional No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long at the following conditions are met:

- The work is conducted in accordance with the specifications submitted to the Preservation Specialist on 12/22/2022, and any changes to the scope of work for the project shall be submitted for review and approval prior to the start of any work, and
- The Final Historic Tax Credit Certification is provided to the Preservation Specialist.



**Housing and Revitalization
Department**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

Please note that the Section 106 Review process will not be complete until the above-mentioned conditions are met. If you have any questions, you may contact the Preservation Specialist at Ciavattone@detroitmi.gov.

Sincerely,

Tiffany Ciavattone
Preservation Specialist
City of Detroit
Housing & Revitalization Department



U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov

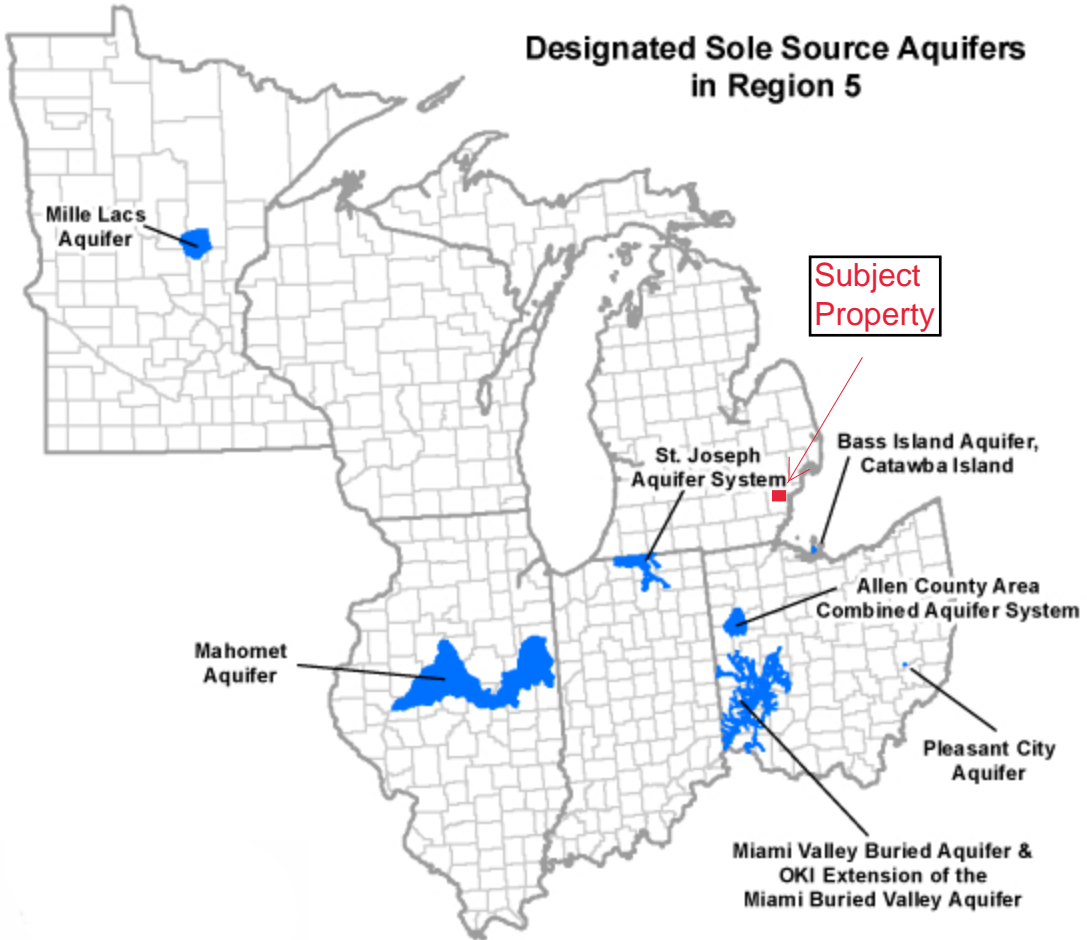
September 15, 2022

Wetlands

- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Lake
- Estuarine and Marine Wetland
- Freshwater Forested/Shrub Wetland
- Other
- Freshwater Pond
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

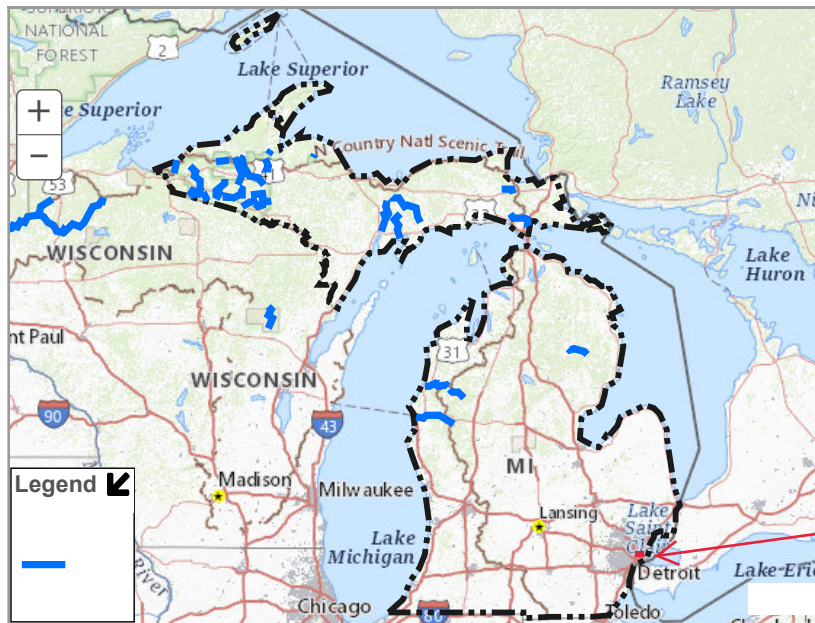
Designated Sole Source Aquifers in Region 5





MICHIGAN

Michigan has approximately 51,438 miles of river, of which 656.4 miles are designated as wild & scenic—just a bit more than 1% of the state's river miles.



Choose A State

Choose A River

Nourished by the fertile soils of the region, rivers of the Midwest explode with life, from great avian migrations to ancient fishes.

Subject Property

[+ View larger map](#)

- AuSable River
- Bear Creek
- Black River
- Carp River
- Indian River
- Manistee River
- Ontonagon River
- Paint River
- Pere Marquette River
- Pine River
- Presque Isle River
- Sturgeon River (Hiawatha National Forest)
- Sturgeon River (Ottawa National Forest)
- Tahquamenon River (East Branch)
- Whitefish River
- Yellow Dog River

EJScreen Report (Version 2.0)

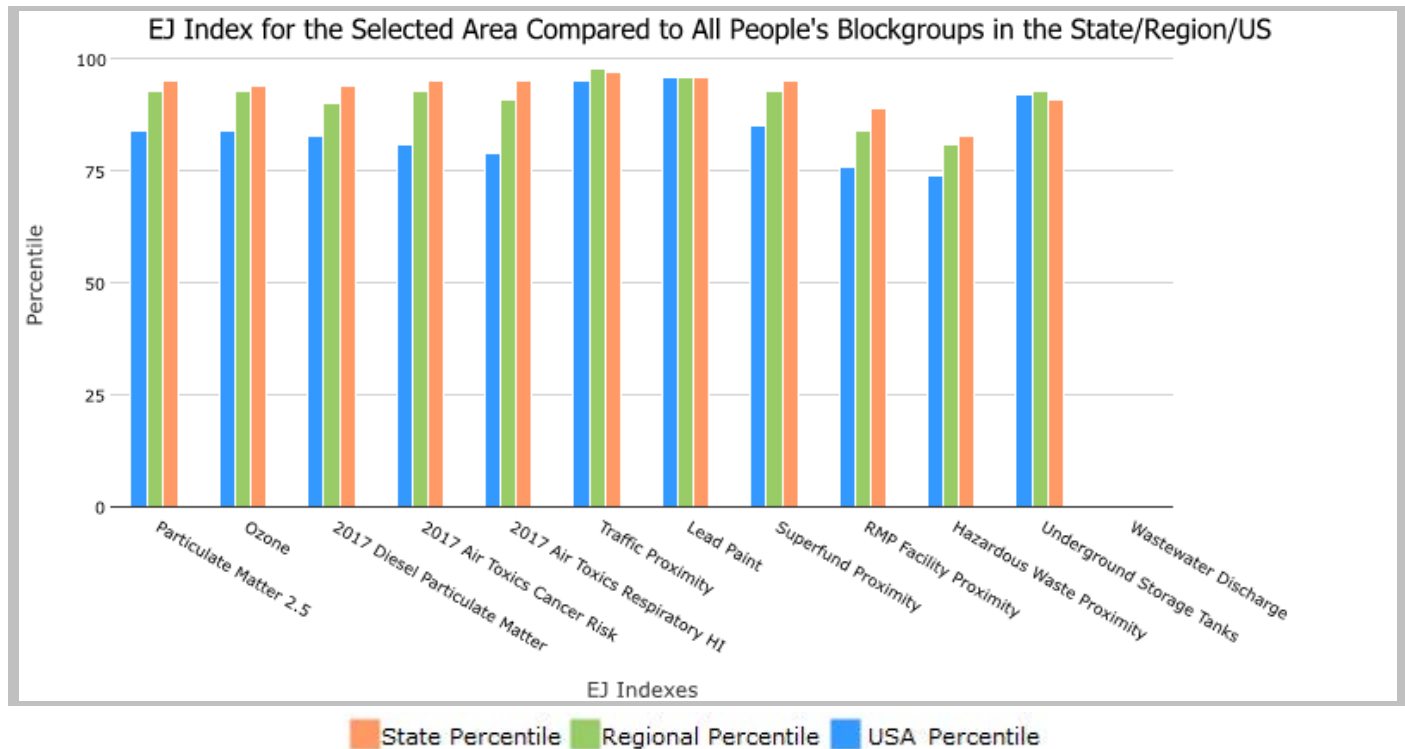
1 mile Ring around the Area, MICHIGAN, EPA Region 5

Approximate Population: 25,675

Input Area (sq. miles): 3.42

5970 Audubon Road

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
Environmental Justice Indexes			
EJ Index for Particulate Matter 2.5	95	93	84
EJ Index for Ozone	94	93	84
EJ Index for 2017 Diesel Particulate Matter*	94	90	83
EJ Index for 2017 Air Toxics Cancer Risk*	95	93	81
EJ Index for 2017 Air Toxics Respiratory HI*	95	91	79
EJ Index for Traffic Proximity	97	98	95
EJ Index for Lead Paint	96	96	96
EJ Index for Superfund Proximity	95	93	85
EJ Index for RMP Facility Proximity	89	84	76
EJ Index for Hazardous Waste Proximity	83	81	74
EJ Index for Underground Storage Tanks	91	93	92
EJ Index for Wastewater Discharge	N/A	N/A	N/A



This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

1 mile Ring around the Area, MICHIGAN, EPA Region 5

Approximate Population: 25,675

Input Area (sq. miles): 3.42

5970 Audubon Road



Sites reporting to EPA	
Superfund NPL	0
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	0

EJScreen Report (Version 2.0)

1 mile Ring around the Area, MICHIGAN, EPA Region 5

Approximate Population: 25,675

Input Area (sq. miles): 3.42

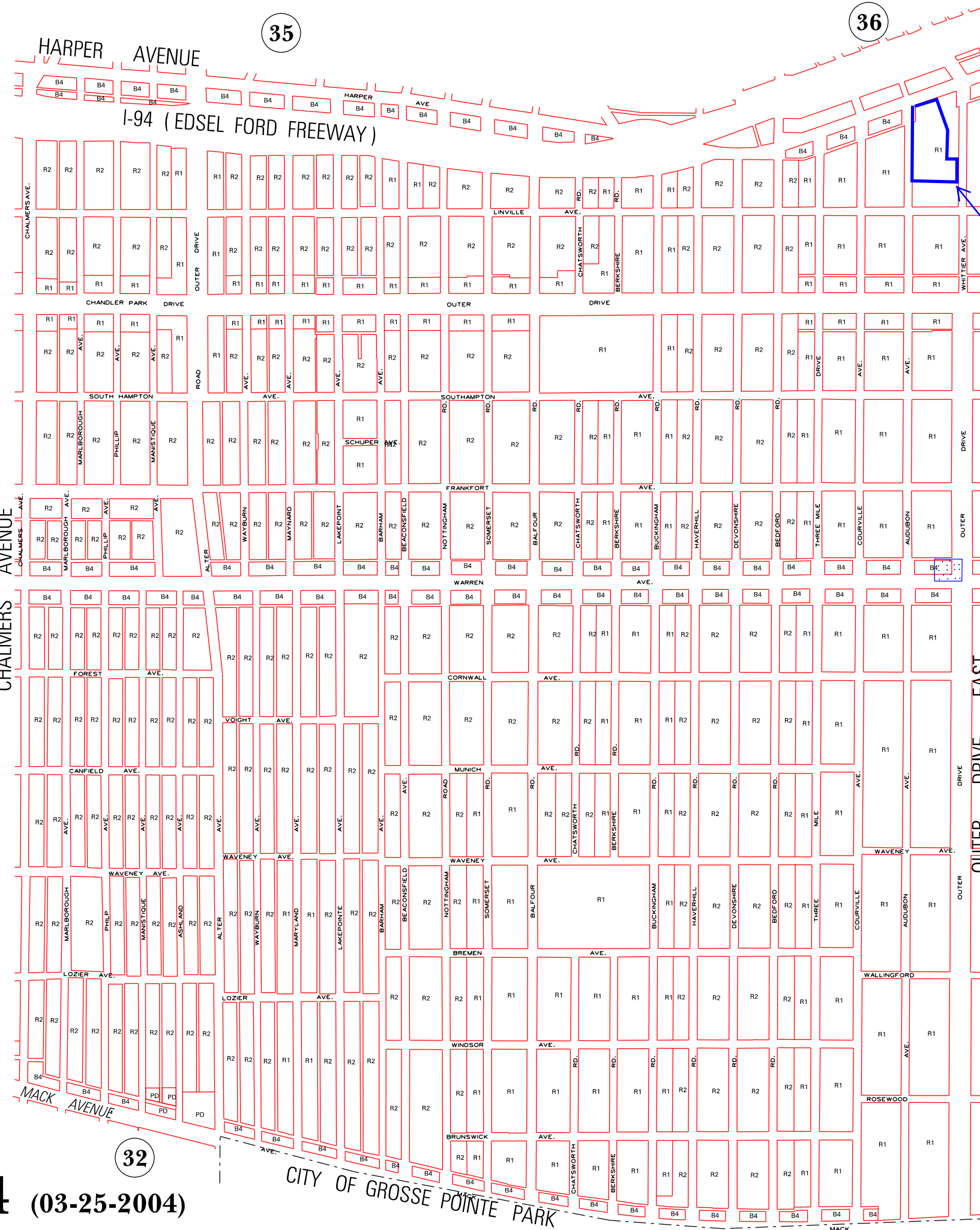
5970 Audubon Road

Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
Pollution and Sources							
Particulate Matter 2.5 ($\mu\text{g}/\text{m}^3$)	9.88	8.75	86	8.96	80	8.74	81
Ozone (ppb)	45.1	43.8	76	43.5	72	42.6	76
2017 Diesel Particulate Matter* ($\mu\text{g}/\text{m}^3$)	0.303	0.209	76	0.279	60-70th	0.295	60-70th
2017 Air Toxics Cancer Risk* (lifetime risk per million)	28	23	93	24	80-90th	29	70-80th
2017 Air Toxics Respiratory HI*	0.3	0.25	99	0.3	70-80th	0.36	<50th
Traffic Proximity (daily traffic count/distance to road)	2300	830	92	610	95	710	93
Lead Paint (% Pre-1960 Housing)	0.88	0.37	93	0.37	94	0.28	96
Superfund Proximity (site count/km distance)	0.11	0.15	71	0.13	73	0.13	70
RMP Facility Proximity (facility count/km distance)	0.31	0.53	61	0.83	46	0.75	49
Hazardous Waste Proximity (facility count/km distance)	0.5	1.1	46	1.8	38	2.2	44
Underground Storage Tanks (count/km ²)	8.9	7.3	72	4.8	83	3.9	87
Wastewater Discharge (toxicity-weighted concentration/m distance)	N/A	0.41	N/A	9	N/A	12	N/A
Socioeconomic Indicators							
Demographic Index	76%	28%	94	28%	95	36%	93
People of Color	93%	25%	94	26%	95	40%	91
Low Income	59%	32%	87	29%	89	31%	88
Unemployment Rate	13%	6%	89	5%	91	5%	91
Linguistically Isolated	0%	2%	65	2%	59	5%	45
Less Than High School Education	17%	9%	85	10%	83	12%	74
Under Age 5	8%	6%	75	6%	72	6%	70
Over Age 64	10%	17%	21	16%	24	16%	29

*Diesel particulate matter, air toxics cancer risk, and air toxics respiratory hazard index are from the EPA's 2017 Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. Cancer risks and hazard indices from the Air Toxics Data Update are reported to one significant figure and any additional significant figures here are due to rounding. More information on the Air Toxics Data Update can be found at: <https://www.epa.gov/haps/air-toxics-data-update>.

For additional information, see: www.epa.gov/environmentaljustice

EJScreen is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJScreen documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJScreen outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.



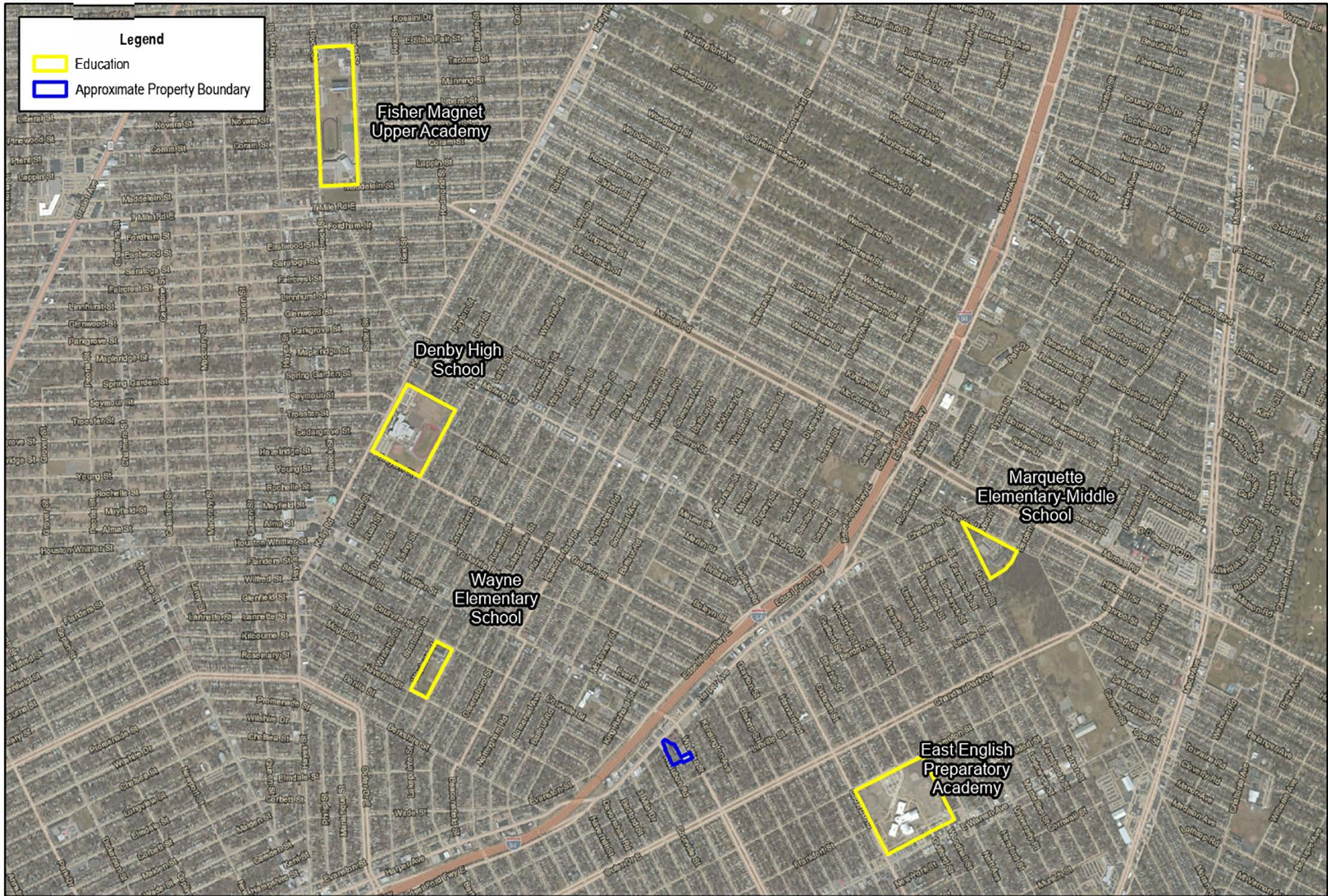
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32	xxx	xxx

Subject Property

34 (03-25-2004)

34

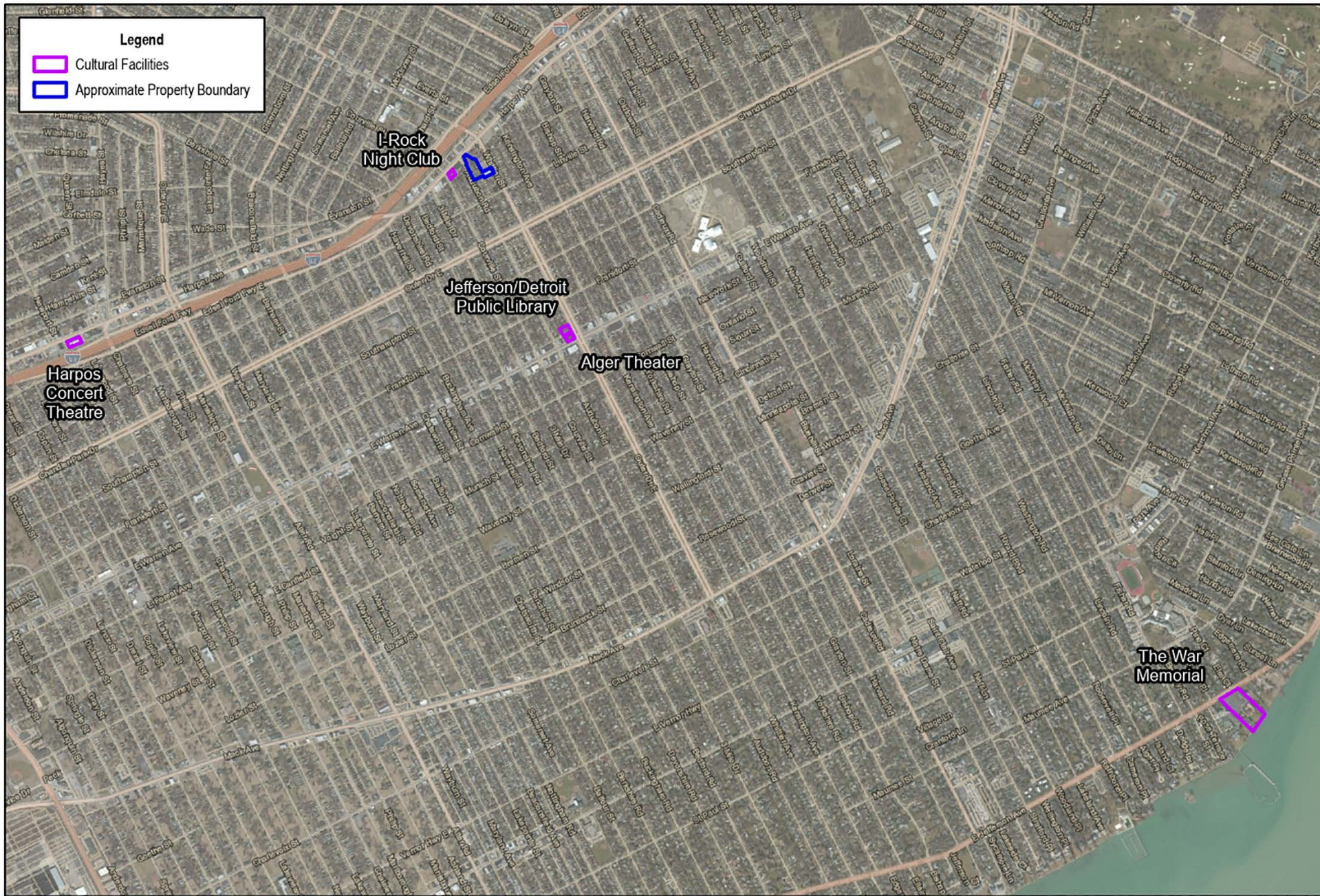
CITY OF GROSSE POINTE PARK



CCSEM St. Matthew

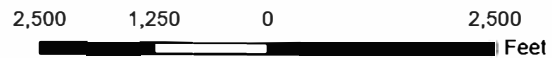
6021 Whittier Avenue,
Detroit, MI





CCSEM St. Matthew

6021 Whittier Avenue,
Detroit, MI



Created for: CCSEM St. Matthew LDHA, LP
Created by: RMH, October 20, 2022, ASTI Project 5-11685

EA Factors - Cultural Facilities

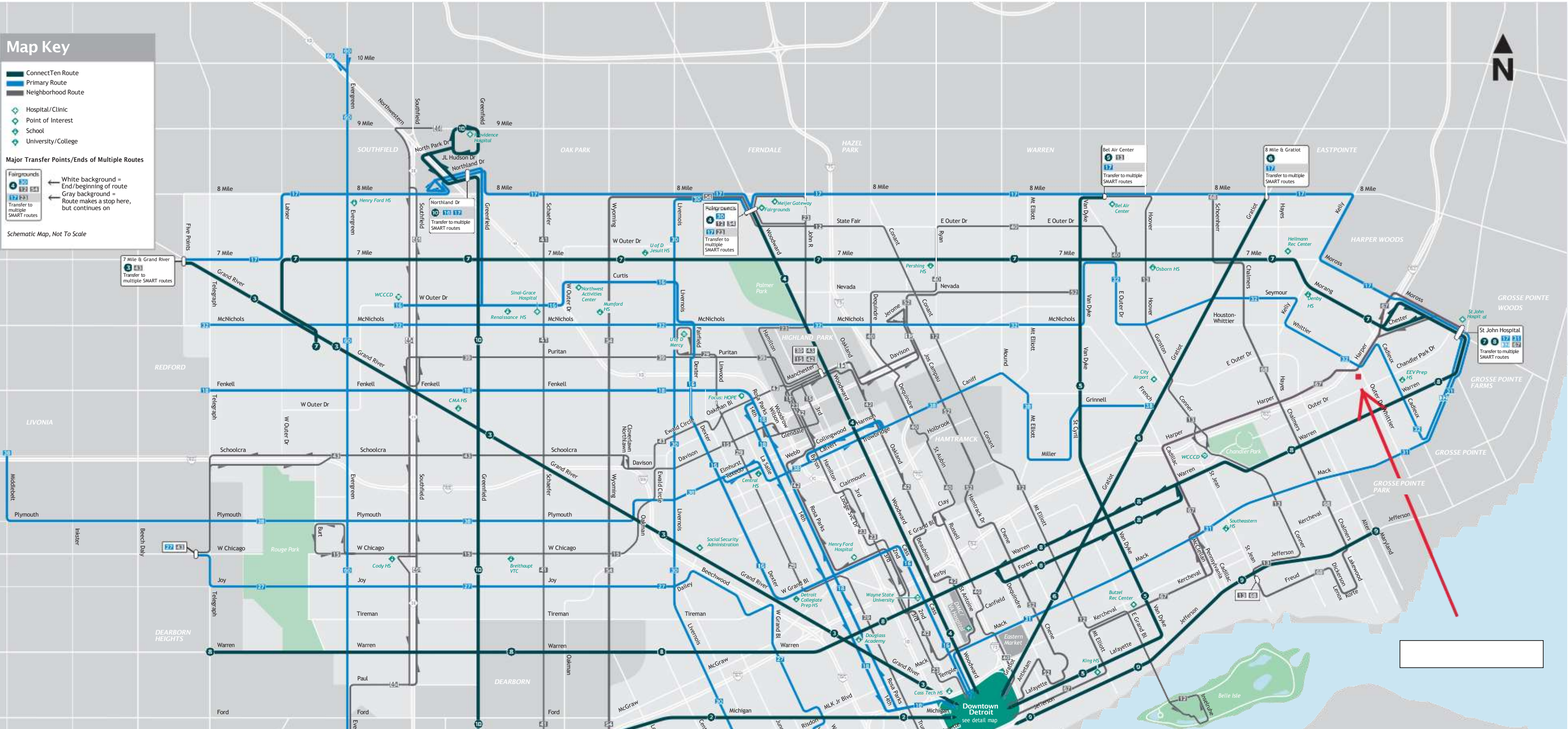
Map Key

- ConnectTen Route
- Primary Route
- Neighborhood Route
- Hospital/Clinic
- Point of Interest
- School
- University/College

Major Transfer Points/Ends of Multiple Routes

- White background = End/beginning of route
- Gray background = Route makes a stop here, but continues on

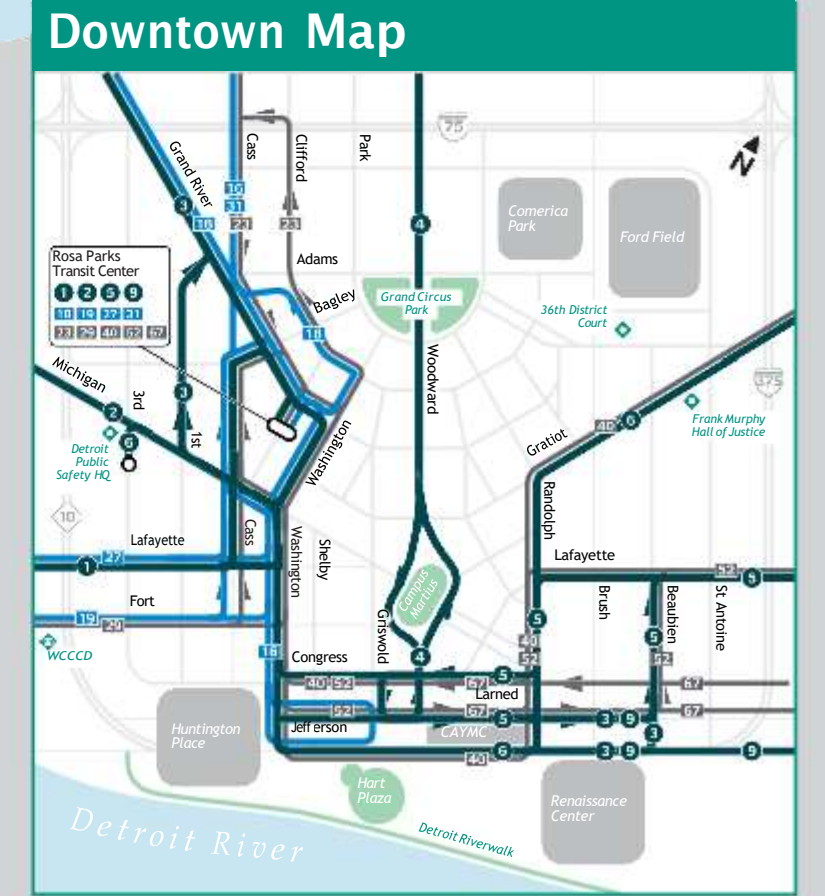
Schematic Map, Not To Scale



Routes

ConnectTen	Primary	Neighborhood
1 Vernor	16 Dexter*	12 Conant
2 Michigan	17 Eight Mile*	13 Conner
3 Grand River*	18 Fenkell	15 Chicago/Davison
4 Woodward*	19 Fort	23 Hamilton/John R
5 Van Dyke/Lafayette*	27 Joy	29 Linwood
6 Gratiot*	30 Livernois	39 Puritan
7 Seven Mile*	31 Mack	40 Russell
8 Warren*	32 McNichols	41 Schaefer
9 Jefferson	38 Plymouth	42 Mid-City Loop
10 Greenfield*	60 Evergreen	43 Schoolcraft
		46 Southfield #
		52 Chene
		54 Wyoming
		67 Cadillac/Harper
		68 Chalmers

* Denotes 24/7 route.
Denotes part-time route.



Contact DDOT

313.933.1300
detroitmi.gov/ddot

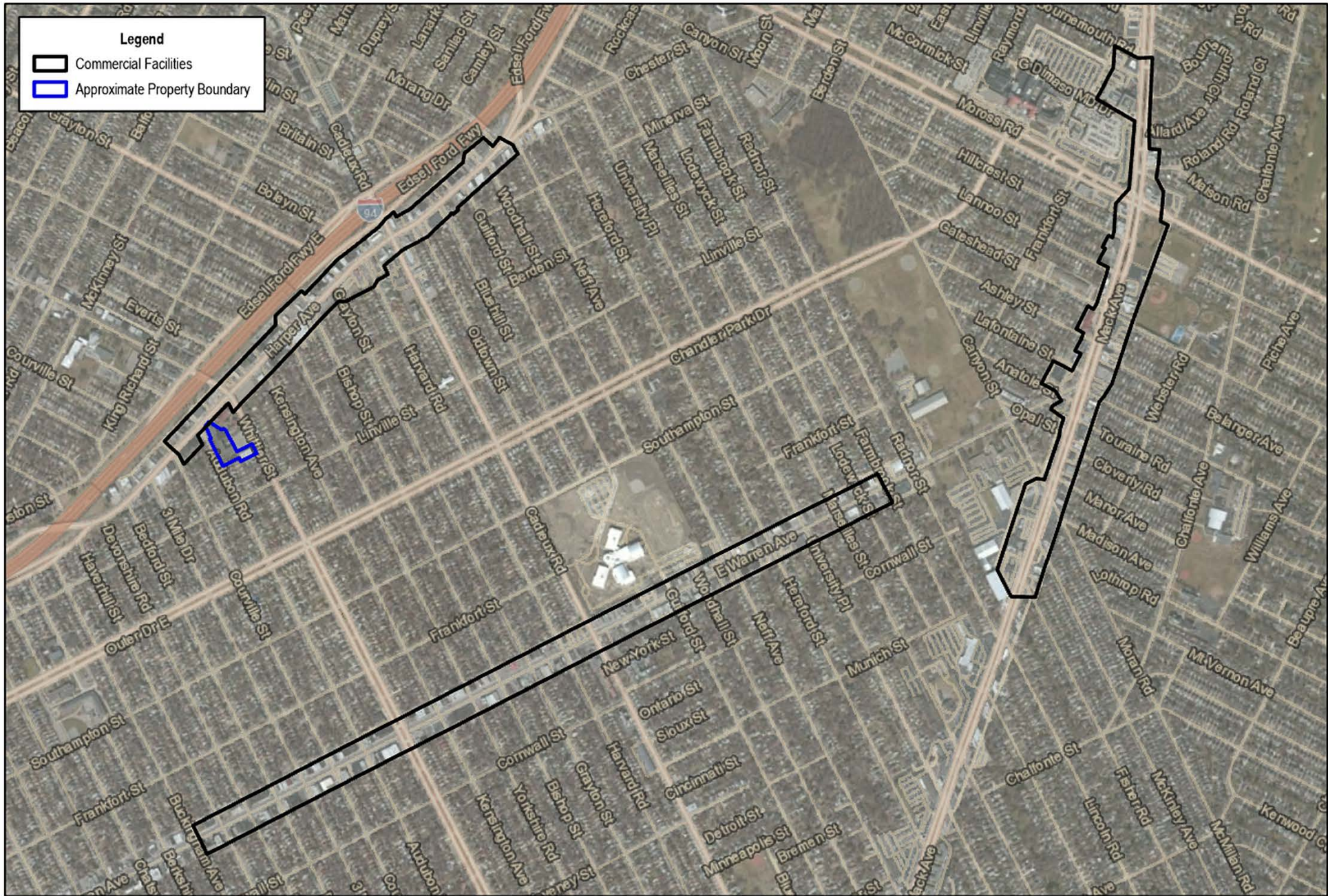
Detroit MetroLift
(ADA Paratransit Service): 313.208.7363

TDD & TTY Hearing-Impaired
Schedule Information: 7-1-1

The Detroit Department of Transportation (DDOT) operates its programs without regard to race, color, and national origin in accordance with Title VI of the Civil Rights Act. Persons who believe they have been aggrieved by any unlawful discriminatory practice under Title VI may file a complaint with DDOT.

For more information on DDOT's civil rights program, our obligations and procedures for filing a complaint, call Customer Service at (313) 533-1300; email DDOTTitle6@detroitmi.gov; visit our administrative office at 100 Mack, Detroit, MI 48201 or website at www.detroitmi.gov/ddot.

Schedules are available in braille, large-print and multiple languages. Contact DDOT Customer Service to request accessible-format materials.



CCSEM St. Matthews

6021 Whittier Avenue,
Detroit, MI



EXHIBIT 11
GREEN POLICY



Qualified Allocation Plan Green Policy

MSHDA Green Policy Certification

Project Name: CCSEM St. Matthew _____

Project Number (if applicable): _____

All projects applying for LIHTC must **select ONE of the green standards threshold requirements below** and clearly identify the applicable subcategory. The undersigned hereby certify that to the best of our knowledge the project will incorporate features that will allow the project to:

- Obtain an Enterprise Green Communities Certification for:
 - Mandatory Green Communities Criteria for New Construction *plus 40 optional points (threshold)*
 - Mandatory Green Communities Criteria for Moderate Rehab *plus 35 optional points (threshold)*
 - Mandatory Green Communities Criteria for Substantial Rehab *plus 35 optional points (threshold)*
 - Enterprise Green Communities Plus **(threshold + points)**
- Obtain an National Green Building Certification for:
 - NGBS Silver, Gold, or Emerald **(threshold)**
 - NGBS Green+ Zero Energy **(threshold + points)**
- Obtain a U.S Green Building Council rating for:
 - LEED Silver, Gold, or Platinum **(threshold)**
 - LEED Zero Energy **(threshold + points)**

To score an additional point, a project must select one of the above thresholds, as well as:

- Obtain a PHIUS+ Certification **(points)**

The undersigned hereby certify that the architectural plans, drawings and specifications, construction contracts, and other construction documents for the proposed project will include the amenities for which points are awarded. The undersigned shall certify the inclusion of the amenities identified in the referenced documents above within one year after issuance of the Reservation and the incorporation of these amenities into the project upon completion of construction. The undersigned owner and applicant hereby certify that the management agent has been informed that ongoing maintenance and management of the project will, when reasonably possible, incorporate the amenities for which points are awarded. The undersigned shall report any discrepancies between the tax credit application and the as-built project to the Michigan State Housing Development Authority.




Qualified Allocation Plan Green Policy

Failure to adhere to this certification may result in negative points in future applications, which may further result in suspension of a future project application, loss of tax credits in future applications, or other penalties.

OWNER:


CCSEM St. Matthew Limited Dividend Housing Association Limited Partnership

By: 

Paul Propson
Its: Authorized Signatory

APPLICANT:


Catholic Charities of Southeast Michigan

By: 

Paul Propson
Its: Authorized Signatory

ARCHITECT:

Fusco, Shaffer & Pappas

By: 

James Pappas, AIA
Its: Authorized Signatory

CONTRACTOR:

O'Brien Construction Company

By: 

Dave Vivio
Its: Authorized Signatory



SYSTEM MAP

Effective: August 9, 2021

(866) 962-5515 • smartbus.org

RideSMART-FAST.org

North Macomb Services
 Several transit services are available north of Hall Road to connect you to many Macomb County communities and SMART fixed routes.
 • SMART Connector service is a curb-to-curb, advance reservation service open to the general public. For more information or to schedule a ride, call (866) 962-5515
 • Locally operated Community Transit:
 • Richmond/Lenox EMS offers Community Transit and Assisted Medical Transportation: Call (586) 749-7713
 • STAR Transportation: Call (586) 752-9010
 • Shelby/Utica: Call (586) 739-7540

Subject Property

For the most up-to-date route and schedule information, customers should call (866) 962-5515 or visit smartbus.org. Need help planning your trip? Visit us on the web and let the SMART Trip Planner do it for you!

Legend

FAST
 FAST Gratiot
 FAST Woodward
 FAST Michigan

Fixed Route Service
 Main Corridor Route
 Main Corridor Peak Hour Route
 Community Route
 Crosstown Route
 Commuter Route
 Park & Ride Route
 Selected Trip
 New Haven/Chesterfield/Lenox Shuttle
 Shuttle Stop

On-Demand Service
 Flex
 QUICK CONNECT

Destinations
 Bike Trails
 Major SMART/Transit Hub
 Park & Ride Lot
 Medical Facilities
 Universities/Colleges
 MoGo System of on-demand bikes

For more information, see back of map.

On-Demand Services - Microtransit

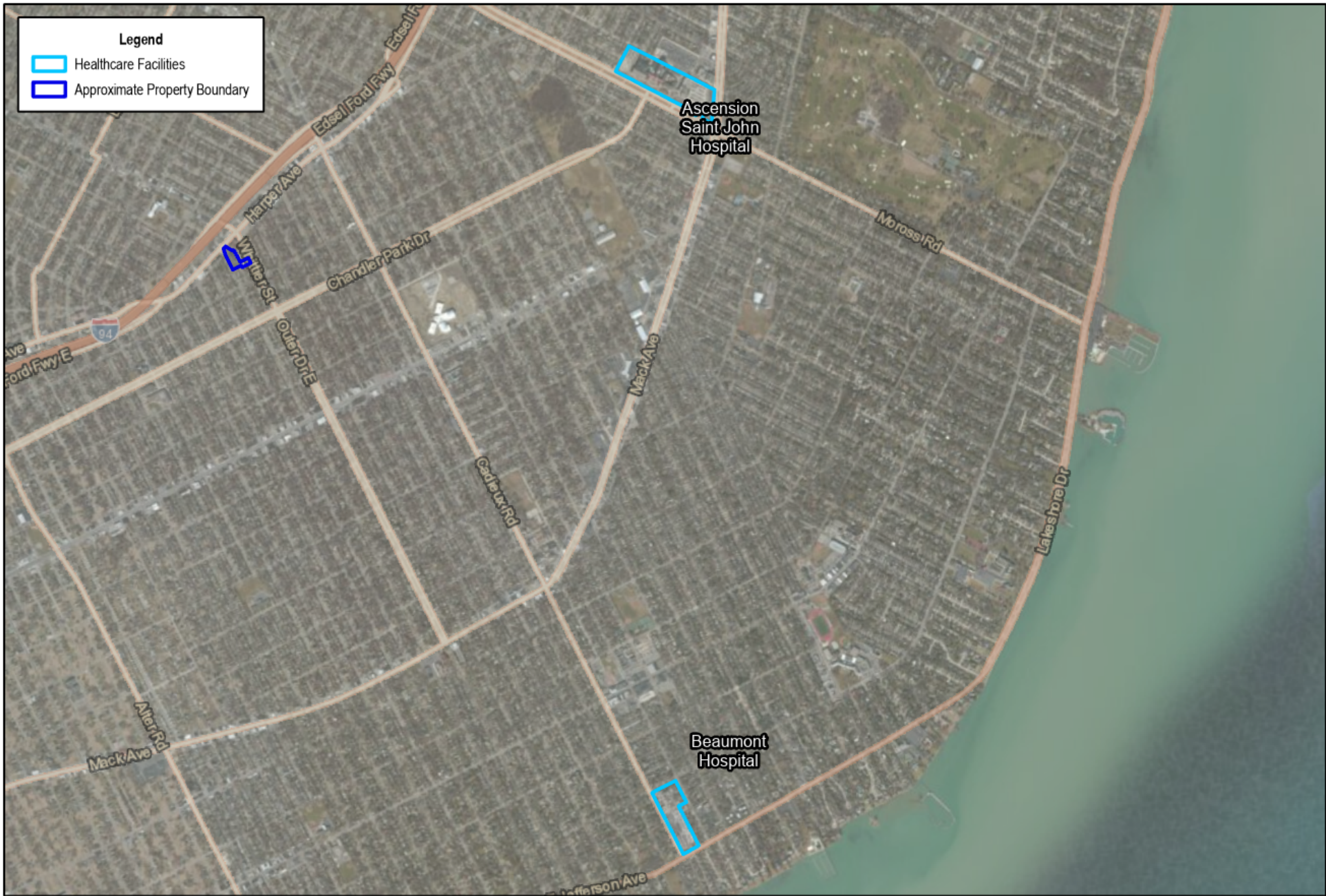
Download the SMART Flex App or the QuickConnect App to use these on-demand services.

Download on the App Store | GET IT ON Google Play

SMART Routes

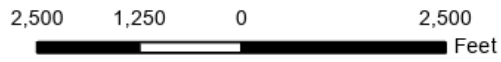
125 Fort Street / Eureka Road	420 Southfield	580 Harper
140 Southshore	430 Main Street / Big Beaver	610 Kercheval / Harper
160 Downriver	445 Maple & Telegraph Limited	615 Jefferson
200/210 Michigan Avenue Local	450 Woodward Local / Pontiac	620 Charlevoix
250 Ford Road	460 Woodward Local / Somerset	635 Jefferson Express
255 Ford Road Express	461/462 FAST Woodward	710 Nine Mile Crosstown
261 FAST Michigan	494 Dequindre	730 Ten Mile Crosstown
275 Telegraph	495 John R	740 Twelve Mile Crosstown
Taylor/Tel-Twelve Mall	510 Van Dyke Local	760 Thirteen Mile / Fourteen Mile Crosstown
280 Western Wayne Crosstown	515 Van Dyke Limited	780 Fifteen Mile Crosstown
305 Grand River	525 Groesbeck	790 Pontiac Crosstown
375 Telegraph	530 Schoenherr	796 Pontiac Perry / Opdyke
Old Redford / Pontiac	550 Garfield	805 Grand River P & R
400 Southfield / Orchard Ridge	560 Gratiot Local	830 Downriver P & R
405 Northwestern Highway	561/562/563 FAST Gratiot	851 W. Bloomfield / Farmington Hills P & R
415 Greenfield		

(866) 962-5515 M-F 6:30 a.m. to 6:00 p.m. Sat 7:30 a.m. to 4:00 p.m. • smartbus.org



CCSEM St. Matthews

6021 Whittier Avenue,
Detroit, MI



Created for: CCSEM St. Matthews LDHA, LP
Created by: RMH, October 20, 2022, ASTI Project 5-11685

EA Factors - Healthcare Facilities