U.S. Department of Housing and Urban Development
451 Seventh Street, SW
Washington, DC 20410
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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Minock-Park-Place

HEROS Number: 900000010413275

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

RE Preparer: Kim Siegel

State / Local Identifier: Detroit, MI

Certifying Officer: Julie Schneider

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable): PM Environmental

Point of Contact: Jackie Schafer

Project Location: 19505 Grand River Avenue, Detroit, MI

Additional Location Information:
19505 Grand River Avenue and 15844 Auburn Street, Detroit, Michigan

Direct Comments to: Penny Dwoinen, Environmental Review Officer, City of Detroit
dwoinenp@detroitmi.gov.

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

The new project includes demolition and new construction of a mixed-use retail and residential project along and adjacent to the Grand River Ave corridor. The project will be comprised of a 4-story building with first floor retail and senior residential on floors two through four. The 4-story new construction will consist of 42 units, 36 one-bedroom, one-bathroom units and 6 two-bedroom, one-bathroom units. This building will also have commercial space (5,400 sq ft) on the first floor, as well as management offices and community spaces. The existing vacant former restaurant at 19505 Grand River Ave will be demolished to construct the building, and the existing single-family dwelling at the adjacent 15844 Auburn St will be demolished to construct a parking lot to meet the on-site parking requirements for the mixed-use project. The sponsor currently owns the property. This review is for $614,727.36in HOME 2020, $585,272.64 in HOME 2021, $738,551.53 in HOME 2022, and $2,500,000 in Community Project Funds. This review is valid for five years.

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

The proposed project will provide additional Low-Income Housing Tax Credit (LIHTC) multifamily residential units approximately ten miles northwest of downtown Detroit. All units will be LIHTC restricted to households with incomes up to 60 % of the Area Median Income or less. Ongoing demolition and obsolescence of existing rental housing in the area will fuel demand for the property long term. Based on the demand, the property will adequately serve the area. The location is considered attractive to the targeted tenants; single-family residential is located to the immediate south of the site, providing precedent for residential use in the immediate area. A copy of the Market Study is included as Attachment 3B. An average of about 46% of individuals within one mile of the property live below the poverty line. Approximately 40% of area residents rent apartments or homes. Housing and support services for low-income individuals are needed in this area of Detroit. The proposed project will target low-income family households with a maximum allowable income of $45,480 based on a one to three-person renter household.

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

The existing vacant restaurant building contains 2,504 square feet and was constructed in 1972. Prior to being occupied by a restaurant, the property was residential and a gasoline dispensing station was present from the 1940s to the 1970s. The existing residential dwelling contains 890 square feet and was constructed in 1939. To the immediate south of the site are single-family homes in generally good to moderate condition. To the west is Orson's Collision and to the east is a Comerica Bank--both of these buildings are in good to excellent condition. To the north across West Grand River Avenue is light commercial including Grand River Health Care. Commercial fronting along West Grand River to the northwest and southeast is in

generally moderate to good condition. Farther removed from the subject are residential areas to the west, south and east with commercial fronting along Grand River Avenue. Finally, the downtown Detroit area is located a short distance to the southeast, easily accessible via Grand River Avenue. Initial stages of the Grandmont Rosedale Park Collective are located just to the southeast and are undergoing renovation currently. If the project is not completed, the site is likely to remain vacant and will not meet the housing needs of the area. Additionally, revitalization may be stalled to the area beyond the property.

Maps, photographs, and other documentation of project location and description:
3B - Market Study.pdf
2 - Figure 1 and 2.pdf
1 - Site plans.pdf
3 - Site photos(1).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:
ED - Minock Park Place.pdf

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
B-23-CP-MI-0798	Community Planning and Development (CPD)	Community Project Funding (CPF) Grants	$2,500,000.00
M20MC260202	Community Planning and Development (CPD)	HOME Program	$614,727.36
M21MC260202	Community Planning and Development (CPD)	HOME Program	$585,272.64

M22MC260202	Community Planning and Development (CPD)	HOME Program	$738,551.53

Estimated Total HUD Funded, Assisted or Insured Amount: $4,438,551.53

This project anticipates the use of funds or assistance from another federal agency in addition to HUD in the form of:

Estimated Total Project Cost [24 CFR 58.2 (a)(5)]: $22,322,696.00

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	☐ Yes ☑ No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The property is located approximately 9.4 miles south of Oakland Tory Airport, approximately 11.1 miles west of the Coleman A. Young Municipal Airport, approximately 11.9 miles northeast of the Canton Plymouth Mettall Airport, and 13 miles north of the Detroit Metropolitan Airport. The project is in compliance with Airport Hazards requirements. Source documentation is included as attachment 4.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	☐ Yes ☑ No	Review of the John H. Chafee Coastal Barrier Resources System Map and the U.S. Fish and Wildlife Service online Coastal Barrier Resource Mapper, documents the subject property is not located within a designated coastal barrier boundary. Source

		documentation is included as attachment 5.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	☐ Yes ☑ No	According to a Federal Emergency Management Agency (FEMA) floodplain map, dated February 2, 2012 (Panel No. 26163 C0100 E), the subject property is not located within the 100-year flood zone. PM did not observe any sensitive ecological areas on the subject property, including potential wetlands, during the site reconnaissance. Furthermore, topographical features present in the subject property area are not representative of a flood plain. Source documentation is included as Attachment 6.
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	☐ Yes ☑ No	According to the July 2023 Michigan National Ambient Air Quality Standards (NAAQS) Attainment Status Map, published by the Michigan Department of Environment, Great Lakes and Energy (EGLE) Air Quality Division (AQD), the entire State of Michigan is currently an attainment area for carbon monoxide, nitrogen dioxide, lead, and particulate matter. Wayne County is currently in attainment/maintenance for ozone and a portion of Wayne County is in non-attainment for sulfur dioxide. The Project was reviewed by Michigan Environment, Great Lakes, and Energy (EGLE) for conformance with the State Implementation Plan (SIP). EGLE determined the Project should not exceed the de minimis levels included in the federal general conformity requirements and therefore, does not require a detailed conformity analysis. Source documentation is included as attachment 7.
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	☐ Yes ☑ No	Review of the Wayne County Coastal Zone Management map and the Coastal Zone Management Area map documents the subject property is not

		located within a designated Coastal Zone Management area. Source documentation is included as attachment 8.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	☑ Yes ☐ No	No high pressure buried gas lines are located within 1,000 feet. Per the HUD CPD-23-103 Policy for Addressing Radon, the City of Detroit has elected to follow Consideration III A ii. 3) Scientific Data Review to determine whether the project site is located in an area that has average documented radon levels at or above 4 pCi/L. The HRD has collected radon samples throughout the City of Detroit. According to the HRD Indoor Radon Map, the City is in a geographic area with radon under the levels suggested for mitigation. Since Nov 2023, fifty-nine tests were taken throughout the City. The average results of the tests are 0.74 pCi/L. Based on the samples taken in the City and the results averaging under 4 pCi/L, no additional testing is required. A Pre-Demo ACM Survey was completed for the restaurant (19505 Grand River Ave) on January 15, 2024. Asbestos was identified in burnt orange nine inch by nine inch tiles and associated mastic (approximately 380 square feet), a light heat shield, and gold nine inch by nine inch floor tiles and associated mastic (approx 355 square feet). A Pre-Demolition ACM Survey was completed for the dwelling (15844 Auburn St) on May 3, 2024. Asbestos was identified in teal nine inch by nine inch floor tiles (20 square feet), tan exterior caulk (375 linear feet), light gray exterior caulk (115 linear ft), white exterior door caulk (20 linear feet). The current dwelling and garage at 15844 Auburn St were constructed in 1939. The billboard was removed between 1940 and 1949 and a gasoline dispensing station constructed in the NE portion of 19505 Grand River

		Ave. The original gasoline dispensing station building was demolished and replaced with a larger gasoline service station building between 1956 and 1961, which was demolished between 1967 and 1972 when the current commercial building was constructed. The current commercial building was occupied by restaurants from construction until 2012 and has been vacant since that time. A 2019 subsurface investigation documented soil analytical results identified concentrations of chromium above Part 201 Residential DWP CC in the northwestern portion of the property and below the central portion of the current building. Concentrations of 1,2,4-TMB and naphthalene were detected above Part 201 GSIP CC in the northern-central portion of the property. Additionally, the concentrations of 1,2,4-TMB and naphthalene are above the current Part 201 VIAP screening levels. Groundwater analytical results identified a concentration of dissolved lead above Part 201 GSI CC in the northern-central portion of the property. No concentrations of chlorinated solvents were detected in the northern portion potentially associated with the north adjoining dry cleaner. A BEA dated May 22, 2019, was completed on behalf of GRDC. A geophysical survey detected two anomalies in the northern portion of 19505 Grand River Ave that were consistent with the measurements commonly associated with buried metal. Further investigation was recommended. Phase I ESAs were completed in 2021 and 2023, which documented RECs associated with known contamination; lack of assessment of the west-central portion of 19505 Grand River Ave in the

		potential area of former dispenser islands; lack of assessment of potential USTs; and the potential migration of contamination from off-site sources (north and west adjoining operations). Additional subsurface investigations were completed in Jan 2024 to further assess known contamination and delineation objectives, which documented analytical results documented lead and PNAs in groundwater above applicable criteria. Based on the identified contamination in 2019 and 2024, a BEA was completed. A GPR survey was conducted verify the presence and location of the anomalies identified during completion of the previous geophysical survey investigation in 2019. Two anomalies were identified. A Response Activity Plan was prepared and submitted to EGLE and was approved in July 2024.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	☐ Yes ☑ No	"The U.S. Fish and Wildlife service provided information on locations of threatened and endangered species for the Project. In addition, a review using the U.S. Fish and Wildlife Service IPAC online system was completed. Species listed for Wayne County include: the Indiana Bat, Northern Long-eared bat, Tricolored Bat, Rufa Red Knot, Eastern Massasauga, Northern Riffleshell, Monarch Butterfly, and the Eastern Prairie Fringed Orchid. None of the state-listed threatened or endangered species were observed at the property. No federally listed threatened or endangered species or unique features are present at the Project and no Critical Habitats are present. The subject property and/or general area have been developed since at least the 1900s. Given this, the Project does not appear to have an adverse effect on an endangered/threatened species or

		critical habitat. Source documentation is included as attachment 15."
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	☐ Yes ☑ No	"Review of reasonably ascertainable standard and other historical sources, and site observations, have not identified the current and historical presence of aboveground storage tanks (ASTs)/55-gallon drum storage on the property. In accordance with HUD's Guidebook entitled ''Siting of HUD-Assisted Projects Near Hazardous Facilities'' (hereafter ''Guidebook''), PM searched a one-mile radius around the subject property for ASTs containing flammable materials. No ASTs were identified. Source documentation included as attachment 16."
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	☐ Yes ☑ No	Review of the USDA Web Soil Survey indicates this Project does not affect any prime or unique farmland. The subject property is located within an ''urbanized'' area. Therefore, the Project is not subject to the statutory or regulatory requirements. Source documentation included as attachment 17.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	☐ Yes ☑ No	According to a Federal Emergency Management Agency (FEMA) floodplain map, dated February 2, 2012 (Panel No. 26163 C0100 E), the subject property is not located within the 100-year flood zone. PM did not observe any sensitive ecological areas on the subject property, including potential wetlands, during the site reconnaissance. Furthermore, topographical features present in the subject property area are not representative of a flood plain. Source documentation is included as Attachment 18.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	☐ Yes ☑ No	Based on Section 106 consultation the project will have No Adverse Effect on historic properties. Conditions: None. Upon satisfactory implementation of the conditions, which should be

		monitored, the project is in compliance with Section 106.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	☑ Yes ☐ No	"A desktop noise assessment was completed, which utilized two Noise Assessment Locations (NALs) - NAL #1 (northwestern corner of the proposed building) and NAL #2 (southeastern corner of the proposed building). The combined DNL for NAL #1 was 74 decibels and the DNL for NAL #2 was 68 decibels, which is Normally Unacceptable. The ""Normally Unacceptable"" noise zone includes community noise levels from above 65 dB to 75 dB. Approvals in this noise zone require a minimum of 5 dB additional sound attenuation for buildings having noise-sensitive uses if the day-night average sound level is greater than 65 dB but does not exceed 70 dB, or a minimum of 10 dB of additional sound attenuation if the day-night average sound level is greater than 70 dB but does not exceed 75 dB (HUD generally gives a 1 dB variance up to 76 dB). If an award is received, the User will provide a Sound Transmission Classification Assessment Tool (STraCAT) analysis in accordance with MSHDA requirements for NAL #1 and #2. The interior standard is 45 dB. The project architect completed attenuation documentation for the project including HUD Figure 19. The documentation indicates that interior attenuation to acceptable levels (45 dB) will be achieved for each unit type through use of the proposes building construction materials. Source documentation is included as attachments 22-23. "
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	☐ Yes ☑ No	There are no sole source aquifers located in Detroit or Wayne County. Source documentation is included as Attachment 24.

Wetlands Protection Executive Order 11990, particularly sections 2 and 5	☐ Yes ☑ No	PM did not observe any wet areas potentially associated with wetlands on the subject property during the site reconnaissance. In addition, review of the National Wetlands Inventory (NWI) Maps from the U.S. Fish and Wildlife Service and the EGLE Wetlands Map Viewer, did not identify any wetlands on the subject property. Any construction activities proposed in a wetland (regulated or unregulated) or in a 100-year flood plain area or where site contamination cannot be effectively remediated or mitigated are strongly discouraged and may be prohibited from the use of federal funds. Source documentation is included as attachment 25.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	☐ Yes ☑ No	The National Wild and Scenic Rivers System map (maintained and managed by the Bureau of Land Management, National Park Service, U.S. Fish and Wildlife Service and U.S. Forest Service) were reviewed to determine if the subject property is within a designated wild and scenic river area. There are no wild or scenic rivers located within the City of Detroit or Wayne County. Source documentation is included as attachment 26.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	☐ Yes ☑ No	This Project will not have a disproportionately high adverse effect on human health or environment of minority populations and/or low-income populations. The building will serve the community and beyond. The project is in the City of Detroit, which is made up of 87% ethnic minorities. The project will improve the ascetics of the area and will attract more residents to the community. No persons will be displaced due to this Project. The Project is in compliance with Executive

		Order 12898. Source documentation is included as attachment 27.

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 Project is not anticipated to impact urban design and will be compatible with surrounding land uses. This development is compatible with the City's goals for residential development and will have a positive impact on the area within which it exists. The proposed development activities are anticipated to help revitalize the area immediately surrounding the project. The Project is not anticipated to impact the urban impact and be compatible with surrounding land uses. The surrounding land is zoned multi-family, single-family and commercial. The proposed project is compatible with the surrounding land use. A copy of the zoning map is included as Attachment 28.''	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	''According to the NRCS website there are two soil types mapped for the site - Kibbie-Urban land complex, 0-4 percent slopes and Urban land-Riverfront complex, 0-4 percent slopes. The soil is suitable for new construction based on the project soil survey and the Wayne County Soil Survey. A copy of the soil survey is included as Attachment 29. Land within the project area is generally flat. According to the Detroit Quadrangle 7.5-minute Topographic Map, the site falls into the 630 feet contour. There was no visual	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		evidence of slides or slumps on the subject property. Except for grading during active redevelopment and construction activities, there are no anticipated changes in slope, erosion, or drainage patterns. Storm water runoff at the project site will enter off-site catch basins in the road right-of-way. The Project is not located near an erosion sensitive area and will not create slopes. The proposed grading work at the site will allow for very little erosion.''	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	''The Project is not adversely affected by onsite or off-site hazards or nuisances. There will be adequate onsite lighting and parking for visitors. The proposed project is not anticipated to be a noise generator once completed. The proposed project will temporally generate noise during construction hours. No adverse effects are anticipated concerning hazards and nuisances. The area is already served by electrical and gas utilities provided by DTE Energy. There is adequate capacity to serve the new construction buildings. The project site will incorporate energy efficient appliances, building/construction materials, and lighting/fixtures. The Project will meet current state and local codes concerning energy consumption. ''	
SOCIOECONOMIC			
Employment and Income Patterns	1	The proposed project will have a temporary increase in construction positions. The proposed project is anticipated to generate multiple permanent full?time positions within the retail/commercial ground floor spaces. 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.	
Demographic Character Changes / Displacement	2	The proposed project will somewhat increase the population density of the area. However, the proposed project is not	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		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	This Project will not have a disproportionately high adverse effect on human health or environment of minority populations and/or low-income populations. The building will serve the community and beyond. The project is in the City of Detroit, which is made up of 87% ethnic minorities. The project will improve the ascetics of the area and will attract tourists to the community. No persons will be displaced due to this Project. The Project is in compliance with Executive Order 12898. Source documentation is included as attachment 30.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	There are several schools nearby the property (within 15-20 minutes walking minutes). Cooke S.T.E.M. Academy (18800 Puritan Avenue) is located approximately 15 minutes northeast (0.5 miles) and Christ the Kink School (16800 Trinity Street) is located approximately 20 minutes northwest (1.0 miles). Additional schools are located approximately 1 to 2 miles from the property. No educational facilities are anticipated to be adversely affected. There are numerous cultural facilities nearby the property. Some to the nearby cultural centers include the Redford Theater (17360 Lahser Road); MAREKANi (15105 Pinehurst Street); and City Culture (16155 Meyers Road). No cultural facilities are anticipated to be adversely affected by the proposed project. Maps of nearby schools and cultural centers are included as Attachment 31.	
Commercial Facilities (Access and Proximity)	2	There several nearby commercial corridors near the property, mainly located along Grand River Avenue. Restaurants, retail shopping, theaters, etc. are present. The proposed development may be beneficial	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		attracting more visitors to the property and surrounding commercial facilities. A map of nearby commercial facilities is included as Attachment 32.	
Health Care / Social Services (Access and Capacity)	2	The nearest hospital to the property is DMC Sinai Grace Hospital (6071 Outer Drive W) located approximately 3.3 miles east. Additional medical centers are located within several miles of the property. Get Well Urgent Care (19335 Grand River Avenue) is located approximately 0.2 miles southeast. The proposed project is not anticipated to have an adverse effect on healthcare services in the area. There are several social services near the property, including: Clear Intervention (19304 Grand River Avenue) located approximately 0.3 miles east; Living Above Mediocre Expectations (18701 Grand River Avenue) located approximately 0.5 miles southeast; Mission Prevention Education (1500 Southfield Freeway) located approximately .7 miles southeast; Department of Human Services (17455 Grand River Avenue) located approximately 1.2 miles southeast; and Helping Hands (Murray Hill Street) located approximately 1.9 miles east. No social services are anticipated to be adversely affected by the proposed project. Maps for nearby hospitals and social services are included as Attachment 33.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	The proposed project will be serviced by a private contractor for solid waste during construction and after completion. No adverse effects are anticipated concerning solid waste and recycling through the proposed project.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The waste water and sanitary sewers connected to the property are serviced by the City of Detroit: Water and Sewage Department. The existing buildings and proposed building will have the capacity and are or will be connected to the sanitary sewers of the City of Detroit.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Water Supply (Feasibility and Capacity)	2	The property's water supply is serviced by the City of Detroit: Water and Sewage Department. The existing buildings are connected to municipal water and the proposed building will be connected to the Detroit water system. New water service lines will be installed for the new construction. No adverse effects on the water supply are anticipated through the proposed project.	
Public Safety - Police, Fire and Emergency Medical	2	The 8th Precinct Detroit Police Department station (21555 McNichols Street) which is located approximately 1.2 miles northwest. The Detroit Fire Department provides fire and emergency medical services to the property with the nearest Fire Department (16825 Trinity Street; Engine 54 Ladder 26 Medic 4) located approximately 0.9 miles northwest. No adverse effects are anticipated through the proposed project on public safety services. Maps of nearby police stations and fire departments are included as Attachment 34.	
Parks, Open Space and Recreation (Access and Capacity)	2	Grand Parklet is located approximately 0.2 miles northwest. Additional parks including: Kelley Playground, James T. Hope Playfield Park, Outer Drive-Burgess, and Stoepel Park are located within 1.5 miles of the property. A map of nearby parks is included as Attachment 35.	
Transportation and Accessibility (Access and Capacity)	2	Routes 3, 18, 39, 46, and 60 of the City of Detroit Department of Transportation (DDOT) have stops near the subject property. Route 3 has a stop approximately 300 feet northwest of the subject property. The proposed development may be beneficial for the DDOT and SMART transit systems. Grand River Avenue is a main through fair into the City of Detroit. Additionally, the property is near the Southfield Freeway providing main transportation corridors for property access. No adverse effects on transportation are anticipated through the proposed project.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	There are no unique natural features or water resources present on the property. The proposed project will add to the attractiveness of the area. 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 property. Additionally, the 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			
Climate Change	2	The property is not located within a flood zone and located inland in the City of Detroit and Wayne County, Michigan. Review of the FEMA National Risk Index indicates Wayne County is in a high risk for cold waves, heat waves, lightening, riverine flooding, strong winds, winter weather and tornados; moderate risks of ice storms and landslides; and low risk for coastal flooding, earthquake, hail, hurricanes, and wildfires. There is no calculated risk factors for drought. The area surrounding the property 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 may increase density of the public transportation, which will help encourage more sustainable living situation and lower carbon footprint for Detroit residents. Additionally, with the construction of the building, it will offer safe housing and shelter from the high and moderate risk factors. The proposed project	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		is not anticipated to have an adverse impact on climate change. A copy of the risk index is included as Attachment 37.	
Energy Efficiency	2	The property's electrical and gas utilities are serviced by DTE Energy. The project will include energy efficient fixtures, appliances, equipment, etc. The proposed project is not anticipated to have an adverse impact on energy efficiency.	

Supporting documentation

37 - Climate Change.pdf
36 - Transportation.pdf
31 - Education and Cultural Centers.pdf
35 - Parks.pdf
34 - Police Stations and Fire Department.pdf
33 - Medical and Social Services.pdf
32 - Commercial Facilities.pdf
30 - Environmental Justice.pdf
29 - Soil Survey.pdf
28 - Zoning map.pdf

Additional Studies Performed:

Phase I ESA completed by PM Environmental, dated August 2023

Field Inspection [Optional]: Date and completed by:

Kristin Gable 8/9/2023 12:00:00 AM

3 - Site photos(1).pdf

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

"1. NEPAssist (https://www.epa.gov/nepa/nepassist) 2. John H. Chafee Coastal Barrier Resource System Map 3. U.S. Fish and Wildlife Service (USFW) online Coastal Barrier Resource Mapper 4. Federal Emergency Management (FEMA) 5. Michigan National Ambient Air Quality Standards (NAAQS) Attainment Status Map, published by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Air Quality Division (AQD) 6. Environmental Protection Agency (EPA) NAAQS Table 7. EGLE AQD State Implementation Plans (SIP) 8. EGLE Coastal Zone Management Map 9. EPA Radon Map 10. USFW IPAC system 11. United States Department of Agriculture (USDA) Web Soil Survey 12. State of Michigan State Historic Preservation

Office (SHPO) 13. City of Detroit Housing & Revitalization Department 14. USFW Wetlands Mapper 15. EGLE Wetlands Mapper 16. National Wild and Scenic Rivers System map 17. EPA Environmental Justice Report 13. USFW Wetlands Mapper 14. EGLE Wetlands Mapper 15. National Wild and Scenic Rivers System map 16. EPA Environmental Justice Report"

List of Permits Obtained:

Building and Right-of-Way permits have been applied for with the City of Detroit; however, no permits are final. Permits will be finalized prior to construction and additional permits will be obtained as needed throughout the development process.

Public Outreach [24 CFR 58.43]:

All historical, local, and federal contacts on the City of Detroit 2024 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 cumulative impacts anticipated for this Project are primarily associated with increased residential density such as increased traffic and use of resources and services (i.e., roads, schools, police, etc.). The Project is consistent with the City's master plan and anticipated growth of the immediate and surrounding neighborhood and therefore, not considered detrimental. The Project includes a mixed-use multi-family apartment building with commercial tenant suites. The Project will have many benefits as outlined earlier, as well as reduced blight, increased safety in the area, conversion of vacant properties, and provide housing to an underserved area. Other cumulative impacts include generation and consumption of materials during construction/renovation and waste generated during construction/renovation.

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

No specific alternatives were considered. However, the location was determined based on the location along a major thoroughfare to provide access to local amenities. Other locations may have been generally considered, but were not in line with the goals of the developer and the needs of the area.

No Action Alternative [24 CFR 58.40(e)]

The No Action Alternative is to not construct the building. This alternative is not preferred as it fails to provide additional housing to an underserved area and provide additional retail and commercial spaces.

Summary of Findings and Conclusions:

The proposed mixed-use commercial and multi-family housing construction will not adversely impact the City of Detroit or neighborhoods surrounding the site. The activity is compatible with the existing uses of the area and will have minimal impact on existing resources and services in the area.

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
Contamination and Toxic Substances	Excavation activities with subsequent sampling activities.	N/A	A radon survey will be completed post construction and pre-occupancy. Refer below for a summary of Response Activities	
Noise Abatement and Control	A desktop noise assessment was completed, which utilized two Noise Assessment Locations (NALs) - NAL #1 (northwestern corner of the proposed building) and NAL #2 (southeastern corner of the proposed building). The combined DNL for NAL #1 was 74 decibels and the DNL for NAL #2 was 68 decibels, which is Normally Unacceptable.	N/A	The project architect completed attenuation documentation for the project including HUD Figure 19. The documentation indicates that interior attenuation to	

	The ""Normally Unacceptable"" noise zone includes community noise levels from above 65 dB to 75 dB. Approvals in this noise zone require a minimum of 5 dB additional sound attenuation for buildings having noise-sensitive uses if the day-night average sound level is greater than 65 dB but does not exceed 70 dB, or a minimum of 10 dB of additional sound attenuation if the day-night average sound level is greater than 70 dB but does not exceed 75 dB (HUD generally gives a 1 dB variance up to 76 dB). If an award is received, the User will provide a Sound Transmission Classification Assessment Tool (STraCAT) analysis in accordance with MSHDA requirements for NAL #1 and #2. The interior standard is 45 dB. The project architect completed attenuation documentation for the project including HUD Figure 19. The documentation indicates that interior attenuation to acceptable levels (45 dB) will be achieved for each unit type through use of the proposes building construction materials. Source documentation is included as attachments 22-23.		acceptable levels (45 dB) will be achieved for each unit type through use of the proposes building construction materials.	

Asbestos Containing Materials	The identified ACM must be removed by a licensed abatement contractor prior to demolition activities. Additionally, if any additional suspect materials are identified during demolition, these materials should be sampled to determine ACM content or assumed to be ACM and properly removed/abated.	N/A	A closeout report will be completed	
Response Activity Plan	The proposed evaluation plan activities being submitted in the ResAP for EGLE review and approval includes conducting exploratory test pitting activities in the area of the identified GPR anomalies (Anomaly Area #1 and Anomaly Area #2), in the area of the former UST basin (located south of Anomaly Area #2), and within the current building footprint (i.e., an area of historical gas station operations) following demolition activities to further evaluate the potential for orphan USTs to be present, to further evaluate the VIAP and direct contact exposure pathways, and to remove soils with concentrations exceeding the site specific volatilization to indoor air criteria (SSVIAC) in the area of AKT-3 (near Anomaly Area #2) to a depth of 9.0 feet bgs. The installation and sampling of permanent soil gas sampling points to further evaluate the VIAP relative to operations on properties adjoining the subject property to the north and west are also proposed.	N/A	The actual area and extent of test pitting will be dependent upon actual field conditions and receipt of analytical results from verification samples collected following test pitting activities. If analytical results from verification sampling identifies contaminants exceeding the Part 201 Residential DC cleanup criteria and/or SSVIAC remain in onsite locations, additional test pitting will be completed along with verification	

	In the event that an orphan UST is confirmed to be present during test pitting activities, the UST contents will be collected and submitted for total petroleum hydrocarbon (TPH) fingerprint analysis determine the contents. If TPH fingerprint analysis confirms the contents of any identified orphan UST are regulated, the UST will be properly registered and closed in accordance with Part 211, Underground Storage Tanks of the NREPA, as amended, including the collection of site assessment samples for the appropriate parameters, which will be determined pending determination of the UST contents. In the event the UST is determined to contain an unregulated substance (i.e., fuel oil for heating use), the UST will be properly closed, and site assessment samples will be collected and analyzed for VOCs, PNAs, cadmium, chromium, and lead to determine subsurface conditions and to determine if response activities are required to mitigate potential unacceptable exposures to site occupants to comply with Part 20107(a). In the event that contaminated soils are identified during the test pitting activities proposed for Anomaly Area #1, Anomaly Area #2, the former UST basin, and the current building footprint (following demolition), the contaminated soils will be removed and		sampling to document whether soils exceeding the Part 201 Residential DC cleanup criteria and/or SSVIAC remain.	

	transported offsite for proper disposal at a Type II landfill, in accordance with State guidelines. Following test pitting and soil removal activities, verification samples will consist of using biased sampling strategies and field screening the floors and sidewalls of the test pits prior to sample collection (to the extent possible) to document the removal of contaminated soils to concentrations below applicable residential generic and/or SSVIAC. VSR soil samples will be analyzed for VOCs (full 8260), PNAs, cadmium, chromium, and lead, with lead results exceeding 75 mg/kg speciated into fine and coarse fractions.			

Project Mitigation Plan

Additional reporting is necessary and will be provided to the RE as they are completed.

HRD Model Mitigation Plan - Minock Park Place.docx

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 project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The property is located approximately 9.4 miles south of Oakland Tory Airport, approximately 11.1 miles west of the Coleman A. Young Municipal Airport, approximately 11.9 miles northeast of the Canton Plymouth Mettall Airport, and 13 miles north of the Detroit Metropolitan Airport. The project is in compliance with Airport Hazards requirements. Source documentation is included as attachment 4.

Supporting documentation

4 - Airport clear zones.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

Review of the John H. Chafee Coastal Barrier Resources System Map and the U.S. Fish and Wildlife Service online Coastal Barrier Resource Mapper, documents the subject property is not located within a designated coastal barrier boundary. Source documentation is included as attachment 5.

Supporting documentation

5 - Coastal Barrier.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:

6 - Floodplain.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

According to a Federal Emergency Management Agency (FEMA) floodplain map, dated February 2, 2012 (Panel No. 26163 C0100 E), the subject property is not located within the 100-year flood zone. PM did not observe any sensitive ecological areas on the subject property, including potential wetlands, during the site reconnaissance. Furthermore, topographical features present in the subject property area are not representative of a flood plain. Source documentation is included as Attachment 6.

Supporting documentation

6 - Floodplain(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

Sulfur dioxide 75.00 ppb (parts per billion)

Provide your source used to determine levels here:
Michigan Department of Environment, Great Lakes and Energy (EGLE) Air Quality Division (AQD)

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:

Sulfur dioxide 0.00 ppb (parts per billion)

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

According to the July 2023 Michigan National Ambient Air Quality Standards (NAAQS) Attainment Status Map, published by the Michigan Department of Environment, Great Lakes and Energy (EGLE) Air Quality Division (AQD), the entire State of Michigan is currently an attainment area for carbon monoxide, nitrogen dioxide, lead, and particulate matter. Wayne County is currently in attainment/maintenance for ozone and a portion of Wayne County is in non-attainment for sulfur dioxide. The Project was reviewed by Michigan Environment, Great Lakes, and Energy (EGLE) for

conformance with the State Implementation Plan (SIP). EGLE determined the Project should not exceed the de minimis levels included in the federal general conformity requirements and therefore, does not require a detailed conformity analysis. Source documentation is included as attachment 7.

Supporting documentation

7B - SIP Letter.pdf
7 - Air Quality.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

Review of the Wayne County Coastal Zone Management map and the Coastal Zone Management Area map documents the subject property is not located within a designated Coastal Zone Management area. Source documentation is included as attachment 8.

Supporting documentation

8 - Coastal Zone Management.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)
Reference		
https://www.onecpd.info/environmental-review/site-contamination		

1. How was site contamination evaluated?* Select all that apply.

- ✓ ASTM Phase I ESA
- ✓ ASTM Phase II ESA
- ✓ Remediation or clean-up plan

ASTM Vapor Encroachment Screening.

None of the above

* HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site.
For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD's toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

2. Were any on-site or nearby toxic, hazardous, or radioactive substances* (excluding radon) 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?)

Provide a map or other documentation of absence or presence of contamination** and explain evaluation of site contamination in the Screen Summary at the bottom of this screen.

No

Explain:

✓ Yes

* This question covers the presence of radioactive substances excluding radon. Radon is addressed in the Radon Exempt Question.
** Utilize EPA's Enviromapper, NEPAssist, or state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.

3. Evaluate the building(s) for radon. Do all buildings meet any of the exemptions* from having to consider radon in the contamination analysis listed in CPD Notice CPD-23-103?

Yes

Explain:

✓ No

* Notes:
- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per day.
- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.
- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

4. Is the proposed project new construction or substantial rehabilitation where testing will be conducted but cannot yet occur because building construction has not been completed?

Yes

Compliance with this section is conditioned on post-construction testing being conducted, followed by mitigation, if needed. Radon test results, along with any needed mitigation plan, must be uploaded to the mitigation section within this screen.

✓ No

5. Was radon testing or a scientific data review conducted that provided a radon concentration level in pCi/L?

✓ Yes

No

If no testing was conducted and a review of science-based data offered a lack of science-based data for the project site, then document and upload the steps taken to look for documented test results and science-based data as well as the basis for the conclusion that testing would be infeasible or impracticable.

Explain:

File Upload:

Based on the response, the review is in compliance with this section. Continue to the Screen Summary at the bottom of this screen.

Non-radon contamination was found in a previous question.

6. How was radon data collected?

All buildings involved were tested for radon

✓ A review of science-based data was conducted

Enter the Radon concentration value, in pCi/L, derived from the review of science-based data:

0.74

Provide the documentation* used to derive this value:

Per the HUD CPD-23-103 Policy for Addressing Radon, the City of Detroit has elected to follow Consideration III A ii. 3) Scientific Data Review to determine whether the project site is located in an area that has average documented radon levels at or above 4 pCi/L. The Housing and Revitalization Department (HRD) has collected radon samples throughout the City of Detroit. According to the HRD Indoor Radon Map, the City is in a geographic area with radon under the levels suggested for mitigation. Since November 2023, fifty-nine (59) tests were taken throughout the City. The average results of the tests are 0.74 pCi/L. Based on the samples taken in the City and the results averaging under 4 pCi/L, no additional testing is required. List what type(s) of contamination are on site and the pathway.

File Upload:

HRD Indoor Radon Map 04-18-24.pdf

Based on the response, the review is in compliance with this section. Continue to the Screen Summary at the bottom of this screen.

Radon concentration value is greater than or equal to 4.0 pCi/L and/or non-radon contamination was found in a previous question. Continue to Mitigation.

* For example, if you conducted radon testing then provide a testing report (such as an ANSI/AARST report or DIY test) if applicable (note: DIY tests are not eligible for use in multifamily buildings), or documentation of the test results. If you conducted a scientific data review, then describe and cite the maps and data used and include copies of all supporting documentation. Ensure that the best available data is utilized, if conducting a scientific data review.

8. Mitigation

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

For instances where radon mitigation is required (i.e. where test results demonstrated radon levels at 4.0 pCi/L and above), then you must include a radon mitigation plan*.

Can all adverse environmental impacts be mitigated?

No, all adverse environmental impacts cannot feasibly be mitigated. Project cannot proceed at this location.

✓ Yes, all adverse environmental impacts can be eliminated through mitigation, and/or consideration of radon and radon mitigation, if needed, will occur following construction.
Provide all mitigation requirements** and documents in the Screen Summary at the bottom of this screen.

* Refer to CPD Notice CPD-23-103 for additional information on radon mitigation plans.
** Mitigation requirements include all clean-up requirements required by applicable federal, state, tribal, or local law. Additionally, please upload, as applicable, the long-term operations and maintenance plan, Remedial Action Work Plan, and other equivalent documents.

9. Describe how compliance was achieved. 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.**

Excavation activities with subsequent sampling activities.

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

✓ Complete removal

Risk-based corrective action (RBCA)

Other

* Engineering controls are any physical mechanism used to contain or stabilize contamination or ensure the effectiveness of a remedial action. Engineering controls may include, caps, covers, dikes, trenches, leachate collection systems, radon mitigation systems, signs, fences, physical access controls, ground water monitoring systems and ground water containment systems including, slurry walls and ground water pumping systems.
** Institutional controls are mechanisms used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when contaminants remain at a site at levels above the applicable remediation standard which would allow for unrestricted use of the property. Institutional controls may include structure, land, and natural resource use restrictions, well restriction areas, classification exception areas, deed notices, and declarations of environmental restrictions.

Screen Summary

Compliance Determination

No high pressure buried gas lines are located within 1,000 feet. Per the HUD CPD-23-103 Policy for Addressing Radon, the City of Detroit has elected to follow Consideration III A ii. 3) Scientific Data Review to determine whether the project site is located in an area that has average documented radon levels at or above 4 pCi/L. The HRD has collected radon samples throughout the City of Detroit. According to the HRD Indoor Radon Map, the City is in a geographic area with radon under the levels suggested for mitigation. Since Nov 2023, fifty-nine tests were taken throughout the City. The average results of the tests are 0.74 pCi/L. Based on the samples taken in the City and the results averaging under 4 pCi/L, no additional testing is required. A Pre-Demo ACM Survey was completed for the restaurant (19505 Grand River Ave) on January 15, 2024. Asbestos was identified in burnt orange nine inch by nine inch tiles and associated mastic (approximately 380 square feet), a light heat shield, and gold nine inch by nine inch floor tiles and associated mastic (approx 355 square feet). A Pre-Demolition ACM Survey was completed for the dwelling (15844 Auburn St) on May 3, 2024. Asbestos was identified in teal nine inch by nine inch floor tiles (20 square feet), tan exterior caulk (375 linear feet), light gray exterior caulk (115 linear ft), white exterior door caulk (20 linear feet). The current dwelling and garage at 15844 Auburn St were constructed in 1939. The billboard was removed between 1940 and 1949 and a gasoline dispensing station constructed in the NE portion of 19505 Grand River Ave. The original gasoline dispensing station building was demolished and replaced with a larger gasoline service station building between 1956 and 1961, which was demolished between 1967 and 1972 when the current commercial building was constructed. The current commercial building was occupied by restaurants from construction until 2012 and has been vacant since that time. A 2019 subsurface investigation documented soil analytical results identified concentrations of chromium above Part 201 Residential DWP CC in the northwestern portion of the property and below the central portion of the current building. Concentrations of 1,2,4-TMB and naphthalene were detected above Part 201 GSIP CC in the northern-central portion of the property. Additionally, the concentrations of 1,2,4-TMB and naphthalene are above the current Part 201 VIAP screening levels. Groundwater analytical results identified a concentration of dissolved lead above Part 201 GSI CC in the northern-central portion of the property. No concentrations of chlorinated solvents were detected in the northern portion potentially associated with the north adjoining dry cleaner. A BEA dated May 22, 2019, was completed on behalf of GRDC. A geophysical survey detected two anomalies in the northern portion of 19505 Grand River Ave that were consistent with the measurements commonly associated with buried metal. Further investigation was recommended. Phase I ESAs were completed in 2021 and 2023, which documented RECs associated with known contamination;

lack of assessment of the west-central portion of 19505 Grand River Ave in the potential area of former dispenser islands; lack of assessment of potential USTs; and the potential migration of contamination from off-site sources (north and west adjoining operations). Additional subsurface investigations were completed in Jan 2024 to further assess known contamination and delineation objectives, which documented analytical results documented lead and PNAs in groundwater above applicable criteria. Based on the identified contamination in 2019 and 2024, a BEA was completed. A GPR survey was conducted verify the presence and location of the anomalies identified during completion of the previous geophysical survey investigation in 2019. Two anomalies were identified. A Response Activity Plan was prepared and submitted to EGLE and was approved in July 2024.

Supporting documentation

12 - 2023 Phase I ESA.pdf
13 - 2024 Response Activity Plan.pdf
9 - Radon.pdf
14 - 2024 Response Activity Plan Approval Letter.pdf
11 - 15844 Auburn Street ACM Ereport.pdf
10 - 19505 Grand River Avenue ACM Ereport.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 *et seq*.); particularly section 7 (16 USC 1536).	50 CFR Part 402

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

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

This selection is only appropriate if none of the activities involved in the project have potential to affect species or habitats. Examples of actions without potential to affect listed species may include: purchasing existing buildings, completing interior renovations to existing buildings, and replacing exterior paint or siding on existing buildings.
Based on the response, the review is in compliance with this section.

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

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

Screen Summary

Compliance Determination

"The U.S. Fish and Wildlife service provided information on locations of threatened and endangered species for the Project. In addition, a review using the U.S. Fish and Wildlife Service IPAC online system was completed. Species listed for Wayne County include: the Indiana Bat, Northern Long-eared bat, Tricolored Bat, Rufa Red Knot, Eastern Massasauga, Northern Riffleshell, Monarch Butterfly, and the Eastern Prairie

Fringed Orchid. None of the state-listed threatened or endangered species were observed at the property. No federally listed threatened or endangered species or unique features are present at the Project and no Critical Habitats are present. The subject property and/or general area have been developed since at least the 1900s. Given this, the Project does not appear to have an adverse effect on an endangered/threatened species or critical habitat. Source documentation is included as attachment 15."

Supporting documentation

15 - Threatened and Endangered Species.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

"Review of reasonably ascertainable standard and other historical sources, and site observations, have not identified the current and historical presence of aboveground storage tanks (ASTs)/55-gallon drum storage on the property. In accordance with HUD's Guidebook entitled ''Siting of HUD-Assisted Projects Near Hazardous Facilities'' (hereafter ''Guidebook''), PM searched a one-mile radius around the subject property for ASTs containing flammable materials. No ASTs were identified. Source documentation included as attachment 16."

Supporting documentation

16 - Explosive.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:

Review of the USDA Web Soil Survey indicates this Project does not affect any prime or unique farmland. The subject property is located within an ''urbanized'' area. Therefore, the Project is not subject to the statutory or regulatory requirements. Source documentation included as attachment 17.

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

Review of the USDA Web Soil Survey indicates this Project does not affect any prime or unique farmland. The subject property is located within an ''urbanized'' area. Therefore, the Project is not subject to the statutory or regulatory requirements. Source documentation included as attachment 17.

Supporting documentation

17 - Farmland Protection.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 * Executive Order 13690 * 42 USC 4001-4128 * 42 USC 5154a * only applies to screen 2047 and not 2046	24 CFR 55

1. Does this project meet an exemption at 24 CFR 55.12 from compliance with HUD's floodplain management regulations in Part 55?

Yes

(a) HUD-assisted activities described in 24 CFR 58.34 and 58.35(b).

(b) HUD-assisted activities described in 24 CFR 50.19, except as otherwise indicated in § 50.19.

(c) The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property, where a permanent covenant or comparable restriction is place on the property's continued use for flood control, wetland projection, open space, or park land, but only if:
(1) The property is cleared of all existing buildings and walled structures; and
(2) The property is cleared of related improvements except those which:
(i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);
(ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and
(iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.

(d) An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial interests under previously approved loans, grants, mortgage insurance,

or other HUD assistance.

(e) Policy-level actions described at 24 CFR 50.16 that do not involve site-based decisions.

(f) A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland.

(g) HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area) but only if: (1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails; and (2) the proposed project will not result in any new construction in or modifications of a wetland .

(h) Issuance or use of Housing Vouchers, or other forms of rental subsidy where HUD, the awarding community, or the public housing agency that administers the contract awards rental subsidies that are not project-based (i.e., do not involve site-specific subsidies).

(i) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Describe:

✓ No

2. Does the project include a Critical Action? Examples of Critical Actions include projects involving hospitals, fire and police stations, nursing homes, hazardous chemical storage, storage of valuable records, and utility plants.

Yes

Describe:

✓ No

3. Determine the extent of the FFRMS floodplain and provide mapping documentation in support of that determination

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information[1] to determine flood elevation. Include documentation and an explanation of why this is the best available information[2] for the site. Note that newly constructed and substantially improved[3] structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

CISA for non-critical actions. If using a local tool , data, or resources, ensure that the FFRMS elevation is higher than would have been determined using the 0.2 PFA or the FVA.

0.2-PFA. Where FEMA has defined the 0.2-percent-annual-chance floodplain, the FFRMS floodplain is the area that FEMA has designated as within the 0.2-percent-annual-chance floodplain.

✓ FVA. If neither CISA nor 0.2-PFA is available, for non-critical actions, the FFRMS floodplain is the area that results from adding two feet to the base flood elevation as established by the effective FIRM or FIS or — if available — a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

[1] Sources which merit investigation include the files and studies of other federal agencies, such as the U. S. Army Corps of Engineers, the Tennessee Valley Authority, the Soil Conservation Service and the U. S. Geological Survey. These agencies have prepared flood hazard studies for several thousand localities and, through their technical assistance programs, hydrologic studies, soil surveys, and other investigations have collected or developed other floodplain information for numerous sites and areas. States and communities are also sources of information on past flood 'experiences within their boundaries and are particularly knowledgeable about areas subject to high-risk flood hazards such as alluvial fans, high velocity flows, mudflows and mudslides, ice jams, subsidence and liquefaction.

[2] If you are using best available information, select the FVA option below and provide supporting documentation in the screen summary. Contact your local environmental officer with additional compliance questions.

[3] Substantial improvement means any repair or improvement of a structure which costs at least 50 percent of the market value of the structure before repair or improvement or results in an increase of more than 20 percent of the number of dwelling units. The full definition can be found at 24 CFR 55.2(b)(12).

5. Does your project occur in the FFRMS floodplain?

Yes

✓ No

Screen Summary

Compliance Determination

According to a Federal Emergency Management Agency (FEMA) floodplain map, dated February 2, 2012 (Panel No. 26163 C0100 E), the subject property is not located within the 100-year flood zone. PM did not observe any sensitive ecological areas on the subject property, including potential wetlands, during the site reconnaissance. Furthermore, topographical features present in the subject property area are not representative of a flood plain. Source documentation is included as Attachment 18.

Supporting documentation

18 - Floodplain.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)

✓ Band of Pottawatomi Indians Completed
✓ Bay Mills Indian Community Completed

✓ Forrest County Potawatomi Community of Wisconsin	Completed
✓ Grand Traverse Band of Ottawa and Chippewa Indians	Completed
✓ Hannahville Indian Community	Completed
✓ Ketegitigaaning Ojibwe Nation	Completed
✓ Keweenaw Bay Indian Community	Completed
✓ Lac du Flambeau Band of	Completed
✓ Lac Vieux Dst Band of Lk Spr Chippewa Indians	Completed
✓ Lake Superior Band of Chippewa Indians	Completed
✓ Lake Superior Chippewa Indians	Completed
✓ Little River Band of Ottawa Indians	Completed
✓ Little Traverse Bay Bands of Odawa Indians	Completed
✓ Match-E-Be-Nash-She-Wish (Gun Lake)	Completed
✓ Menominee Indian Tribe of Wisconsin	Completed
✓ Miami Tribe of Oklahoma	Completed
✓ Michigan and Indiana	Completed
✓ Michigan Anishinaabek Cultural	Completed
✓ Nottawaseppi Huron Band of the Potawatomi	Completed
✓ Pokagon Band of Potawatomi	Completed
✓ Preservation and Repatriation Alliance	Completed
✓ Saginaw Chippewa Indian Tribe of Michigan	Completed
✓ Sault Ste. Marie Tribe of Chippewa Indians	Completed
✓ Seneca Cayuga Nation	Completed

Other Consulting Parties

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

A Section 106 application was submitted to the City of Detroit to determine if the Project will adversely impact the subject property or area of potential effect (APE).

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:**
   The .77 acre parcel comprised of the properties at 19505 Grand River Avenue and 18544 Auburn Streets and the properties immediately adjacent on Grand River Avenue, Minock, and Auburn Streets. Direct APE: The .77 acre parcel comprised of the properties at 19505 Grand River Avenue and 18544 Auburn Streets.

   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
15836 Auburn Street	Not Eligible	Yes	✓ Not Sensitive
15844 Auburn Street	Not Eligible	Yes	✓ Not Sensitive
15847 Minock Street	Not Eligible	Yes	✓ Not Sensitive
19505 Grand River Avenue	Not Eligible	Yes	✓ Not Sensitive
19541 Grand River Avenue	Not Eligible	Yes	✓ Not Sensitive

   Additional Notes:

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

   ✓ Yes

   Document and upload surveys and report(s) below.
   For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

   Additional Notes:

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 development was determined was to have no significant people or events and the former buildings were not historically eligible. Refer to Section 106 report attachment for additional information.

Does the No Adverse Effect finding contain conditions?

Yes (check all that apply)

✓ No

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

Adverse Effect

Screen Summary

Compliance Determination

Based on Section 106 consultation the project will have No Adverse Effect on historic properties. Conditions: None. Upon satisfactory implementation of the conditions, which should be monitored, the project is in compliance with Section 106.

Supporting documentation

19 - Section 106 Application.pdf
20 - Tribal Responses.pdf
21 - Minock Section 106 Response 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

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

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

4**. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).**

Indicate the findings of the Preliminary Screening below:

There are no noise generators found within the threshold distances above.

✓ Noise generators were found within the threshold distances.

5. **Complete the Preliminary Screening to identify potential noise generators in the**

Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

✓ Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Is your project in a largely undeveloped area?

✓ No

Document and upload noise analysis, including noise level and data used to complete the analysis below.

Yes

Unacceptable: (Above 75 decibels)

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels.

Check here to affirm that you have considered converting this property to a non-residential use compatible with high noise levels.

Document and upload noise analysis, including noise level and data used to complete the analysis below.

6. **HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review.**

✓ Mitigation as follows will be implemented:

A desktop noise assessment was completed, which utilized two Noise Assessment Locations (NALs) - NAL #1 (northwestern corner of the proposed building) and NAL #2 (southeastern corner of the proposed building). The combined DNL for NAL #1 was 74 decibels and the DNL for NAL #2 was 68 decibels, which is Normally Unacceptable. The ""Normally Unacceptable"" noise zone includes community noise levels from above 65 dB to 75 dB. Approvals in this noise zone require a minimum of 5 dB additional sound attenuation for buildings having noise-sensitive uses if the day-night average sound level is greater than 65 dB but does not exceed 70 dB, or a minimum of 10 dB of additional sound attenuation if the day-night average sound level is greater than 70 dB but does not exceed 75 dB (HUD generally gives a 1 dB variance up to 76 dB). If an award is received, the User will provide a Sound Transmission Classification Assessment Tool (STraCAT) analysis in accordance with MSHDA requirements for NAL #1 and #2. The interior standard is 45 dB. The project architect completed attenuation documentation for the project including HUD Figure 19. The documentation indicates that interior attenuation to acceptable levels (45 dB) will be achieved for each unit type through use of the proposes building construction materials. Source documentation is included as attachments 22-23.

Based on the response, the review is in compliance with this section. Document and upload drawings, specifications, and other materials as needed to describe the project's noise mitigation measures below.

No mitigation is necessary.

Screen Summary

Compliance Determination

"A desktop noise assessment was completed, which utilized two Noise Assessment Locations (NALs) - NAL #1 (northwestern corner of the proposed building) and NAL #2 (southeastern corner of the proposed building). The combined DNL for NAL #1 was 74 decibels and the DNL for NAL #2 was 68 decibels, which is Normally Unacceptable. The ""Normally Unacceptable"" noise zone includes community noise levels from above 65 dB to 75 dB. Approvals in this noise zone require a minimum of 5 dB additional sound attenuation for buildings having noise-sensitive uses if the day-night average sound level is greater than 65 dB but does not exceed 70 dB, or a minimum of 10 dB of additional sound attenuation if the day-night average sound level is greater than 70 dB but does not exceed 75 dB (HUD generally gives a 1 dB variance up to 76

dB). If an award is received, the User will provide a Sound Transmission Classification Assessment Tool (STraCAT) analysis in accordance with MSHDA requirements for NAL #1 and #2. The interior standard is 45 dB. The project architect completed attenuation documentation for the project including HUD Figure 19. The documentation indicates that interior attenuation to acceptable levels (45 dB) will be achieved for each unit type through use of the proposes building construction materials. Source documentation is included as attachments 22-23. "

Supporting documentation

22 - Noise Assessment Report.pdf
23 - Figure 19.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

✓ No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

✓ No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

Screen Summary

Compliance Determination

There are no sole source aquifers located in Detroit or Wayne County. Source documentation is included as Attachment 24.

Supporting documentation

24 - Sole Source Aquifer.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

PM did not observe any wet areas potentially associated with wetlands on the subject property during the site reconnaissance. In addition, review of the National Wetlands Inventory (NWI) Maps from the U.S. Fish and Wildlife Service and the EGLE Wetlands Map Viewer, did not identify any wetlands on the subject property. Any construction activities proposed in a wetland (regulated or unregulated) or in a 100-year flood plain area or where site contamination cannot be effectively remediated or mitigated are strongly discouraged and may be prohibited from the use of federal funds. Source documentation is included as attachment 25.

Supporting documentation

25- Wetlands.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 National Wild and Scenic Rivers System map (maintained and managed by the Bureau of Land Management, National Park Service, U.S. Fish and Wildlife Service and U.S. Forest Service) were reviewed to determine if the subject property is within a designated wild and scenic river area. There are no wild or scenic rivers located within the City of Detroit or Wayne County. Source documentation is included as attachment 26.

Supporting documentation

26 - Wild and Scenic Rivers.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

This Project will not have a disproportionately high adverse effect on human health or environment of minority populations and/or low-income populations. The building will serve the community and beyond. The project is in the City of Detroit, which is made up of 87% ethnic minorities. The project will improve the ascetics of the area and will attract more residents to the community. No persons will be displaced due to this Project. The Project is in compliance with Executive Order 12898. Source documentation is included as attachment 27.

Supporting documentation

27 - Environmental Justice.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: Minock-Park-Place

HEROS Number: 900000010413275

Project Location: 19505 Grand River Avenue, Detroit, MI

Additional Location Information:
19505 Grand River Avenue and 15844 Auburn Street, Detroit, Michigan

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:
The new project includes demolition and new construction of a mixed-use retail and residential project along and adjacent to the Grand River Ave corridor. The project will be comprised of a 4-story building with first floor retail and senior residential on floors two through four. The 4-story new construction will consist of 42 units, 36 one-bedroom, one-bathroom units and 6 two-bedroom, one-bathroom units. This building will also have commercial space (5,400 sq ft) on the first floor, as well as management offices and community spaces. The existing vacant former restaurant at 19505 Grand River Ave will be demolished to construct the building, and the existing single-family dwelling at the adjacent 15844 Auburn St will be demolished to construct a parking lot to meet the on-site parking requirements for the mixed-use project. The sponsor currently owns the property. This review is for $614,727.36in HOME 2020, $585,272.64 in HOME 2021, $738,551.53 in HOME 2022, and $2,500,000 in Community Project Funds. This review is valid for five years.

Funding Information

Grant Number	HUD Program	Program Name	
B-23-CP-MI-0798	Community Planning and Development (CPD)	Community Project Funding (CPF) Grants	$2,500,000.00
M20MC260202	Community Planning and Development (CPD)	HOME Program	$614,727.36
M21MC260202	Community Planning and Development (CPD)	HOME Program	$585,272.64
M22MC260202	Community Planning and Development (CPD)	HOME Program	$738,551.53

Estimated Total HUD Funded Amount: $4,438,551.53

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: $22,322,696.00

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
Contamination and Toxic Substances	Excavation activities with subsequent sampling activities.
Noise Abatement and Control	A desktop noise assessment was completed, which utilized two Noise Assessment Locations (NALs) - NAL #1 (northwestern corner of the proposed building) and NAL #2 (southeastern corner of the proposed building). The combined DNL for NAL #1 was 74 decibels and the DNL for NAL #2 was 68 decibels, which is Normally Unacceptable. The ""Normally Unacceptable"" noise zone includes community noise levels from above 65 dB to 75 dB. Approvals in this noise zone require a minimum of 5 dB additional sound attenuation for buildings having noise-sensitive uses if the day-night average sound level is greater than 65 dB but does not exceed 70 dB, or a minimum of 10 dB of additional sound attenuation if the day-night average sound level is greater than 70 dB but does not exceed 75 dB (HUD generally gives a 1 dB variance up to 76 dB). If an award is received, the User will provide a Sound Transmission Classification Assessment Tool (STraCAT) analysis in accordance with MSHDA requirements for NAL #1 and #2. The interior standard is 45 dB. The project architect completed attenuation documentation for the project including HUD Figure 19. The documentation indicates that interior attenuation to acceptable levels (45 dB) will be achieved for each unit type through use of the proposes building construction materials. Source documentation is included as attachments 22-23.
Permits, reviews, and approvals	Building and Right-of-Way permits have been applied

	for with the City of Detroit; however, no permits are final. Permits will be finalized prior to construction and additional permits will be obtained as needed throughout the development process.
Asbestos Containing Materials	The identified ACM must be removed by a licensed abatement contractor prior to demolition activities. Additionally, if any additional suspect materials are identified during demolition, these materials should be sampled to determine ACM content or assumed to be ACM and properly removed/abated.
Response Activity Plan	The proposed evaluation plan activities being submitted in the ResAP for EGLE review and approval includes conducting exploratory test pitting activities in the area of the identified GPR anomalies (Anomaly Area #1 and Anomaly Area #2), in the area of the former UST basin (located south of Anomaly Area #2), and within the current building footprint (i.e., an area of historical gas station operations) following demolition activities to further evaluate the potential for orphan USTs to be present, to further evaluate the VIAP and direct contact exposure pathways, and to remove soils with concentrations exceeding the site specific volatilization to indoor air criteria (SSVIAC) in the area of AKT-3 (near Anomaly Area #2) to a depth of 9.0 feet bgs. The installation and sampling of permanent soil gas sampling points to further evaluate the VIAP relative to operations on properties adjoining the subject property to the north and west are also proposed. In the event that an orphan UST is confirmed to be present during test pitting activities, the UST contents will be collected and submitted for total petroleum hydrocarbon (TPH) fingerprint analysis determine the contents. If TPH fingerprint analysis confirms the contents of any identified orphan UST are regulated, the UST will be properly registered and closed in accordance with Part 211, Underground Storage Tanks of the NREPA, as amended, including the collection of site assessment samples for the appropriate parameters, which will be determined pending determination of the UST contents. In the event the UST is determined to contain an unregulated substance (i.e., fuel oil for heating use), the UST will be properly closed, and site assessment samples will be collected and analyzed for VOCs, PNAs, cadmium, chromium, and lead to determine subsurface conditions and to determine if response activities are required to mitigate potential unacceptable exposures to site

	occupants to comply with Part 20107(a). In the event that contaminated soils are identified during the test pitting activities proposed for Anomaly Area #1, Anomaly Area #2, the former UST basin, and the current building footprint (following demolition), the contaminated soils will be removed and transported offsite for proper disposal at a Type II landfill, in accordance with State guidelines. Following test pitting and soil removal activities, verification samples will consist of using biased sampling strategies and field screening the floors and sidewalls of the test pits prior to sample collection (to the extent possible) to document the removal of contaminated soils to concentrations below applicable residential generic and/or SSVIAC. VSR soil samples will be analyzed for VOCs (full 8260), PNAs, cadmium, chromium, and lead, with lead results exceeding 75 mg/kg speciated into fine and coarse fractions.

Project Mitigation Plan

Additional reporting is necessary and will be provided to the RE as they are completed.

HRD Model Mitigation Plan - Minock Park Place.docx

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

Preparer Signature: DocuSigned by: Kim Siegel 9390B097C3434FC... **Date:** 8/19/2024

Name / Title/ Organization: Kim Siegel / / DETROIT

Certifying Officer Signature: DocuSigned by: E47650645DAF4C8... **Date:** 8/19/2024

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).

Minock Park Place
PM Environmental
August 2024

Response Activity or Continuing Obligation	Required Activities	Party Responsible for Completing Activity	Timing of Activity	Cost	Required Follow-up or Reporting
Noise Abatement	The project architect completed attenuation documentation for the project including HUD Figure 19. The documentation indicates that interior attenuation to acceptable levels (45 dB) will be achieved for each unit type through use of the proposes building construction materials.	General Contractor/Architect	During Construction	N/A	N/A
Asbestos Containing Materials	The identified ACM must be removed by a licensed abatement contractor prior to demolition activities. Additionally, if any additional suspect materials are identified during demolition, these materials should be sampled to determine ACM content or assumed to be ACM and properly removed/abated.	General Contractor/Abatement Contractor	During Demolition		Closeout Report
Response Activity Plan / Deliniation and Verification Sampling Activities / Documentation of Due Care Compliance	The proposed evaluation plan activities being submitted in the ResAP for EGLE review and approval includes conducting exploratory test pitting activities in the area of the identified GPR anomalies (Anomaly Area #1 and Anomaly Area #2), in the area of the former UST basin (located south of Anomaly Area #2), and within the current building footprint (i.e., an area of historical gas station operations) following demolition activities to further evaluate the potential for orphan USTs to be present, to further evaluate the VIAP and direct contact exposure pathways, and to remove soils with concentrations exceeding the site specific volatilization to indoor air criteria (SSVIAC) in the area of AKT-3 (near Anomaly Area #2) to a depth of 9.0 feet bgs. The installation and sampling of permanent soil gas sampling points to further evaluate the VIAP relative to operations on properties adjoining the subject property to the north and west are also proposed.	Consultant	During Construction	$85,000	UST Closure Report, Approved EGLE Documentation of Due Care Compliance

	In the event that an orphan UST is confirmed to be present during test pitting activities, the UST contents will be collected and submitted for total petroleum hydrocarbon (TPH) fingerprint analysis determine the contents. If TPH fingerprint analysis confirms the contents of any identified orphan UST are regulated, the UST will be properly registered and closed in accordance with Part 211, Underground Storage Tanks of the NREPA, as amended, including the collection of site assessment samples for the appropriate parameters, which will be determined pending determination of the UST contents. In the event the UST is determined to contain an unregulated substance (i.e., fuel oil for heating use), the UST will be properly closed, and site assessment samples will be collected and analyzed for VOCs, PNAs, cadmium, chromium, and lead to determine subsurface conditions and to determine if response activities are required to mitigate potential unacceptable exposures to site occupants to comply with Part 20107(a). In the event that contaminated soils are identified during the test pitting activities proposed for Anomaly Area #1, Anomaly Area #2, the former UST basin, and the current building footprint (following demolition), the contaminated soils will be removed and transported offsite for proper disposal at a Type II landfill, in accordance with State guidelines. Following test pitting and soil removal activities, verification samples will consist of using biased sampling strategies and field screening the floors and sidewalls of the test pits prior to sample collection (to the extent possible) to document the removal of contaminated soils to concentrations below				

	applicable residential generic and/or SSVIAC. VSR soil samples will be analyzed for VOCs (full 8260), PNAs, cadmium, chromium, and lead, with lead results exceeding 75 mg/kg speciated into fine and coarse fractions.				

If unanticipated tanks, evidence of contamination, tanks, artifacts or bones are discovered during ground disturbing activities, work will be halted, and the Melissa Owsiany will be contacted immediately for further guidance on how to proceed. You can reach her at melissa.owsiany@detroitmi.gov.

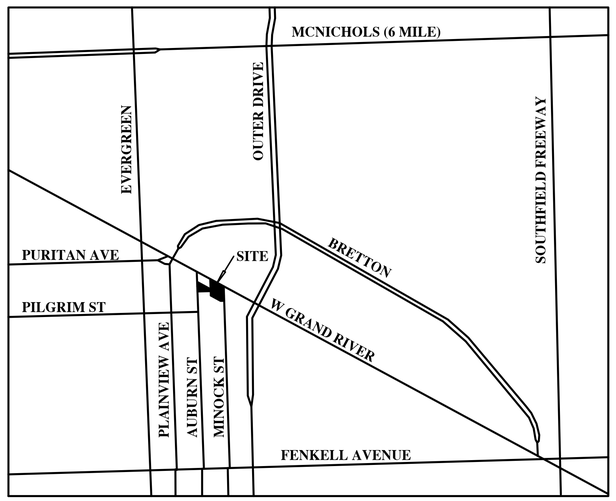
MINOCK PARK PLACE
SENIOR APARTMENTS

DETROIT

MICHIGAN

LIST OF DRAWINGS

NOT FOR CONSTRUCTION



LOCATION MAP
NTS

DEVELOPMENT TEAM

OWNER
GRDC 9 LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP
19800 GRAND RIVER
DETROIT, MICHIGAN 48223
ph 313.387.4732

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

CIVIL ENGINEER
PEA GROUP
45 W GRAND RIVER AVENUE
SUITE 501
DETROIT, MICHIGAN 48226
ph 313.769.5770

LANDSCAPE
DEAK PLANNING + DESIGN
43 CADYCENTRE #79
NORTHVILLE, MICHIGAN 48167
ph 866.355.4204

DATE	ISSUE
01.05.24	PDD REVIEW

SIGNATURE BLOCK

	SIGNATURE	INITIALS	DATE
OWNER			
ARCHITECT			
GENERAL CONTRACTOR			
SURETY COMPANY			

STATE OF MICHIGAN
JAMES T. PAPPAS
ARCHITECT
NO. 29064
REGISTERED PROFESSIONAL ARCHITECT

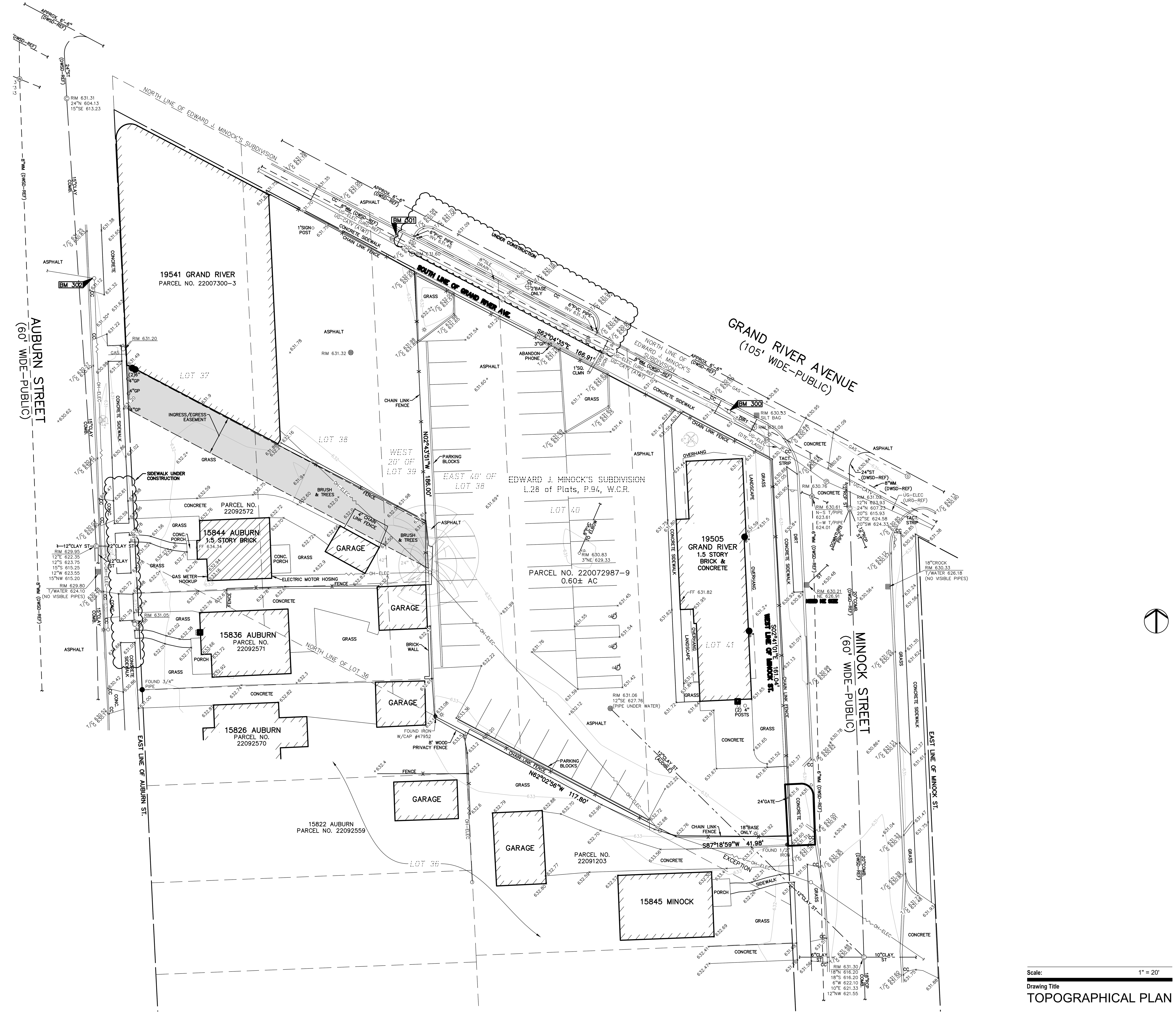
FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING

- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONCRETE
- ASPHALT
- GRAVEL SHOULDER



Scale: 1" = 20'

Drawing Title

TOPOGRAPHICAL PLAN

LEGEND

IRON FOUND	BRASS PLUG SET	SEC. CORNER FOUND	
IRON SET	MONUMENT FOUND	R	RECORDED
NAIL FOUND	MONUMENT SET	M	MEASURED
NAIL & CAP SET		C	CALCULATED

EXISTING

- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
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- STORM SEWER, CLEANOUT & MANHOLE
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- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- 816.06 SPOT ELEVATION
- 670 CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONC. CONCRETE
- ASPH. ASPHALT
- GRAVEL GRAVEL SHOULDER

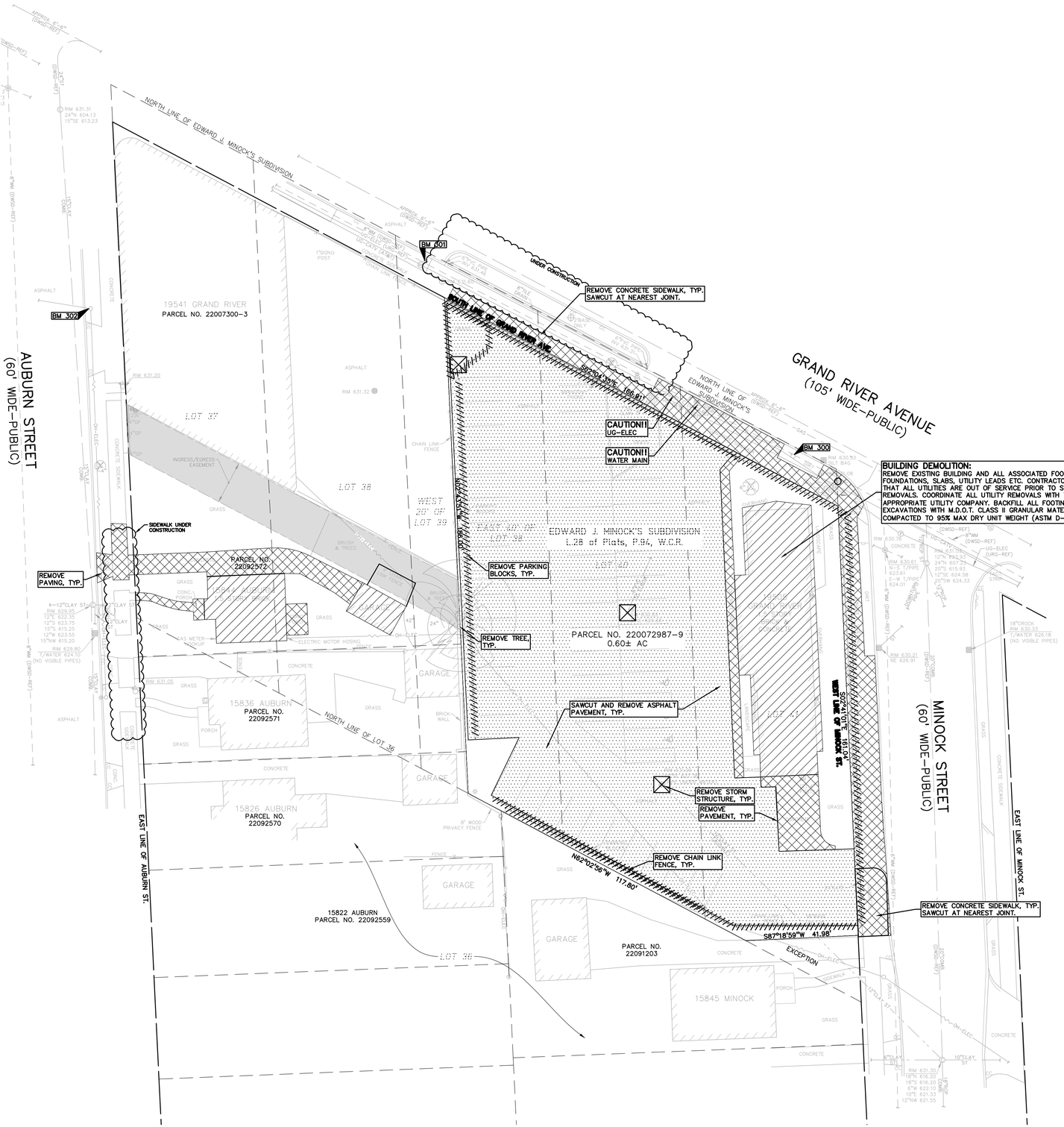
GENERAL DEMOLITION NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT:

1. ALL MATERIAL TO BE REMOVED, WHETHER SPECIFICALLY NOTED IN THE PLANS OR NOT, SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF OFF-SITE IN A LEGAL MANNER. NO ON-SITE BURY OR BURN PITS SHALL BE ALLOWED.
2. ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
3. STAGING/PHASING OF DEMOLITION AND CONSTRUCTION IS TO BE COORDINATED WITH THE OWNER AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
4. SPECIFIC DEMOLITION ITEMS HAVE BEEN INDICATED ON THE PLANS AS A GUIDE TO THE GENERAL SCOPE OF THE WORK. IT IS THE INTENT THAT THESE ITEMS SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR ABOVE AND BELOW GROUND, UNLESS SPECIFICALLY NOTED OTHERWISE, AND THAT DEMOLITION WILL INCLUDE BUT WILL NOT NECESSARILY BE LIMITED TO THESE ITEMS. CONTRACTOR SHALL VISIT SITE TO VERIFY EXISTING CONDITIONS AND EXTENTS OF THE DEMOLITION THAT WILL BE REQUIRED PRIOR TO SUBMITTING A BID.
5. REMOVE ALL STRUCTURES DESIGNATED FOR REMOVAL ACCORDING TO THE DEMOLITION PLAN. THIS INCLUDES FOUNDATIONS, FOOTINGS, FOUNDATION WALLS, FLOOR SLABS, UNDERGROUND UTILITIES, CONCRETE, ASPHALT, TREES, ETC.
6. REFER TO SHEET C-XX FOR TREE PROTECTION DETAILS.
7. THE CONTRACTOR SHALL, AS A MINIMUM, PROVIDE TREE PROTECTION FENCING AROUND EXISTING TREES TO BE SAVED THAT ARE WITHIN 15 FEET OF CONSTRUCTION ACTIVITIES AND AS INDICATED IN THE PLANS OR PER LOCAL AGENCY REQUIREMENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NOISE, DUST CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH THE LOCAL CODES.
9. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE, MARKINGS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES TO PROTECT THE WORK ZONE AND SAFELY MAINTAIN TRAFFIC PER AGENCY REQUIREMENTS AND IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
10. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO CONFIRM THAT UTILITY LEADS HAVE BEEN TAKEN OUT OF SERVICE PRIOR TO DEMOLITION.
11. ALL BUILDING GAS LEADS, METERS AND ASSOCIATED EQUIPMENT SHALL BE REMOVED AS SHOWN ON THE PLANS. COORDINATE ALL ASSOCIATED WORK WITH THE APPROPRIATE UTILITY COMPANY.
12. REMOVE ALL OVERHEAD AND UNDERGROUND ELECTRICAL LINES WITHIN THE AREA OF CONSTRUCTION AS SHOWN ON THE PLANS. COORDINATE SHUTDOWNS AND REMOVALS WITH ELECTRICAL SERVICE PROVIDER OR THE APPROPRIATE UTILITY COMPANY. (NOTE: PHONE AND CABLE T.V. SERVICES MAY ALSO BE LOCATED ON OVERHEAD LINES.)
13. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SIGNS AND SUPPORTS WITHIN THE WORK AREA, AS NECESSARY TO FACILITATE CONSTRUCTION. SIGNS SHALL BE PROTECTED OR STOCKPILED FOR REUSE AS SPECIFIED IN THE PLANS OR AS REQUIRED BY THE AGENCY OF JURISDICTION. THE CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNS AND SUPPORTS AT NO ADDITIONAL COST TO THE OWNER.
14. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE 811/ONE CALL UTILITY LOCATING CENTER, THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.

DEMOLITION LEGEND:

- ITEM TO BE PROTECTED
- ITEM TO BE REMOVED
- CURB/FENCE REMOVAL
- CONCRETE PAVEMENT AND SIDEWALK REMOVAL
- AREA OR ITEMS TO BE REMOVED
- UTILITY REMOVAL
- ABANDON UTILITY
- ASPHALT REMOVAL
- TREE REMOVAL
- SAWCUT LINE



Scale: 1" = 20'

Drawing Title

DEMOLITION PLAN

SITE LAND USE MAP

SCALE: 1" = 50'-0"

MINOCK PARK PLACE
19505 GRAND RIVER AVE
DETROIT MICHIGAN

FSP FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS
550 EAST NINE MILE ROAD
FERNDALE MICHIGAN 48220
PH 248.543.4100 FAX 248.543.4141
www.fsparchitects.com

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JANUARY 5, 2024
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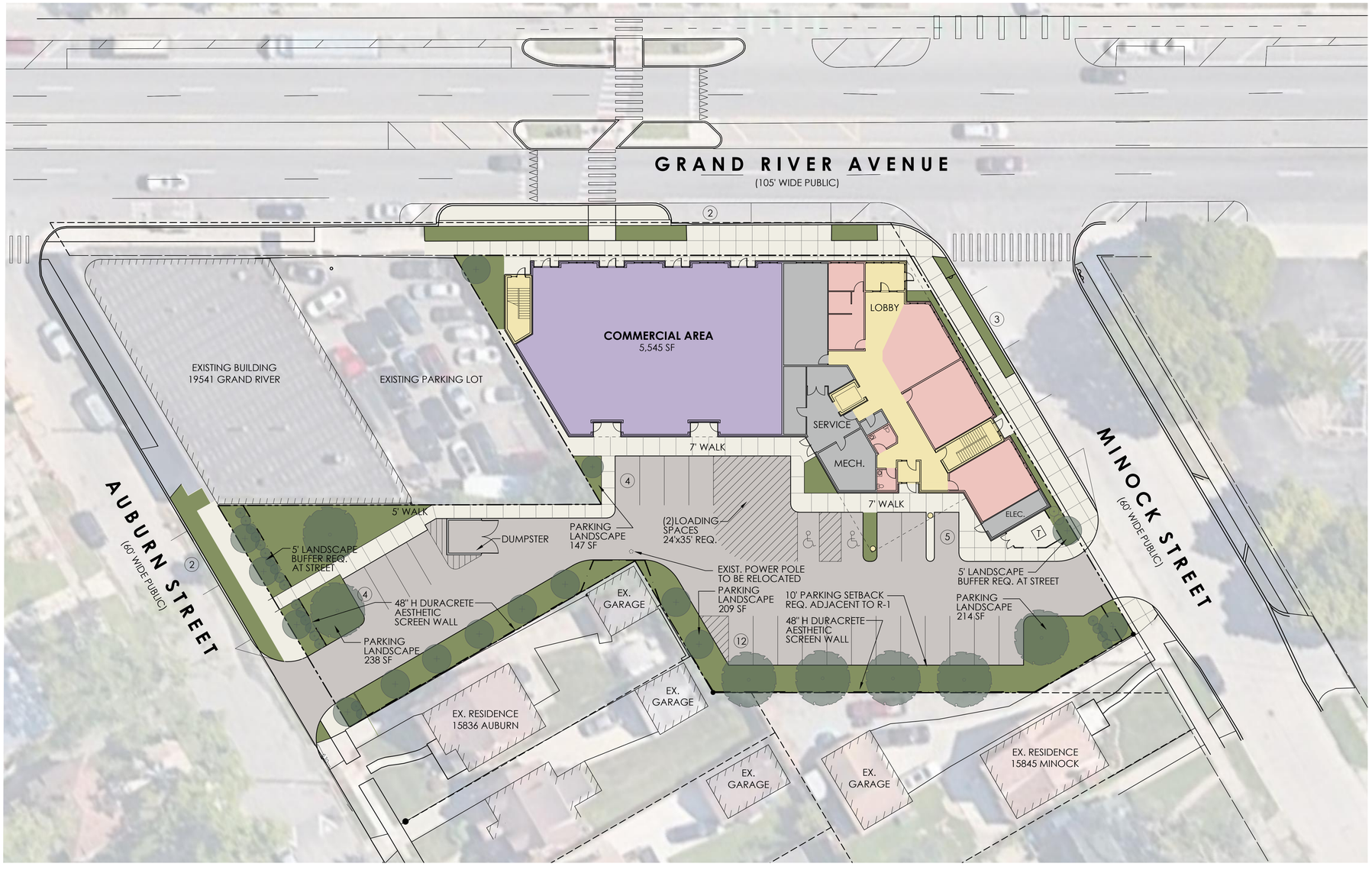

NORTH

CONCEPTUAL SITE & LANDSCAPE PLAN

SCALE: 1" = 20'-0"

SITE DATA

ZONED — B-4 GENERAL BUSINESS DISTRICT (TRADITIONAL MAINSTREET OVERLAY)

SITE AREA — 33,333 SF (0.77 ACRES)

BUILDING USE — SENIOR APARTMENTS & COMMERCIAL

SETBACKS

ALLOWED	FRONT - 0'	SIDE - 0'	REAR - 35'
PROPOSED	FRONT - 0'	SIDE - 0'	REAR - 56'

TOTAL UNIT COUNT

1 BEDROOM (619 sf)	36
2 BEDROOM (870 sf)	6
TOTAL DWELLING UNITS	42 UNITS

BUILDING AREA

1ST FLOOR	6,011 SF
2ND FLOOR	11,578 SF
3RD FLOOR	11,578 SF
4TH FLOOR	11,578 SF
TOTAL	40,745 SF
COMMERCIAL	5,545 SF
OVERALL TOTAL	46,290 SF

FAR

ALLOWED (2 MAX)	66,666 SF
PROPOSED (1.44)	46,290 SF

HEIGHT

MAXIMUM ALLOWED MAX 35' +1' PER STREET R.O.W. GREATER THAN 80' - TOTAL MAX NOT TO EXCEED 80' 35'+(105' R.O.W.- 80')	60'
PROPOSED	(4 STORY) 50'

PARKING

REQUIRED	
RESIDENTIAL (.75/UNIT = 42x.75 = 32	32 SPACES
COMMERCIAL (1 SPACE PER 200SF; 5,545SF - 3000SF = 2,545SF/200 = 13	13 SPACES
- 20% WAIVER (SEC. 50-14-153.a.2)	- 9 SPACES
TOTAL	36 SPACES
PROVIDED	
ON SITE	25 SPACES
ON STREET (ADJACENT)	7 SPACES
OFF SITE	7 SPACES
TOTAL	39 SPACES

INTERIOR PARKING LOT LANDSCAPING

TOTAL PARKING SPACES	25 SPACES
REQUIRED LANDSCAPE AREA	450 SF
PROPOSED LANDSCAPE AREA	570 SF

PARKING LOT TREE REQUIREMENT

TOTAL TREES REQUIRED (1 PER 250 SF)	2 TREES
TOTAL TRESS PROVIDED	2 TREE MIN.

STREET BUFFER TREES

DECIDUOUS TREES REQUIRED	1 PER 30 L.F.
MINOCK STREET - 56 L. F.	2 TREES
AUBURN STREET - 95 L.F.	4 TREES
TOTAL TREES PROVIDED	6 TREES

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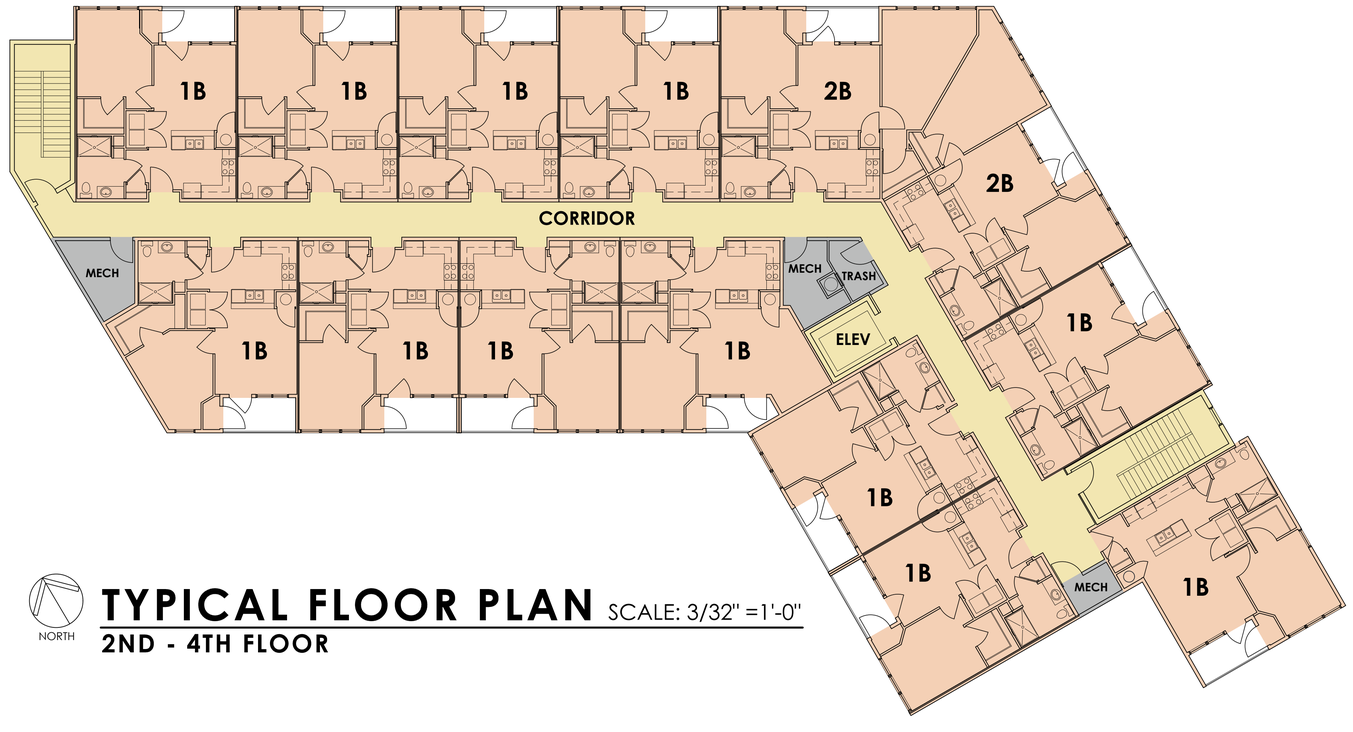
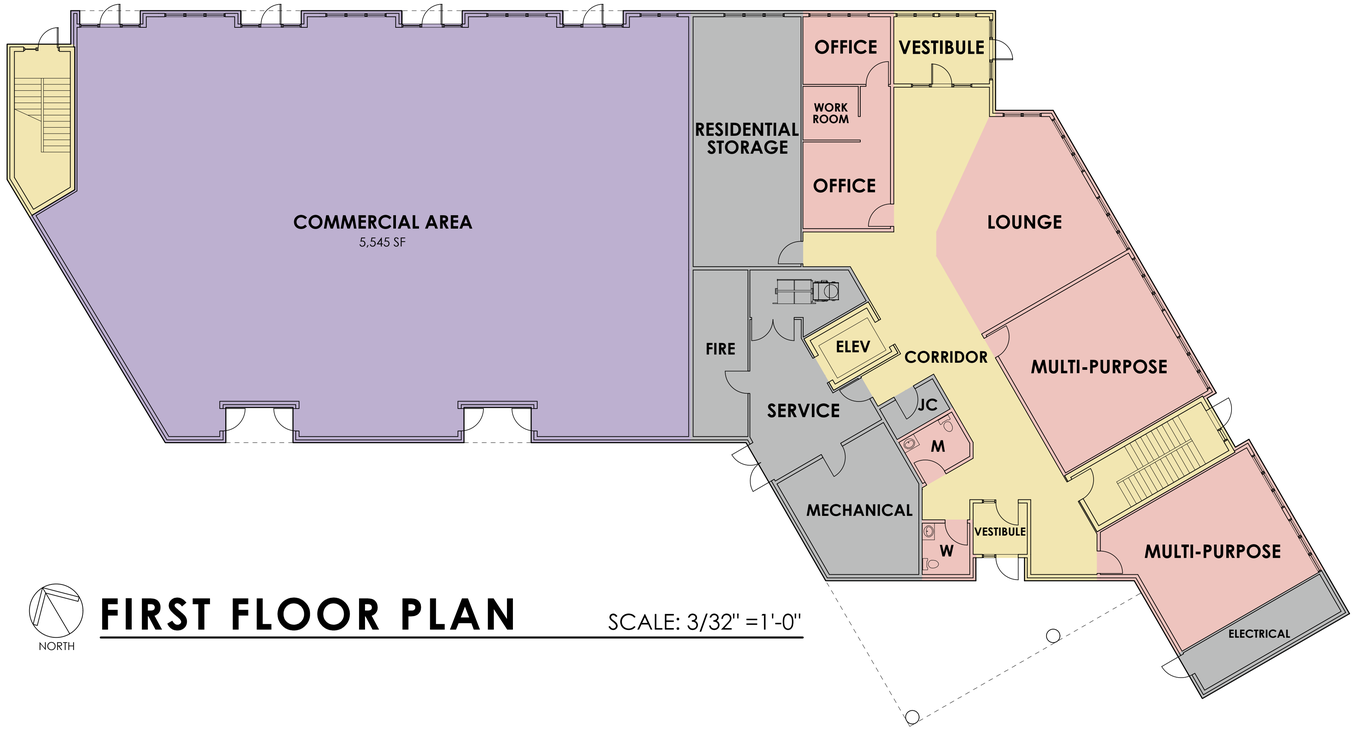


NORTH

TYPICAL FLOOR PLAN SCALE: 3/32" =1'-0"

2ND - 4TH FLOOR



NORTH

FIRST FLOOR PLAN SCALE: 3/32" =1'-0"

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DETROIT MICHIGAN

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MATERIAL LEGEND

- HARDIEPANEL A
- HARDIEPANEL B
- HARDIEPANEL C
- BRICK A
- BRICK B

EAST ELEVATION - MINOCK ST.

SCALE: 1/8"=1'0"

NORTH ELEVATION - GRAND RIVER AVE.

SCALE: 1/8"=1'0"

MINOCK PARK PLACE
19505 GRAND RIVER AVE
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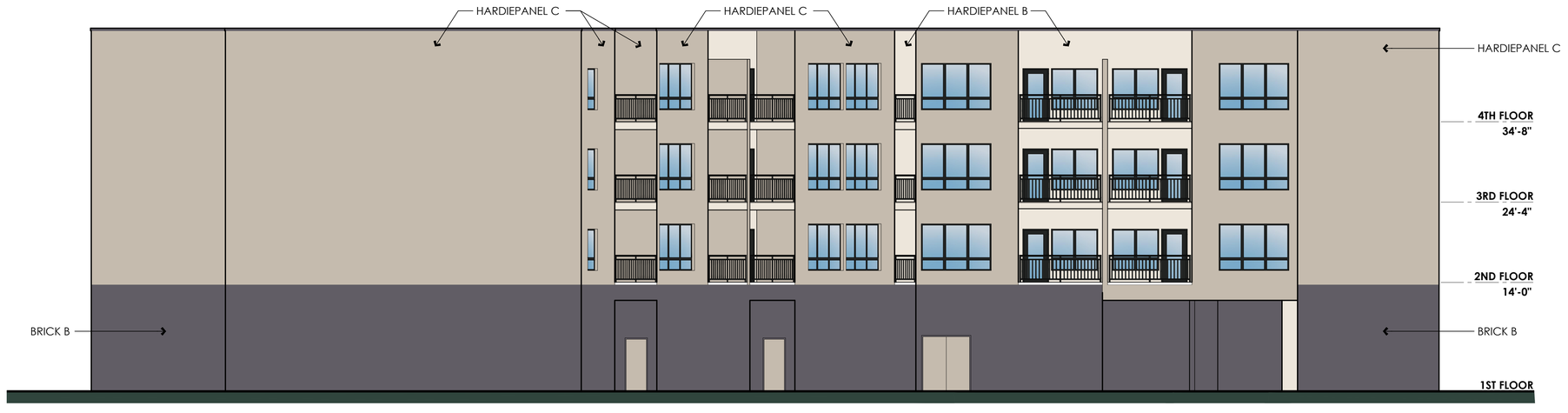
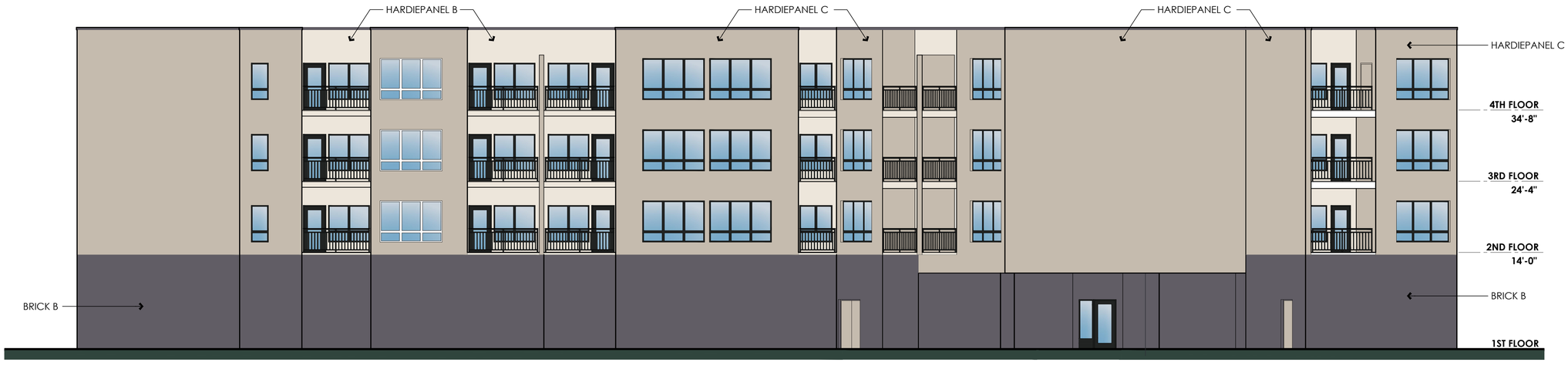


WEST ELEVATION

SCALE: 1/8"=1'0"



SOUTH ELEVATION

SCALE: 1/8"=1'0"

MATERIAL LEGEND

- HARDIEPANEL A
- HARDIEPANEL B
- HARDIEPANEL C
- BRICK A
- BRICK B

MINOCK PARK PLACE
19505 GRAND RIVER AVE
DETROIT MICHIGAN

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STREET VIEW - MINOCK STREET AND GRAND RIVER AVENUE

STREET VIEW - GRAND RIVER AVENUE

REAR VIEW- 1

REAR VIEW - 2

RENDERINGS

MINOCK PARK PLACE
19505 GRAND RIVER AVE
DETROIT MICHIGAN

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STREET VIEW - MINOCK STREET AND GRAND RIVER AVENUE

STREET VIEW - GRAND RIVER AVENUE

REARVIEW 1

REARVIEW 2

AERIAL VIEWS

MINOCK PARK PLACE
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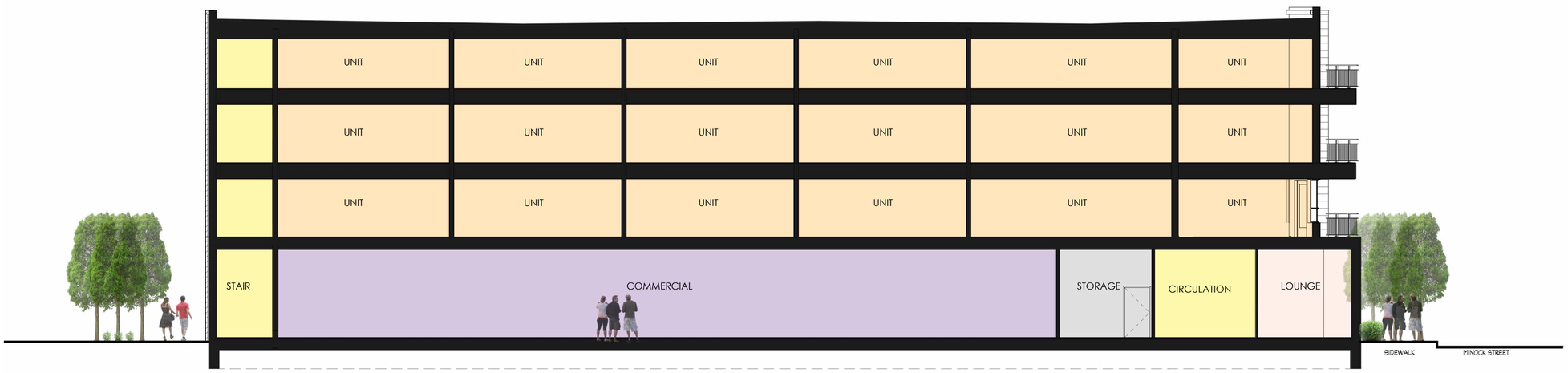
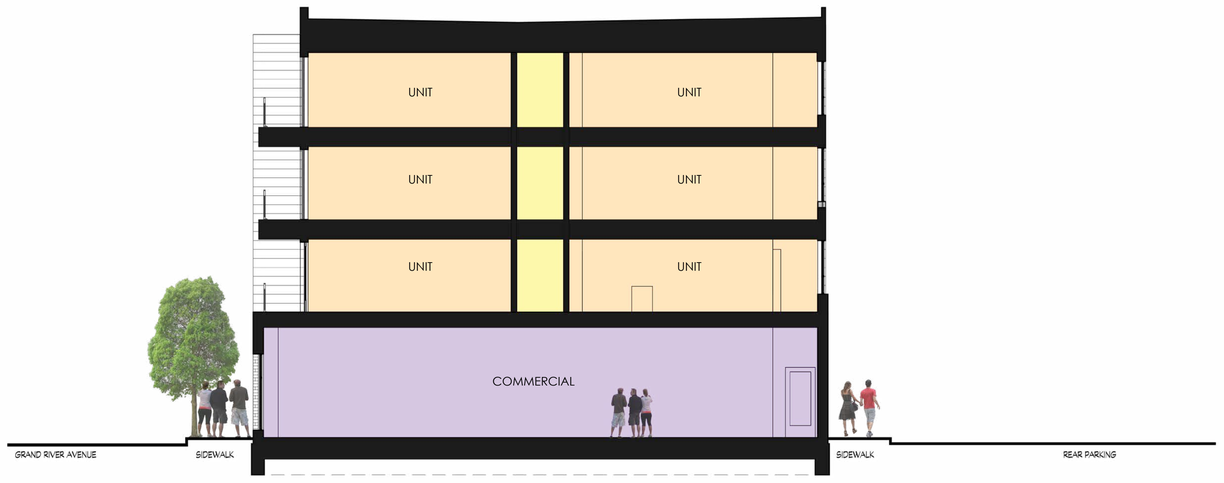


BUILDING SECTION 2



BUILDING SECTION 1

BUILDING SECTIONS

MINOCK PARK PLACE
19505 GRAND RIVER AVE
DETROIT MICHIGAN

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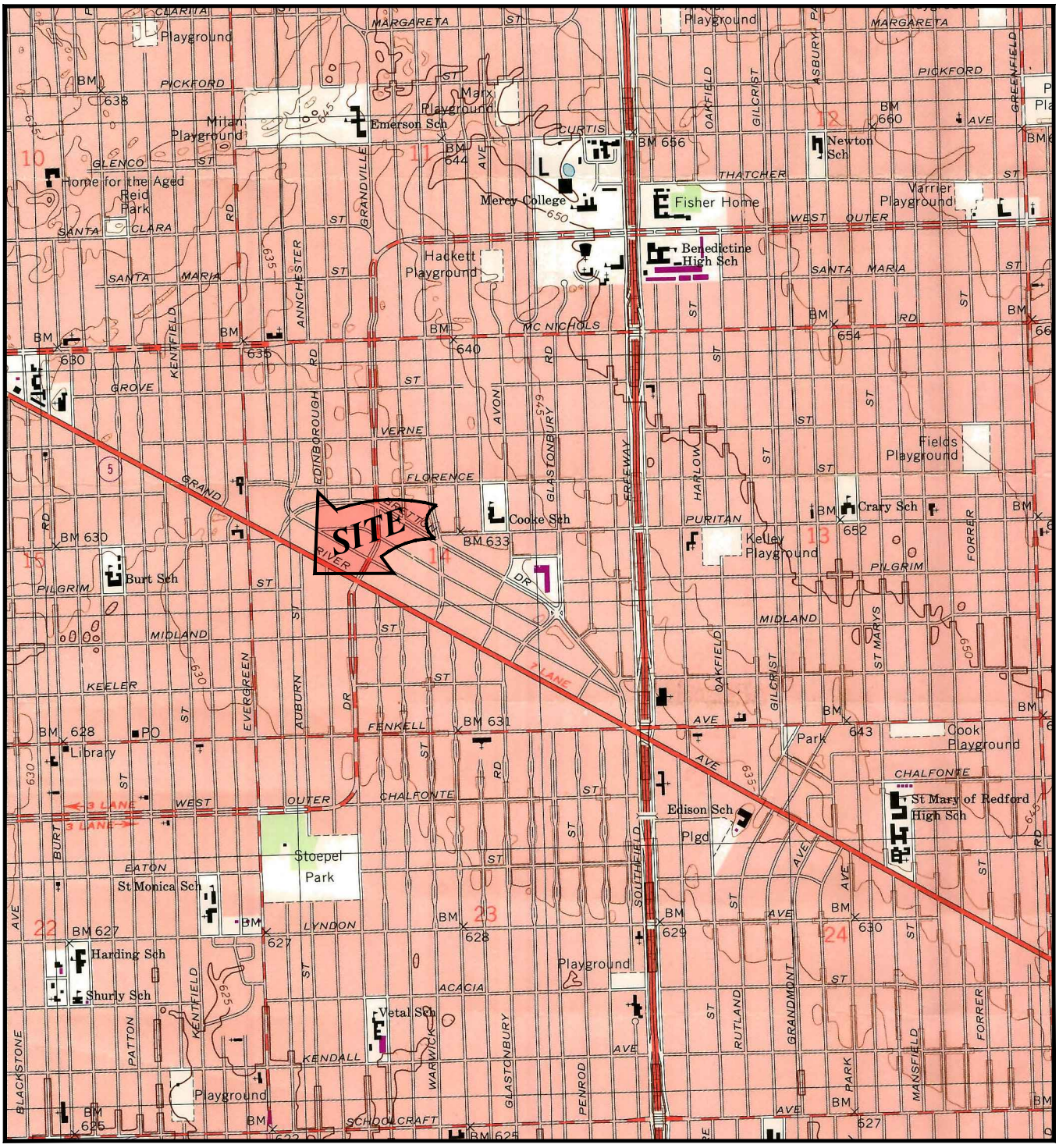


WAYNE COUNTY

FIGURE 1

PROPERTY VICINITY MAP

UNITED STATES GEOLOGICAL SURVEY, 7.5 MINUTE SERIES

ROYAL OAK, MI QUADRANGLE, 1996.

PM ENVIRONMENTAL | Environmental & Engineering Services

PROJ: GRANDMONT ROSEDALE PARK
19505 GRAND RIVER AVENUE AND
15844 AUBURN STREET
DETROIT, MI

THIS IS NOT A LEGAL SURVEY

VERIFY SCALE
0 2,000'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRN BY: BP
DATE: 1/11/2021
CHKD BY: BP
SCALE: 1" = 2,000'
FILE NAME: 01-12728-0-001F00R00

19546 GRAND RIVER AVENUE
VACANT COMMERCIAL BUILDING

19540 GRAND RIVER AVENUE
VACANT LAND

19534 GRAND RIVER AVENUE
PARKING LOT

19526 GRAND RIVER AVENUE
VACANT COMMERCIAL BUILDING

19520 GRAND RIVER AVENUE
DUBIN CLEANERS
(RCRA VSQG)

19518 GRAND RIVER AVENUE
PARKING LOT

19470 GRAND RIVER AVENUE
PARKING LOT

19464 GRAND RIVER AVENUE
PARKING LOT

19601 GRAND RIVER AVENUE
VACANT RESTAURANT

NAL #1

GRAND RIVER AVENUE

SIDEWALK

GRASS

19541 GRAND RIVER AVENUE
ORSON'S COLLISION & AUTO REPAIR
(RCRA NON-GENERATOR)

ANOMALOUS AREA #1

ANOMALOUS AREA #2

GRASS

RESIDENTIAL

AUBURN STREET

GRASS

15844 AUBURN STREET

CONCRETE

GAS

ASPHALT

19505 GRAND RIVER AVENUE

RESIDENTIAL

RESIDENTIAL

MINOCK STREET

19401 GRAND RIVER AVENUE
COMERICA BANK

GRASS

NAL #2

LEGEND:

- SUBJECT PROPERTY
- APPROXIMATE FORMER/HISTORICAL SITE FEATURES
- FENCE
- GAS
- PARCEL / LOT BOUNDARIES
- PROPOSED SITE FEATURES
- POLE MOUNTED TRANSFORMER
- UST — UNDERGROUND STORAGE TANK
- FORMER GASOLINE UST
- FORMER GASOLINE DISPENSING STATION

N

PM ENVIRONMENTAL | Environmental & Engineering Services

FIGURE 2

GENERALIZED DIAGRAM OF THE SUBJECT PROPERTY AND ADJOINING PROPERTIES

PROJ: CGRANDMONT ROSEDALE PARK
19505 GRAND RIVER AVENUE AND
15844 AUBURN STREET
DETROIT, MI

THIS IS NOT A LEGAL SURVEY	DRN BY: BP/CS	DATE: 1/18/2021
VERIFY SCALE 0 40' IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	CHKD BY: BP	SCALE: 1" = 40'
	FILE NAME: 01-12728-0-001F00R00	

Photographs From Site Reconnaissance
PM Project No. 01-12728-0-0002
Location: 19505 Grand River Avenue and 15844 Auburn Street
Detroit, Michigan

Photograph 1

View of the restaurant building at 19505 Grand River Avenue (and west facing wall)

Photograph 2

North facing wall of 19505 Grand River Avenue

Photographs From Site Reconnaissance
PM Project No. 01-12728-0-0002
Location: 19505 Grand River Avenue and 15844 Auburn Street
Detroit, Michigan

Photograph 3

East facing wall of 19505 Grand River Avenue

Photograph 4

South facing wall of 19505 Grand River Avenue

Photographs From Site Reconnaissance
PM Project No. 01-12728-0-0002
Location: 19505 Grand River Avenue and 15844 Auburn Street
Detroit, Michigan

Photograph 5

Lobby of 19505 Grand River Avenue

Photograph 6

Dining area and kitchen of 19505 Grand River Avenue

Photographs From Site Reconnaissance
PM Project No. 01-12728-0-0002
Location: 19505 Grand River Avenue and 15844 Auburn Street
Detroit, Michigan

Photograph 7

Storage area of 19505 Grand River Avenue

Photograph 8

Second floor of 19505 Grand River Avenue

Photographs From Site Reconnaissance
PM Project No. 01-12728-0-0002
Location: 19505 Grand River Avenue and 15844 Auburn Street
Detroit, Michigan

Photograph 9

Water/moisture damage and suspect mold growth at 19505 Grand River Avenue

Photograph 10

View of the dwelling at 15844 Auburn Street

Photographs From Site Reconnaissance
PM Project No. 01-12728-0-0002
Location: 19505 Grand River Avenue and 15844 Auburn Street
Detroit, Michigan

Photograph 11

Pavement south and west of the restaurant building

Photograph 12

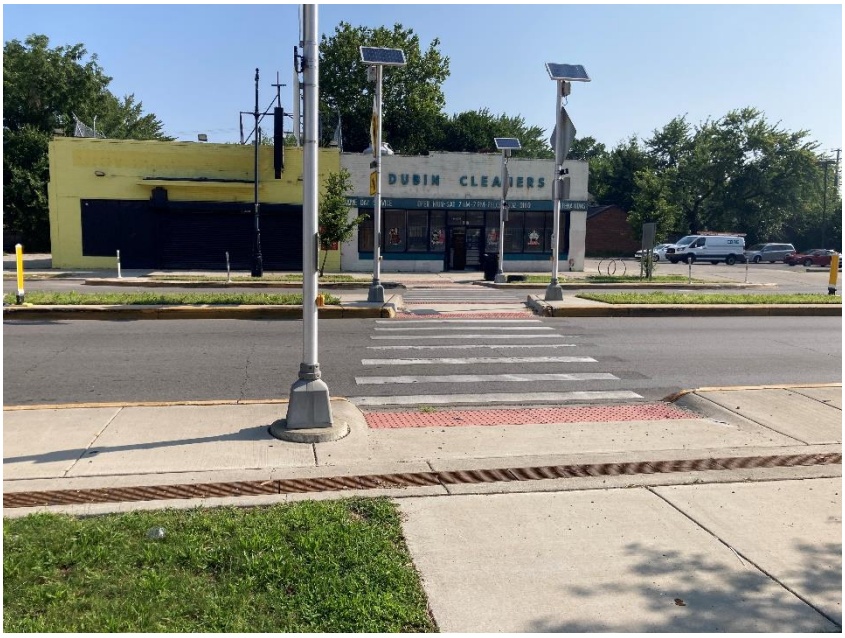
Pole-mounted transformers located along the southern boundary at 19505 Grand River Avenue

Photographs From Site Reconnaissance
PM Project No. 01-12728-0-0002
Location: 19505 Grand River Avenue and 15844 Auburn Street
Detroit, Michigan

Photograph 13

The north adjoining properties, 19534, 19540, and 19546 Grand River Avenue

Photograph 14



The north adjoining properties, 19518, 19520 and 19526 Grand River Avenue

Photographs From Site Reconnaissance
PM Project No. 01-12728-0-0002
Location: 19505 Grand River Avenue and 15844 Auburn Street
Detroit, Michigan

Photograph 15

The north adjoining properties, 19464 and 19470 Grand River Avenue

Photograph 16

The east adjoining property, 19401 Grand River Avenue

Photographs From Site Reconnaissance
PM Project No. 01-12728-0-0002
Location: 19505 Grand River Avenue and 15844 Auburn Street
Detroit, Michigan

Photograph 17

South adjoining property, residential

Photograph 18

South adjoining property, residential

Photographs From Site Reconnaissance
PM Project No. 01-12728-0-0002
Location: 19505 Grand River Avenue and 15844 Auburn Street
Detroit, Michigan

Photograph 19

The north and west adjoining property, 19541 Grand River Avenue

Photograph 20

The northwest adjoining property, 19601 Grand River Avenue

Photographs From Site Reconnaissance
PM Project No. 01-12728-0-0002
Location: 19505 Grand River Avenue and 15844 Auburn Street
Detroit, Michigan

Photograph 21

West adjoining properties, residential

A Feasibility Analysis For

Grandmont Rosedale Park Collective

19505 Grand River
Detroit, MI
Wayne County
Census Tract 5434

Date of Report
August 25, 2023

Date of Inspection
August 5, 2023

Prepared for:

Michigan State Housing Development Authority
735 E. Michigan Ave
Lansing, MI 48912
(517) 335-4786

For Sponsor:
Grandmont Rosedale Development Corporation

Prepared by:

Chris Vance

Market Analyst Professionals
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Minneapolis, MN 55402
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cavance@mindspring.com
chris.vance@mapyourproject.com

Table of Contents

Information Type	Data/Information
PROPOSAL DESCRIPTION	
Project Name	Grandmont Rosedale Park Colletive I
Project Street Address, City	19505 Grand River, Detroit
Repeat submission?	No
Number of Units	42
Construction Type	New
Building type	4 Story, Apartment ,1 buildings
Unit Type (townhome, flat, etc.)	Apartment
Studios - % of total	0 Percent Studio
Below grade units - % of Total	0 Percent
Target (senior, family, special needs)	SR 55+
Senior Housing Type (optional drop down)	NA
80% of AMI units included? (yes/no)	No
Percent of Units that are market-rate	0%
% of Units with project-based subsidy	0%
Other notable information, such as existence of a phase I, inclusion in larger development efforts, etc.	NA
REHABILITATIONS	
Current Vacancy Rate	NA
% Proposed Rent Increases	NA
New amenities/features	NA
Discontinued amenities/features	NA
% of displacement of current residents due to changing rent or income requirements	NA
SITE FACTORS	
List notable factors that impact the site, such as railroad tracks, industrial uses, blight, proximity to employment centers, etc.	Site is located in a stable area, with single-family homes south of the site setting precedent for residential use. The site plan suggests onsite parking may be difficulty to navigate—a more detailed site plan should be provided to MSHDA. Finally, planned parking is 0.75 spaces which MSHDA's marketing team may determine is inadequate.
PROPOSAL STRENGTHS/WEAKNESSES	
Briefly describe the proposal's major strengths and weaknesses	Strengths: □High occupancy and demand is evident throughout the surveyed units □Demand estimates within acceptable thresholds and indicative of the breadth of demand in the area □Located in a stable area □Proposed rents are consistent with MAP's estimated achievable LIHTC rent Weaknesses: □Detroit is a high crime area, but other comps are subject to the same environment □Historical demographic weakness in the PMA and city □Local area may be more susceptible to economic disruptions.
RENT DISCOUNT	
See MSHDA's preferred discounts from the market study guidelines. List unit types that don't provide at least MSHDA's preferred discount.	
DEMAND RATIOS THAT EXCEED MSHDA's PREFERRED LEVELS	
Penetration Rate-TOTAL LIHTC RATE	None
Capture Rate	None
Saturation Rate	None
ABSORPTION	
Absorption Period	4 to 6 Months
FINAL RECOMMENDATION	
Analyst's Recommendation	Proceed as proposed
ANALYST'S NOTES	
Comments:	

Section 1: Executive Summary

	AMI Target	# of Units	# of Baths	Type	Average Sq. Footage	Contract Rent	Utility Allowance	Gross Rent	Max Gross Rent	Maximum Income
Total		**42**								**$45,480**
Summary 1 BR		**36**								**$45,480**
1 BR-Apt	30%	5	1.0	Apt	750	$483	$49	$532	$532	$22,740
1 BR-Apt	40%	5	1.0	Apt	750	$661	$49	$710	$710	$30,320
1 BR-Apt	50%	5	1.0	Apt	750	$839	$49	$888	$888	$37,900
1 BR-Apt	60%	3	1.0	Apt	750	$914	$49	$963	$1,065	$45,480
1 BR-Apt	60%	18	1.0	Apt	750	$903	$49	$952	$1,065	$45,480
Summary 2 BR		**6**								**$45,480**
2 BR-Apt	50%	3	1.0	Apt	950	$1,001	$65	$1,066	$1,066	$37,900
2 BR-Apt	60%	3	1.0	Apt	950	$1,093	$65	$1,158	$1,279	$45,480

- Based on the analysis within this report, there is sufficient demand to support the proposal in the market area and no changes are recommended. The subject is new construction of senior apartments with income targeting up to 60 percent AMI. Household growth in the PMA was negative between 2000 and 2010, but with the rate of contraction forecasted to decelerate through 2028. Ongoing demolition and obsolescence of existing rental housing in the area will fuel demand for the subject in the long term. Unemployment rates had been declining in recent years, prior to 2020 and impacts of the Covid-19 pandemic before recovering in 2021. More recently inflation has become an increasing concern for the economy. MAP has assumed the economy will have improved at the time of market entry for the subject, however, it should be noted no negative impact is currently evident in occupancy rates among surveyed projects. Based on the strong demand in the area, the development of the proposal to more adequately serve the PMA's population is appropriate.

Strengths:

- High occupancy and demand is evident throughout the surveyed units
- Demand estimates within acceptable thresholds and indicative of the breadth of demand in the area
- Located in a stable area
- Proposed rents are consistent with MAP's estimated achievable LIHTC rent

Weaknesses:

- Detroit is a high crime area, but other comps are subject to the same environment
- Historical demographic weakness in the PMA and city
- Local area may be more susceptible to economic disruptions.

- Utilizing methodology provided by MSHDA, demand estimates for the proposal are outlined in the following pages based on qualified income ranges for the proposal. Income ranges are based on an affordability ratio of 40 percent of income and maximum LIHTC rents. Based on MSHDA methodology, annual demand is measured by movership from existing households as well as new additions to renter households between the current year and time of market entry. Demand estimates are presented for each income target (unduplicated demand estimates) as well as total project demand. MAP has utilized senior ages 55 years and over to estimate demand given the low density of senior projects as well as newer construction projects which will likely decrease the age of interested senior tenants. Based on these estimates, the proposal's demand calculations are within acceptable thresholds and should be considered very supportive for a senior project which typically exhibit higher demand calculations.

- The proposal is located west of Grand River Avenue and Outer Drive West, northwest of downtown Detroit, in Census Tract 5434 of Wayne County. Detroit comprises the southeastern portion of Wayne County. Major factors in defining the PMA were proximity to the site and socioeconomic conditions. The primary factor in constraining the PMA in all directions is declining proximity to the site. Given the small geographic area the PMA encompasses and the senior tenancy which serves to expand the PMA farther than a general occupancy project in the same location—the PMA should be considered a conservative estimate of potential tenants for the proposal.

- Within the market area Gardenview Estates Senior indicated absorption of 140 units in 7 months (20 units per month). Considering this as well as movership ratios and estimated capture rates among income qualified households the proposal would likely reach 93 percent stabilized occupancy within 4 to 6 months of market entry.

Section 2: Introduction and Scope of Work

Market Analyst Professionals, LLC (MAP) has prepared the following Full Market Analysis report to determine the market feasibility of an affordable housing project located in Detroit, Michigan. The report was prepared for the Michigan State Housing Development Authority (MSHDA) for Grandmont Rosedale Park Collective, submitted by Grandmont Rosedale Development Corporation. The subject proposal is described in detail in Section 3. The study assumes Low Income Housing Tax Credits will be utilized in financing the subject property. The market study was prepared in accordance with MSHDA guidelines and industry accepted practices for use by MSHDA. Information contained within the report is assumed to be trustworthy and reliable. Recommendations and conclusions in the report are based on professional opinion. MAP does not guarantee the data nor assume any liability for any errors in fact, analysis or judgment resulting from the use of the report. The market study includes a site visit and field work by the analyst signing the report conducted on August 5, 2023 with the analyst signing the report responsible for conclusions and analysis of the report.

Section 3: Project Description

Name:	Grandmont Rosedale Park Colletive I
Address:	19505 Grand River Detroit, MI 48223
Target Population:	SR 55+
Total Units:	42
Subsidized Units:	0
LIHTC Units:	42
Unrestricted Units:	0
Utilities Included in Rent	
Heat:	Yes
Electric:	No
Water:	Yes
Sewer:	Yes
Trash:	Yes
Heat Type:	Gas
Construction Detail:	
Construction:	New
Building Type:	Apartment
Total Buildings:	1
Stories:	4
Site Acreage:	0.77
Year of Market Entry:	2025
Total Parking Spaces:	
Surface:	0.75 PU
Plans:	NA-Assumed competetive at development

Unit Configuration

	AMI Target	# of Units	# of Baths	Type	Average Sq. Footage	Contract Rent	Utility Allowance	Gross Rent	Max Gross Rent	Maximum Income
Total		**42**								**$45,480**
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1 BR-Apt	30%	5	1.0	Apt	750	$483	$49	$532	$532	$22,740
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Proposed and Recommended Amenities

Unit Amenities

Yes	**A/C - Central**	Microwave		Patio/Balcony
	A/C - Wall Unit	**Yes** **Ceiling Fan**		Basement
	A/C - Sleeve Only	Walk-In Closet		Fireplace
Yes	**Garbage Disposal**	Window - Mini-Blinds		High Speed Internet
Yes	**Dishwasher**	Window - Draperies		Individual Entry

Development Amenities

	Clubhouse *(separate building)*	Swimming Pool		Sports Courts *(b-ball, tennis, v-ball, etc.)*
Yes	**Community Room**	Playground/Tot Lot		On-Site Management
	Computer Center	Gazebo		Secured Entry - Access Gate
	Exercise/Fitness Room	**Yes** **Elevator**	**Yes**	**Secured Entry - Intercom or Camera**
	Community Kitchen*(ette)*	Exterior Storage Units		

Laundry Type		**Parking Type**		
	Coin-Operated Laundry	**Yes** **Surface Lot**	**0.75 PU**	Number of Spots Total
	In-Unit Hook-up Only	Carport		
Yes	**In-Unit Washer/Dryer**	Garage *(attached)*		
	None	Garage *(detached)*		

Senior Amenities ***(for senior-only projects)***

	Independent	Emergency Call *(or similar)*	Meals
	Assisted Living	**Yes** **Organized Activities**	Housekeeping
	Nursing	Library	Healthcare Services
		24 Hour On Site Management	Transportation

Section 4: Site Profile

Date of Inspection:	8/5/2023	By Chris Vance
Acreage:	**0.77**	
Total Residential Buildings:	**1**	
Density: (Acres/Building)	**0.8**	
Topography:	Building to be demolished	
Adjacent Land Uses:		**Impact:**
North:	Grand River Avenue, commercial	Favorable
East:	Commercial	Favorable
South:	Residential	Favorable
West:	Commercial	Favorable

Neighborhood Characteristics

The subject is new construction located at 19505 Grand River Avenue in Detroit, Michigan. The site is an occupied lot, with a building to be demolished prior to development of the proposal located in a predominately commercial area. To the immediate south of the site are single-family homes in generally good to moderate condition. To the west is Orson's Collision and to the east is a Comerica Bank—both of these buildings are in good to excellent condition. To the north across West Grand River Avenue is light commercial including Grand River Health Care. Commercial fronting along West Grand River to the northwest and southeast is in generally moderate to good condition. Farther removed from the subject are residential areas to the west, south and east with commercial fronting along Grand River Avenue. Finally, the downtown Detroit area is located a short distance to the southeast, easily accessible via Grand River Avenue. Initial stages of the Grandmont Rosedale Park Collective are located just to the southeast and are undergoing renovation currently.

MSHDA Site Review Considerations

MSHDA has expressed the subject should be consistent with surrounding primarily one-story buildings, "likely limited to three stories." The application materials indicate a planned four-story building. MAP does not believe a four-story building will negatively impact the marketability of the subject, however, can not speak to local ordinance or building restrictions, and MSHDA may determine independently that a three-story building is the maximum. The review further states site planning should include adequate open space, circulation, and parking. The site plan indicates the site will be accessible via Minock Street and Auburn Street, providing easy access and throughways, however, the site plan suggests onsite parking may be difficulty to navigate—a more detailed site plan should be provided to MSHDA. Finally, planned parking is 0.75 spaces which MSHDA's marketing team may determine is inadequate.

Neighborhood Amenities/Retail/Services

A wide variety of retail, dining, cultural, health care, educational and employment opportunities are available within a short distance of the site in and near downtown Detroit. Amenities and services in this area include: Wayne State University, the Detroit Institute of Arts, the Detroit Science Center, the Detroit Symphony Orchestra, the Detroit Medical Center, the Detroit Opera House, the Fox Theatre, Little Caesars Arena, Comerica Park, Ford Field and Campus Martius Park as well as numerous dining and retail establishments. A major grocery store (Meijer) is located a short distance to the northwest. As the map on the following page illustrates, the site's location in the densely packed city provides immediate access to a number of amenities. The Detroit Department of Transportation (DDOT) provides bus service throughout the Detroit area.

Marketability of Proposal

The location is considered attractive to the targeted tenants; single-family residential is located to the immediate south of the site, providing precedent for residential use in the immediate area.

Visibility and accessibility of the site

The subject will have good visibility from Grand River Avenue, a well travelled throughfare. The subject will be accessible via both Minock and Auburn Streets.

Health Care

Several major medical facilities are located within a short distance of the subject with the nearest being DMC Sinai Grace Hospital to the east.

Crime

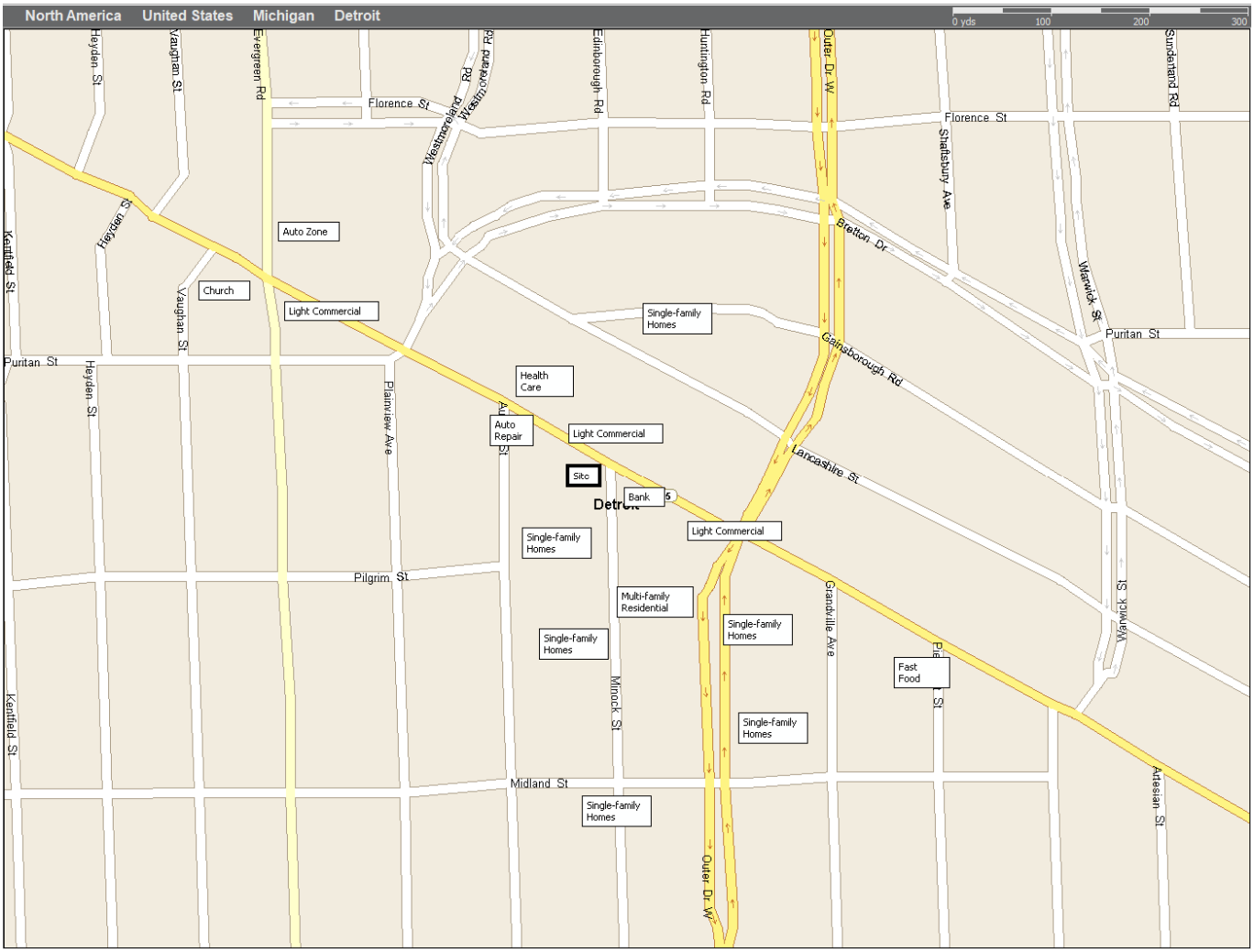
For the PMA the crime index is above the state and national index, (the national average is by definition 100) but consistent with the city, per the data illustrated below. Crime rates in the PMA are higher relative to the county. MAP has considered local crime in its assessment of site appeal incorporated into rent analysis in a latter section of this report, it should be noted other projects in the survey are subject to similar dynamics. No geographical representation of crime (through crimemapping.com) was available.

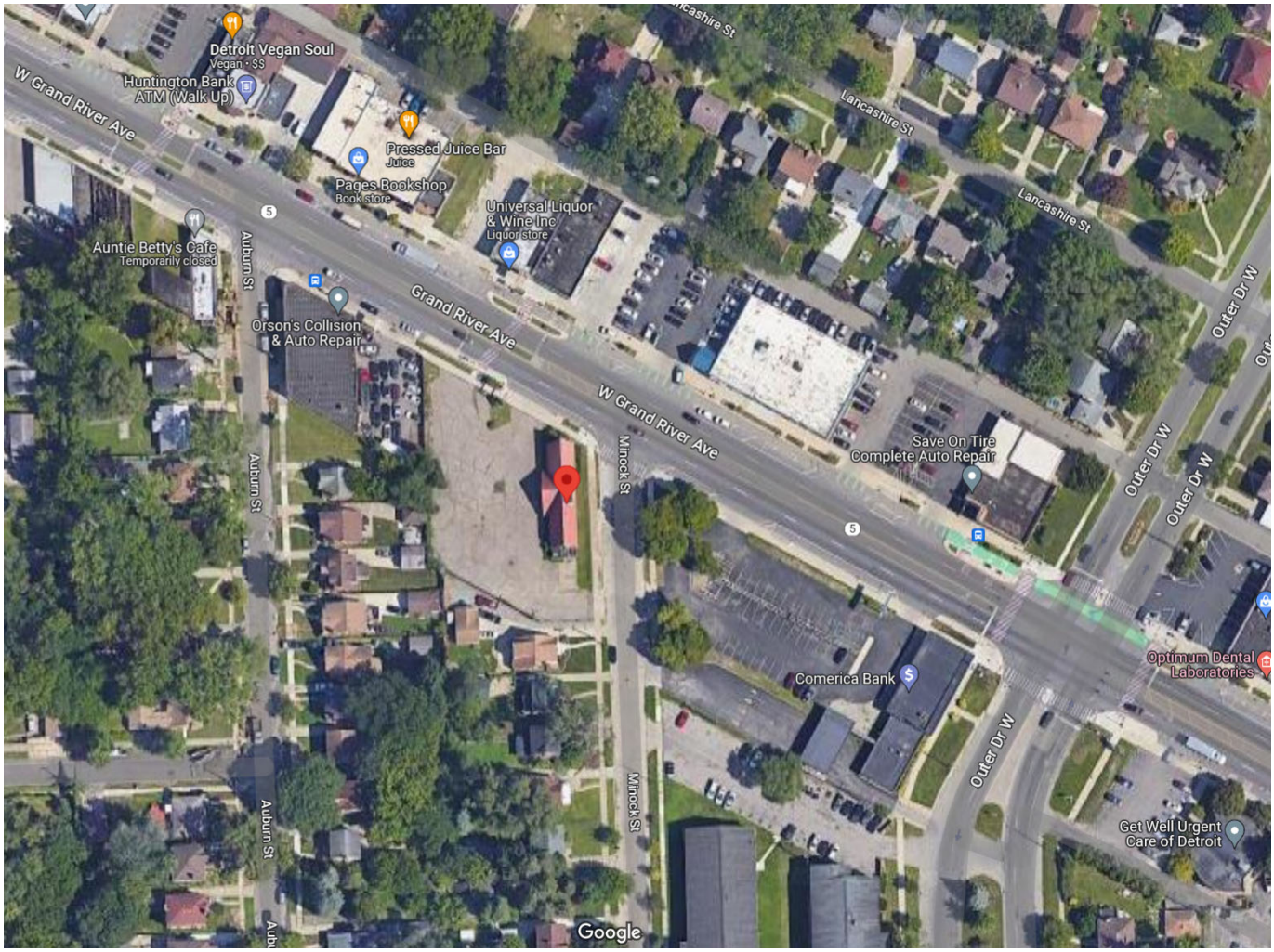
Crime Index For Subject Area

Area	City of Detroit	PMA	County of Wayne	State of MI	National
Total Crime Risk	174	174	116	81	100
Personal Crime Risk	398	395	222	120	100
Property Crime Risk	134	135	97	74	100

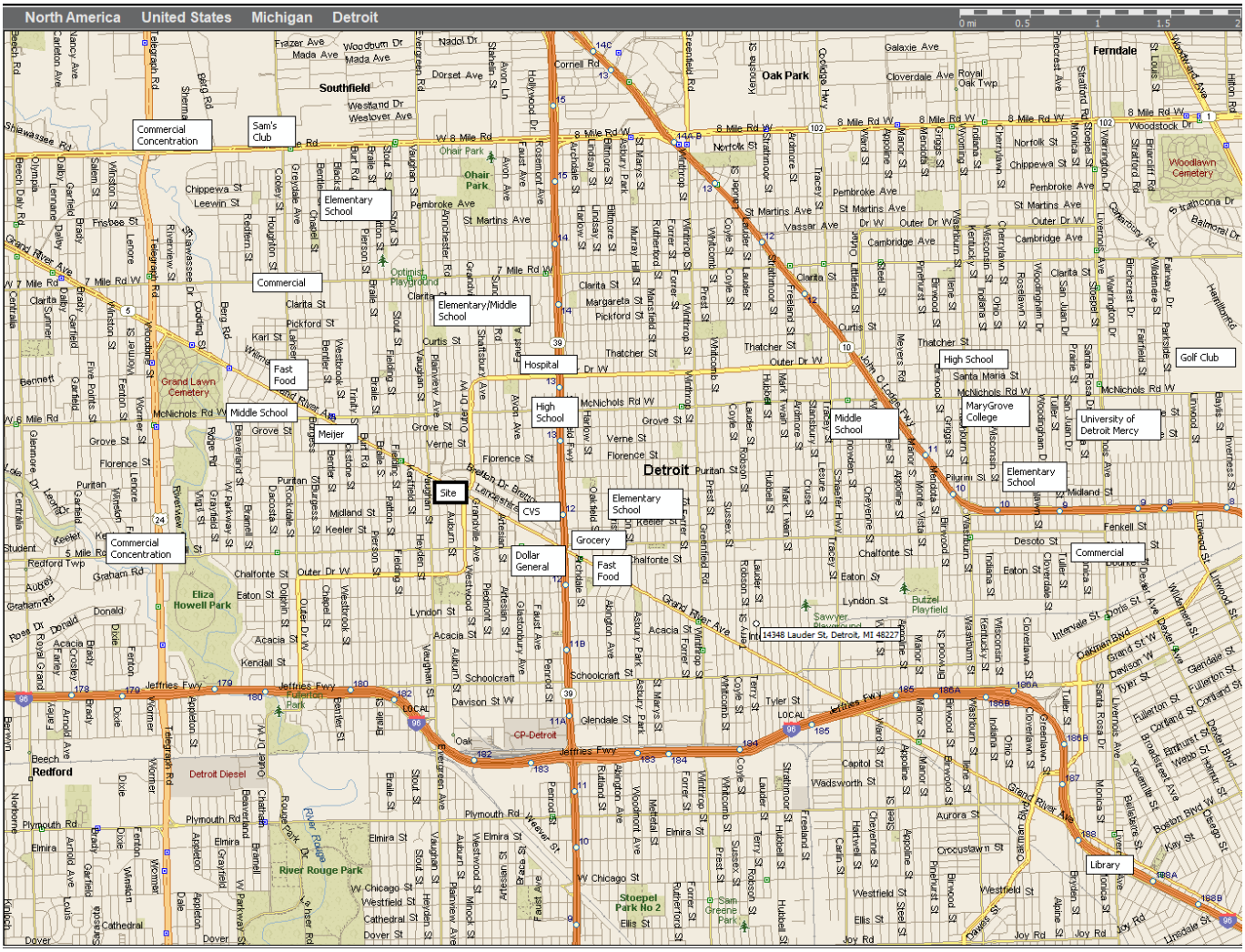
Source: ESRI

Map: Site and Immediate Area




Detroit Vegan Soul
Vegan · $$
Huntington Bank
ATM (Walk Up)
W Grand River Ave
Pressed Juice Bar
Juice
Pages Bookshop
Book store
Universal Liquor
& Wine Inc
Liquor store
Lancashire St
Auntie Betty's Cafe
Temporarily closed
Auburn St
Orson's Collision
& Auto Repair
Grand River Ave
Outer Dr W
Minock St
Save On Tire
Complete Auto Repair
Optimum Dental
Laboratories
Comerica Bank
Get Well Urgent
Care of Detroit
Google

Map: Local Area and Amenities




Verne Ave
Honey's
Hollywood Coney Island
Frankie's Auto Sales
O'Reilly Auto Parts
Get The Advice You Need Today
AutoZone Auto Parts
Shell
Detroit Vegan Soul
Cooke STEM Academy
North Rosedale Park Civic Association
R Barber Shop
Minock
Rosa
Little Caesars Pizza
Michigan Habilitation & Learning
Alonzo's Tree Service
Brilliant Detroit Brightmoor
Unique Tire & Auto Repair
The Garden Bug
The UPS Store
The UPS Store® Pack & Ship
CVS
GameStop
McDonald's
Watkins Pest Control Detroit
FUEL ZONE
Northwestern Community Baptist
CITGO
Net Communications Corporation
Chase Ban
Bretton
Puritan Ave
Gainsborough Rd
Lancashire St
Grand River Ave
Midland St
Keeler St
Fenkell Ave
Evergreen Rd
Plainview Ave
Auburn St
Minock St
Outer Dr W
Piedmont St
Warwick St
Stahelin Ave
Glastonbury Ave
Greenview Rd
Faust Ave
Rosemont Ave
Kentfield St
Heyden St
Vaughan St
Fielding St
Grandville Ave
Artesian St
Penrod St
Google

Site Photos

-Looking southwest at site from W Grand River Avenue

-Looking northwest from site on W Grand River Avenue

-Looking north from site on W Grand River Avenue

-Looking northeast from site on W Grand River Avenue

-Looking east from site on W Grand River Avenue

-Looking southeast from site on W Grand River Avenue

-Looking east at adjacent bank

-Looking west at adjacent commercial

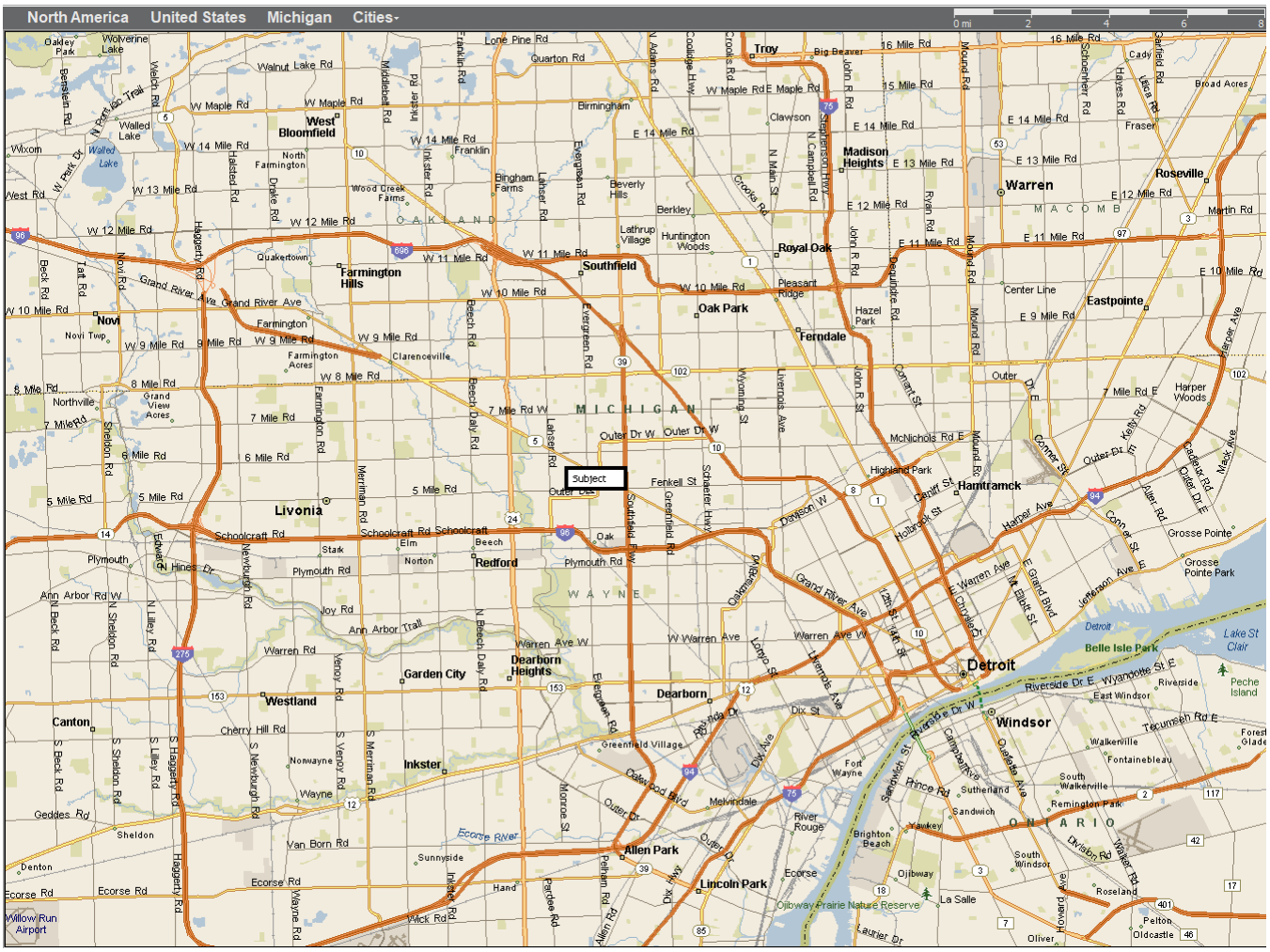
-Looking south on Minock Street east side of site

Section 5: Market Area Delineation

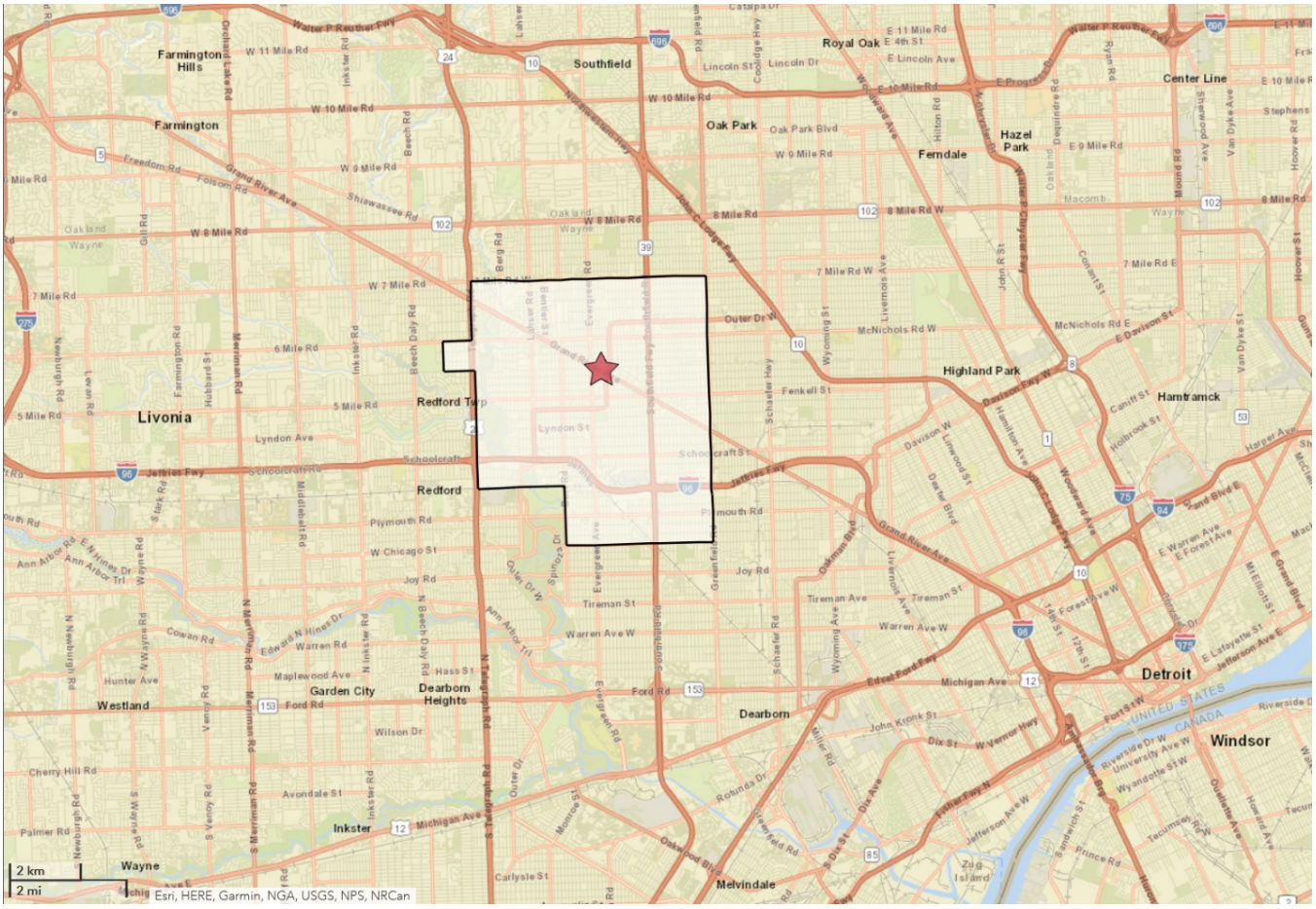
The Primary Market Area (PMA) is considered to be the area from which households residing near the site would look first for housing. The formulation of the PMA is influenced by proximity to nearby communities (i.e. the gravity model), natural barriers, political boundaries, employment centers, commuting patterns, proximity, transportation linkages and the availability of competitive housing (e.g. limited senior housing options generally increase the relative size of market areas for senior housing). The following demographic information, comparables, and demand analysis are based on the Primary Market Area (PMA) as defined below and outlined in the following maps. The subject is located in the city of Detroit. For comparison purposes data pertaining to the city of Detroit, Wayne County and the state of Michigan has also been included throughout the analysis.

The proposal is located west of Grand River Avenue and Outer Drive West, northwest of downtown Detroit, in Census Tract 5434 of Wayne County. Detroit comprises the southeastern portion of Wayne County. Major factors in defining the PMA were proximity to the site and socioeconomic conditions. The primary factor in constraining the PMA in all directions is declining proximity to the site. Given the small geographic area the PMA encompasses and the senior tenancy which serves to expand the PMA farther than a general occupancy project in the same location—the PMA should be considered a conservative estimate of potential tenants for the proposal.

Local Area Map



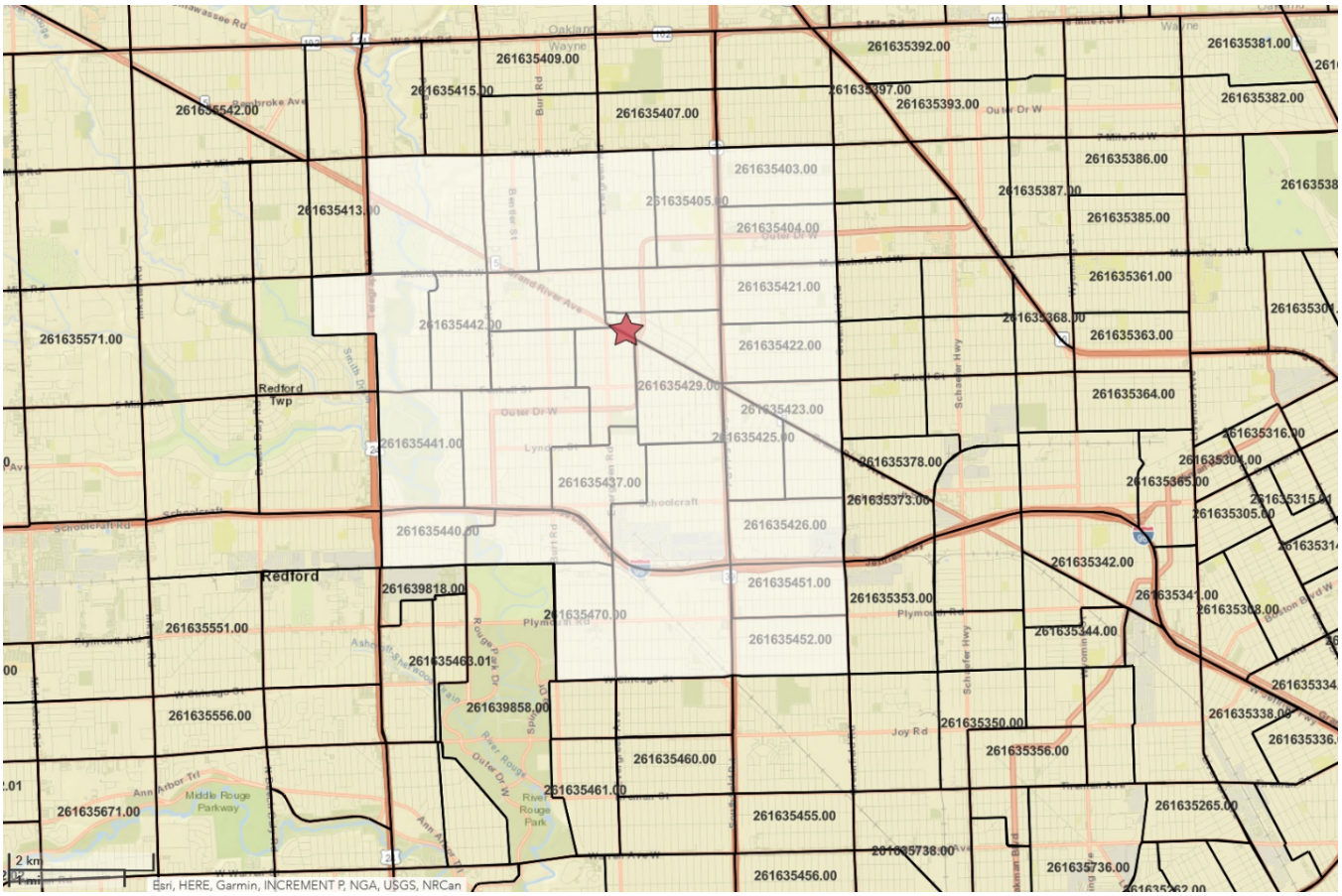
PMA Map



Primary Market Area

Site Location

Tract Map



Primary Market Area

Site Location

Section 6: Employment and Economy

Economic Overview

The proposal will offer affordable units targeted at households within the Detroit area. Economic analysis is provided for Wayne County, the city of Detroit and the Detroit MSA which is deemed the most insightful for the site's economic viability. In addition, information for the State of Michigan and United States are illustrated to put these trends into greater context.

Local economics are largely driven by the national economy, particularly for larger, more urban areas with greater economic diversification. This is visually evident in the unemployment rate comparison presented in the following pages (i.e., movements in the unemployment rate for the United States coincide with state and local movements). While generally moving in tandem with national levels, the unemployment rate within Michigan has been higher in comparison to national levels in recent years.

After a period of disruption due to the Covid-19 pandemic in 2020 the United States economy stabilized in 2021. The impact of this had been significant, with a dramatic surge in unemployment evident in 2020 before declining in 2021. However, more recently inflation has become an increasing concern for the economy with interest rates on major purchases (including housing and automotive purchases) potentially hindering economic growth. The effects of a deceleration or stagnation in the economy generally serve to increase demand for affordable housing among those experiencing wage cuts while eliminating from consideration those who become unemployed. MAP has assumed the economy will have improved at the time of market entry for the subject.

Economic Characteristics and Trends

The subject is located within Detroit, with the downtown and surrounding area representing a high concentration of employment opportunities within the immediate area. Consistent with this within the PMA, approximately 13 percent of workers find employment within a less than 15 minute travel time, while an additional 52 percent of workers find employment within a 30 minute radius. Commute times in PMA are lower relative to the city and county as a whole.

Employee Commute Times

	City of Detroit	PMA	County of Wayne	State of MI
2020 Total Workers via Census	**237,484**	**28,787**	**731,021**	**4,560,759**
Travel Time: < 15 Minutes	46,072	3,853	160,094	1,277,013
Percent of Workers	19.4%	13.4%	21.9%	28.0%
Travel Time: 15 - 29 Minutes	107,105	15,107	303,374	1,760,453
Percent of Workers	45.1%	52.5%	41.5%	38.6%
Travel Time: 30 - 44 Minutes	53,434	6,545	174,714	898,470
Percent of Workers	22.5%	22.7%	23.9%	19.7%
Travel Time: 45 - 59 Minutes	15,436	1,565	52,634	332,935
Percent of Workers	6.5%	5.4%	7.2%	7.3%
Travel Time: 60+ Minutes	15,674	1,716	40,206	291,889
Percent of Workers	6.6%	6.0%	5.5%	6.4%
Avg Travel Time in Minutes for Commuters	**26**	**26**	**25**	**25**

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Industry employment concentrations in the city, county and state are illustrated below with national trends illustrated to put state and local trends into greater context. Locally within the city, county and state, employment is more concentrated in manufacturing employment relative to the nation as a whole. This exposure helped contribute to economic malaise when the manufacturing sector was under particular pressure and potentially exposing the local area to greater economic volatility.

Employment Concentrations

	City of Detroit	County of Wayne	State of MI	USA
Ag, forestry, fishing and hunting, and mining	0.3%	0.3%	1.1%	1.7%
Construction	3.8%	4.3%	5.5%	6.7%
Manufacturing	15.3%	17.7%	18.6%	10.0%
Wholesale trade	2.1%	2.4%	2.4%	2.5%
Retail trade	9.3%	10.2%	10.7%	11.0%
Transp and warehousing, and util	6.7%	6.4%	4.4%	5.5%
Information	1.5%	1.4%	1.3%	2.0%
Fin and ins, and r.estate and rent/lease	5.3%	6.0%	5.6%	6.6%
Prof, sci, and mngt, and admin and waste	10.9%	10.6%	9.7%	11.7%
Ed services, and hlth care and soc assist	23.8%	23.0%	23.4%	23.3%
Arts, ent, and rec, and accommod/food	12.4%	10.0%	9.2%	9.4%
Other services, except public administration	4.8%	4.5%	4.6%	4.8%
Public administration	3.8%	3.4%	3.5%	4.7%

Source: Census of Population and Housing, U.S. Census Bureau

The top employers throughout the Metro Detroit (illustrated below) are reflective of the area's traditional association with the automotive industry. As such, several of the top employers (particularly private sector employers) are involved in the manufacturing of automobiles. As indicated, manufacturing is a major presence in the area which may expose the area to greater fluctuations in local employment. Other major employers in the area are health care and education. The top employers within Metro Detroit include the following:

Top Employers within Metro Detroit

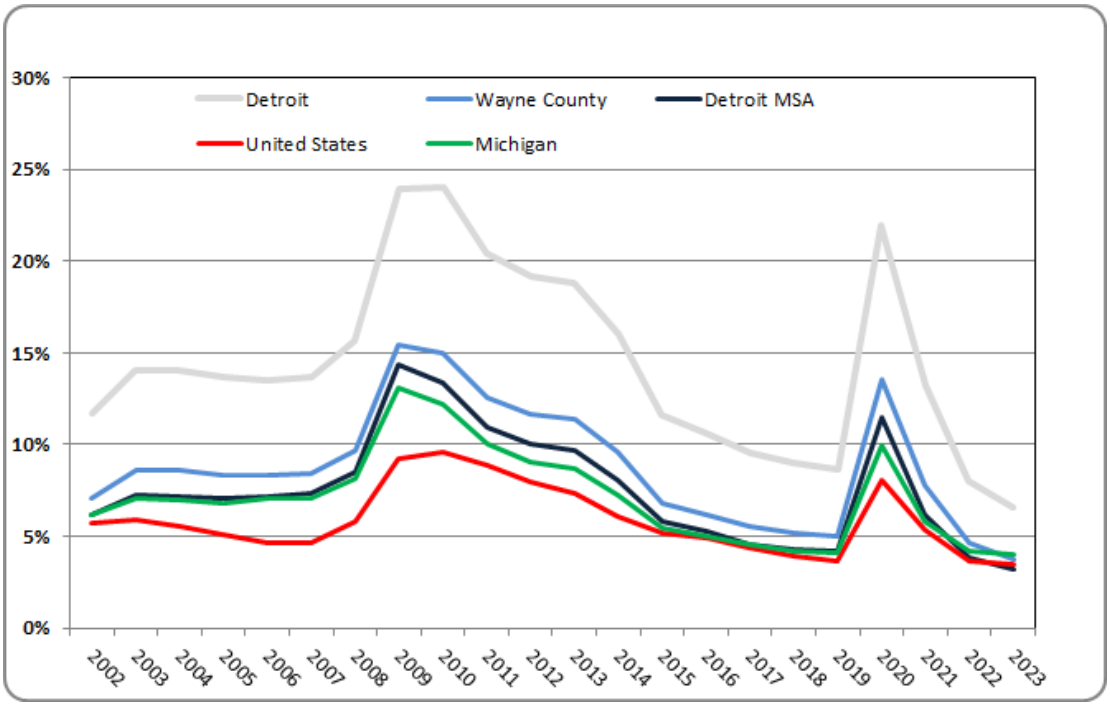
Rank	Company Name	Industry	Employees
1	Ford Motor Co.	Automotive	48,000
2	General Motors Co.	Automotive	37,713
3	University of Michigan	Education and	32,749
4	Fiat Chrysler US LLC	Automotive	32,514
5	Beaumont Health System	Health care	28,038
6	U.S. Government	Government	18,920
7	Henry Ford Health System	Health care	17,608
8	Rock Ventures	Real Estate	16,617
9	Trinity Health Michigan	Health care	14,676
10	Ascension Michigan	Health care	11,893

Source: Crain's Detroit Business-2017

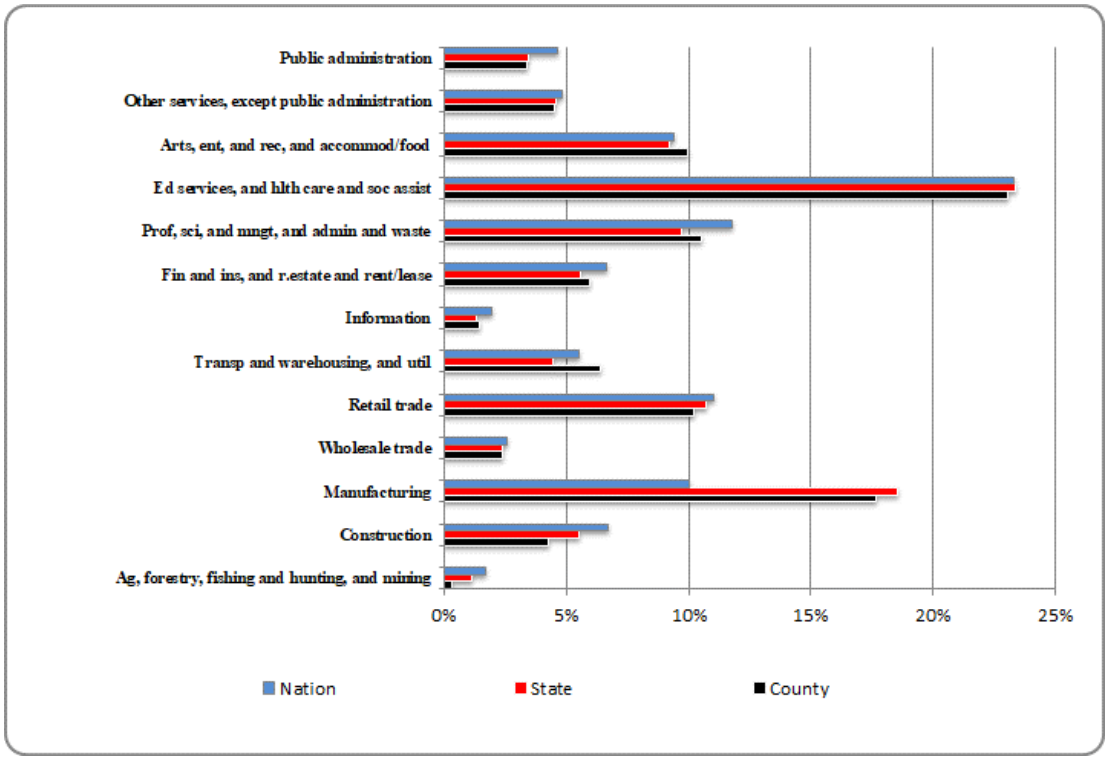
Annual At Place Employment Statistics

	At Place Employment			
Year	Michigan	Yr/Yr Change	Wayne County	Yr/Yr Change
2012	3,935,694	2.1%	685,191	2.0%
2013	4,018,602	2.1%	684,929	0.0%
2014	4,090,009	1.8%	690,608	0.8%
2015	4,161,641	1.8%	699,215	1.2%
2016	4,242,537	1.9%	711,606	1.8%
2017	4,294,711	1.2%	718,667	1.0%
2018	4,340,045	1.1%	725,302	0.9%
2019	4,358,167	0.4%	734,176	1.2%
2020	3,968,230	-8.9%	665,889	-9.3%
2021	4,132,277	4.1%	689,871	3.6%
2022	4,299,595	4.0%	714,690	3.6%

Source: Bureau of Labor and Statistics



Graph: Unemployment Rate Comparison



Graph: Industry Employment Concentrations

Annual Labor Force and Employment Statistics

	Detroit				Wayne County				Detroit MSA				Michigan				U.S.
Year	Number Employed	Labor Force	Annual Change	Unemp. Rate	Number Employed	Labor Force	Annual Change	Unemp. Rate	Number Employed	Labor Force	Annual Change	Unemp. Rate	Number Employed	Labor Force	Annual Change	Unemp. Rate	Unemp. Rate
2002	332,916	376,940	NA	11.7%	857,261	922,824	NA	7.1%	2,082,921	2,220,770	NA	6.2%	4,723,286	5,034,722	NA	6.2%	5.7%
2003	326,536	379,789	(6,380)	14.0%	840,831	920,140	(16,430)	8.6%	2,054,573	2,214,313	(28,348)	7.2%	4,678,901	5,036,119	(44,385)	7.1%	5.9%
2004	324,421	377,405	(2,115)	14.0%	835,385	914,293	(5,446)	8.6%	2,045,859	2,204,690	(8,714)	7.2%	4,703,962	5,056,148	25,061	7.0%	5.5%
2005	321,535	372,350	(2,886)	13.6%	827,954	903,631	(7,431)	8.4%	2,037,078	2,191,435	(8,781)	7.0%	4,725,701	5,069,602	21,739	6.8%	5.1%
2006	318,851	368,676	(2,684)	13.5%	821,043	895,246	(6,911)	8.3%	2,017,104	2,172,252	(19,974)	7.1%	4,701,385	5,056,734	(24,316)	7.0%	4.6%
2007	312,356	361,901	(6,495)	13.7%	804,318	878,104	(16,725)	8.4%	1,983,415	2,139,654	(33,689)	7.3%	4,640,173	4,994,841	(61,212)	7.1%	4.6%
2008	302,772	358,859	(9,584)	15.6%	779,638	863,168	(24,680)	9.7%	1,921,298	2,100,627	(62,117)	8.5%	4,513,249	4,915,781	(126,924)	8.2%	5.8%
2009	282,146	370,942	(20,626)	23.9%	726,528	858,770	(53,110)	15.4%	1,785,571	2,084,327	(135,727)	14.3%	4,221,462	4,860,036	(291,787)	13.1%	9.2%
2010	207,732	273,459	(74,414)	24.0%	676,615	795,744	(49,913)	15.0%	1,767,900	2,041,816	(17,671)	13.4%	4,173,946	4,754,799	(47,516)	12.2%	9.6%
2011	206,233	259,272	(1,499)	20.5%	674,201	770,687	(2,414)	12.5%	1,773,782	1,992,538	5,882	11.0%	4,201,785	4,668,979	27,839	10.0%	8.9%
2012	208,717	258,209	2,484	19.2%	683,411	773,587	9,210	11.7%	1,809,356	2,010,997	35,574	10.0%	4,261,963	4,685,462	60,178	9.0%	8.0%
2013	209,622	258,134	905	18.8%	689,531	778,327	6,120	11.4%	1,842,816	2,040,052	33,460	9.7%	4,323,410	4,736,919	61,447	8.7%	7.3%
2014	209,659	249,577	37	16.0%	694,103	767,640	4,572	9.6%	1,862,663	2,026,740	19,847	8.1%	4,416,017	4,759,720	92,607	7.2%	6.1%
2015	212,500	240,539	2,841	11.7%	704,576	756,308	10,473	6.8%	1,898,253	2,015,414	35,590	5.8%	4,501,816	4,760,207	85,799	5.4%	5.2%
2016	220,176	246,385	7,676	10.6%	730,549	778,939	25,973	6.2%	1,973,181	2,082,058	74,928	5.2%	4,606,948	4,848,638	105,132	5.0%	4.9%
2017	227,569	251,554	7,393	9.5%	756,569	800,940	26,020	5.5%	2,044,769	2,142,233	71,588	4.5%	4,685,853	4,911,247	78,905	4.6%	4.3%
2018	230,604	253,451	3,035	9.0%	767,285	809,586	10,716	5.2%	2,075,140	2,168,211	30,371	4.3%	4,739,081	4,944,794	53,228	4.2%	3.9%
2019	233,297	255,318	2,693	8.6%	777,272	818,098	9,987	5.0%	2,097,862	2,190,331	22,722	4.2%	4,773,453	4,976,013	34,372	4.1%	3.7%
2020	208,063	266,516	(25,234)	21.9%	694,576	803,161	(82,696)	13.5%	1,874,944	2,117,484	(222,918)	11.5%	4,379,122	4,863,008	(394,331)	10.0%	8.1%
2021	219,700	253,256	11,637	13.2%	733,422	795,757	38,846	7.8%	1,983,099	2,112,900	108,155	6.1%	4,501,562	4,779,555	122,440	5.8%	5.4%
2022	225,646	245,371	5,946	8.0%	753,274	789,916	19,852	4.6%	2,031,031	2,111,335	47,932	3.8%	4,632,539	4,835,966	130,977	4.2%	3.6%
2023	226,736	242,617	1,090	6.5%	756,911	786,413	3,637	3.8%	2,034,606	2,101,426	3,575	3.2%	4,679,746	4,874,869	47,207	4.0%	3.5%
	Number	***Percent***	***Annualized Rate***		***Number***	***Percent***	***Annualized Rate***		***Number***	***Percent***	***Annualized Rate***		***Number***	***Percent***	***Annualized Rate***		
Change in Employment:																	
2017-2023:	**(833)**	**-0.4%**	**-0.1%**		**342**	**0.0%**	**0.0%**		**(10,163)**	**-0.5%**	**-0.1%**		**(6,107)**	**-0.1%**	**0.0%**		
2020-2023:	**18,673**	**9.0%**	**2.2%**		**62,335**	**9.0%**	**2.2%**		**159,662**	**8.5%**	**2.1%**		**300,624**	**6.9%**	**1.7%**		
Change in Labor Force:																	
2017-2023:	**(8,937)**	**-3.6%**	**-0.5%**		**(14,527)**	**-1.8%**	**-0.3%**		**(40,807)**	**-1.9%**	**-0.3%**		**(36,378)**	**-0.7%**	**-0.1%**		
2020-2023:	**(23,899)**	**-9.0%**	**-2.3%**		**(16,748)**	**-2.1%**	**-0.5%**		**(16,058)**	**-0.8%**	**-0.2%**		**11,861**	**0.2%**	**0.1%**		

Source: Bureau of Labor and Statistics

Monthly Labor Force and Employment Statistics (Year/Year)

	Detroit				Wayne County				Detroit MSA				Michigan			
Date	Number Employed	Labor Force	Yr/Yr Employed	Yr/Yr Labor Force	Number Employed	Labor Force	Yr/Yr Employed	Yr/Yr Labor Force	Number Employed	Labor Force	Yr/Yr Employed	Yr/Yr Labor Force	Number Employed	Labor Force	Yr/Yr Employed	Yr/Yr Labor Force
Jan-21	214,550	254,284			716,231	790,042			1,927,717	2,083,746			4,387,505	4,722,693		
Feb-21	215,058	252,717			717,927	787,883			1,932,284	2,079,519			4,411,938	4,732,794		
Mar-21	217,366	253,831			725,633	793,371			1,954,165	2,099,644			4,440,084	4,751,789		
Apr-21	216,220	251,615			721,805	787,556			1,949,940	2,083,975			4,438,011	4,732,194		
May-21	216,377	252,182			722,331	788,844			1,956,749	2,093,131			4,469,750	4,771,963		
Jun-21	216,417	256,478			722,465	796,884			1,965,115	2,117,496			4,487,797	4,812,192		
Jul-21	219,130	259,505			731,520	806,522			1,990,904	2,144,244			4,516,546	4,839,826		
Aug-21	220,866	257,318			737,317	805,031			2,005,523	2,144,540			4,535,185	4,829,152		
Sep-21	222,213	252,497			741,813	798,070			2,012,129	2,129,412			4,545,825	4,790,529		
Oct-21	225,187	251,907			751,740	801,376			2,029,259	2,132,030			4,576,099	4,785,966		
Nov-21	226,462	248,728			755,996	797,358			2,038,790	2,126,011			4,614,627	4,798,331		
Dec-21	226,550	248,006			756,290	796,147			2,034,615	2,121,049			4,595,373	4,787,222		
Jan-22	224,039	249,034	4.4%	-2.1%	747,909	794,340	4.4%	0.5%	2,009,148	2,111,175	4.2%	1.3%	4,541,888	4,779,816	3.5%	1.2%
Feb-22	223,588	249,927	4.0%	-1.1%	746,404	795,333	4.0%	0.9%	2,011,995	2,113,536	4.1%	1.6%	4,564,792	4,801,422	3.5%	1.5%
Mar-22	225,952	248,007	4.0%	-2.3%	754,294	795,265	3.9%	0.2%	2,030,561	2,120,992	3.9%	1.0%	4,617,074	4,833,263	4.0%	1.7%
Apr-22	223,894	242,397	3.5%	-3.7%	747,424	781,795	3.5%	-0.7%	2,014,751	2,088,663	3.3%	0.2%	4,610,350	4,801,789	3.9%	1.5%
May-22	223,271	242,202	3.2%	-4.0%	745,345	780,511	3.2%	-1.1%	2,016,847	2,094,998	3.1%	0.1%	4,652,628	4,853,063	4.1%	1.7%
Jun-22	224,191	244,012	3.6%	-4.9%	748,415	785,235	3.6%	-1.5%	2,027,662	2,109,008	3.2%	-0.4%	4,662,409	4,877,537	3.9%	1.4%
Jul-22	225,645	245,708	3.0%	-5.3%	753,268	790,537	3.0%	-2.0%	2,043,249	2,121,482	2.6%	-1.1%	4,658,947	4,878,546	3.2%	0.8%
Aug-22	226,833	246,512	2.7%	-4.2%	757,237	793,794	2.7%	-1.4%	2,048,596	2,128,314	2.1%	-0.8%	4,674,159	4,881,928	3.1%	1.1%
Sep-22	227,373	244,705	2.3%	-3.1%	759,038	791,234	2.3%	-0.9%	2,043,709	2,117,164	1.6%	-0.6%	4,659,275	4,844,442	2.5%	1.1%
Oct-22	228,151	245,392	1.3%	-2.6%	761,636	793,664	1.3%	-1.0%	2,046,974	2,118,327	0.9%	-0.6%	4,654,267	4,833,488	1.7%	1.0%
Nov-22	226,794	242,343	0.1%	-2.6%	757,105	785,989	0.1%	-1.4%	2,036,277	2,101,369	-0.1%	-1.2%	4,654,968	4,825,413	0.9%	0.6%
Dec-22	228,024	244,220	0.7%	-1.5%	761,210	791,297	0.7%	-0.6%	2,042,604	2,110,988	0.4%	-0.5%	4,639,707	4,820,879	1.0%	0.7%
Jan-23	223,542	244,449	-0.2%	-1.8%	746,249	785,087	-0.2%	-1.2%	1,999,909	2,088,599	-0.5%	-1.1%	4,582,762	4,812,375	0.9%	0.7%
Feb-23	224,592	243,283	0.4%	-2.7%	749,756	784,477	0.4%	-1.4%	2,010,844	2,089,502	-0.1%	-1.1%	4,618,766	4,839,421	1.2%	0.8%
Mar-23	229,709	243,969	1.7%	-1.6%	766,836	793,326	1.7%	-0.2%	2,057,717	2,117,725	1.3%	-0.2%	4,670,865	4,869,442	1.2%	0.7%
Apr-23	228,482	238,580	2.0%	-1.6%	762,741	781,500	2.0%	0.0%	2,051,542	2,093,401	1.8%	0.2%	4,744,798	4,884,860	2.9%	1.7%
May-23	227,353	242,805	1.8%	0.2%	758,971	787,676	1.8%	0.9%	2,053,018	2,117,904	1.8%	1.1%	4,781,541	4,968,249	2.8%	2.4%

Source: Bureau of Labor and Statistics

Wages by Occupation

Wages by occupation within the Detroit MSA, which encompasses Wayne County, are illustrated below. Wages are ordered from highest to lowest. Based on the subject's maximum income, approximately the bottom half of occupations would be income-eligible for the proposal.

Wages by Occupation-Detroit MSA

Occupation	Total Employment	Hourly Mean Wage	Annual Mean Wage
All Occupations	1,966,680	$25.05	$52,100
Management Occupations	94,570	$59.83	$124,440
Legal Occupations	16,120	$44.88	$93,350
Architecture and Engineering Occupations	NA	$41.52	$86,360
Computer and Mathematical Occupations	69,270	$39.88	$82,950
Healthcare Practitioners and Technical Occupations	125,700	$38.65	$80,390
Business and Financial Operations Occupations	107,350	$36.96	$76,880
Life, Physical, and Social Science Occupations	8,910	$34.28	$71,300
Arts, Design, Entertainment, Sports, and Media Occupations	29,060	$27.09	$56,340
Construction and Extraction Occupations	59,940	$26.15	$54,390
Education, Training, and Library Occupations	87,930	$25.46	$52,960
Installation, Maintenance, and Repair Occupations	74,980	$23.83	$49,560
Community and Social Service Occupations	23,720	$22.19	$46,160
Sales and Related Occupations	194,520	$20.69	$43,040
Protective Service Occupations	35,000	$20.56	$42,770
Production Occupations	190,990	$20.02	$41,640
Office and Administrative Support Occupations	287,770	$18.12	$37,690
Transportation and Material Moving Occupations	122,670	$17.78	$36,970
Healthcare Support Occupations	62,470	$14.49	$30,150
Farming, Fishing, and Forestry Occupations	1,150	$13.45	$27,980
Building and Grounds Cleaning and Maintenance Occupations	52,950	$13.27	$27,610
Personal Care and Service Occupations	57,240	$12.80	$26,630
Food Preparation and Serving Related Occupations	172,880	$11.35	$23,600

Source: U.S. Bureau of Labor Statistics

Section 7: Demographic Trends and Characteristics

Demographic Overview

Between 2010 and 2020 population decreased in the city, decreased in the county and increased in the state. The rate of change in the PMA over this period was slower relative to the state as a whole which increased at a mild annual rate and also slower relative to the county which decreased over this period. Between 2020 and 2023 ESRI estimates that population decreased in the city, increased in the county and increased in the state. Between 2020 and 2028 ESRI forecasts that population will decrease in the city, increase in the county and increase in the state. Between 2020 and 2023 ESRI estimates that households increased in the city, decreased in the county and increased in the state. Between 2020 and 2028 ESRI forecasts that households will decrease in the city, decrease in the county and increase in the state. Between 2020 and 2028 ESRI forecasts that senior population will increase in all areas.

Population Characteristics and Trends

Information for Wayne County, Detroit and the PMA is illustrated below. In addition, information for the state of Michigan is provided to put demographic trends in greater context. Population in the PMA represents 4.8 percent of the total population of the county. Between 2010 and 2020 population decreased in the city, decreased in the county and increased in the state. Population in the PMA decreased at an annual rate of 0.5 percent, representing a moderate annual rate in MAP's estimation, while decreasing in the county over this period at a rate of 0.4 percent, also considered a moderate rate. The highest rate of contraction among all submarkets was in the city at 0.6 percent relative to an overall increase in the state of 0.1 percent annually. The overall total change over this period was: -41,477, -4,245, -67,525 and 90,267 in the city, PMA, county and state respectively. Between 2020 and 2023 ESRI estimates that population decreased in the city, increased in the county and increased in the state. Over this period population in the PMA decreased at an annual rate of 0.3 percent while increasing in the county at a rate of 0 percent. The rate of change in the PMA over this period was slower relative to the state as a whole which increased at a mild annual rate and also slower relative to the county which increased over this period. Between 2020 and 2028 ESRI forecasts that population will decrease in the city, increase in the county and increase in the state. Population in the PMA will decrease at an annual rate of 0.3 percent, representing a moderate annual rate in MAP's estimation, while increasing in the county over this period at a rate of near 0 percent. The highest rate of forecasted growth among all submarkets is in the county at 0 percent relative to an overall increase in the state of 0.1 percent annually.

Population Trends and Forecast

	City of Detroit	PMA	County of Wayne	State of MI
2010 Population	**713,828**	**87,084**	**1,820,584**	**9,883,640**
2020 Population	**672,351**	**82,839**	**1,753,059**	**9,973,907**
Percent Change (2010 to 2020)	-5.8%	-4.9%	-3.7%	0.9%
Total Change (2010 to 2020)	-41,477	-4,245	-67,525	90,267
Annual Change (2010 to 2020)	-4,148	-425	-6,753	9,027
Annualized Change (2010 to 2020)	-0.6%	-0.5%	-0.4%	0.1%
2023 Population Estimate	**656,252**	**82,065**	**1,753,062**	**10,012,403**
Percent Change (2020 to 2023)	-2.4%	-0.9%	0.0%	0.4%
Total Change (2020 to 2023)	-16,099	-774	3	38,496
Annual Change (2020 to 2023)	-5,366	-258	1	12,832
Annualized Change (2020 to 2023)	-0.8%	-0.3%	0.0%	0.1%
2025 Population Forecast	**645,520**	**81,550**	**1,753,063**	**10,038,068**
Percent Change (2020 to 2025)	-4.0%	-1.6%	0.0%	0.6%
Total Change (2020 to 2025)	-26,831	-1,289	4	64,161
Annual Change (2020 to 2025)	-5,366	-258	1	12,832
Annualized Change (2020 to 2025)	-0.8%	-0.3%	0.0%	0.1%
2028 Population Forecast	**629,421**	**80,776**	**1,753,066**	**10,076,564**
Percent Change (2020 to 2028)	-6.4%	-2.5%	0.0%	1.0%
Total Change (2020 to 2028)	-42,930	-2,063	7	102,657
Annual Change (2020 to 2028)	-5,366	-258	1	12,832
Annualized Change (2020 to 2028)	-0.8%	-0.3%	0.0%	0.1%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Senior Population Characteristics and Trends

In 2020 the highest concentration of seniors among all submarkets is in the PMA at 15.5 percent relative to the lowest rate among submarkets in the city at 13.9 percent and 17.2 percent in the state. Between 2020 and 2023 ESRI estimates that senior population increased in all areas. Over this period senior population in the PMA increased at an annual rate of 2.5 percent while increasing in the county at a rate of 3.5 percent. The highest rate of growth among all submarkets was in the county at 3.5 percent relative to an overall increase in the state of 3.4 percent annually. Between 2020 and 2028 ESRI forecasts that senior population will increase in all areas. Population in the PMA will increase at an annual rate of 2.4 percent, representing a moderate annual rate in MAP's estimation, while increasing in the county over this period at a rate of 3.3 percent, considered a robust rate. The highest rate of forecasted growth among all submarkets is in the county at 3.3 percent relative to an overall increase in the state of 3.1 percent annually. The overall total forecasted change over this period is: 22,742, 2,650, 79,564 and 476,604 in the city, PMA, county and state respectively.

Senior Population Trends and Forecast

	City of Detroit	PMA	County of Wayne	State of MI
2010 Senior Population 65+	**81,883**	**8,693**	**230,703**	**1,361,530**
Percent of Total Population	11.5%	10.0%	12.7%	13.8%
2020 Senior Population 65+	**93,716**	**12,847**	**270,442**	**1,712,841**
Percent of Total Population	13.9%	15.5%	15.4%	17.2%
Percent Change (2010 to 2020)	14.5%	47.8%	17.2%	25.8%
Total Change (2010 to 2020)	11,833	4,154	39,739	351,311
2023 Senior Population 65+ Estimate	**102,244**	**13,841**	**300,279**	**1,891,568**
Percent of Total Population	15.6%	16.9%	17.1%	18.9%
Percent Change (2020 to 2023)	9.1%	7.7%	11.0%	10.4%
Total Change (2020 to 2023)	8,528	994	29,837	178,727
Annual Change (2020 to 2023)	2,843	331	9,946	59,576
Annualized Change (2020 to 2023)	2.9%	2.5%	3.5%	3.4%
2025 Senior Population 65+ Forecast	**107,930**	**14,503**	**320,170**	**2,010,719**
Percent of Total Population	16.7%	17.8%	18.3%	20.0%
Percent Change (2020 to 2025)	15.2%	12.9%	18.4%	17.4%
Total Change (2020 to 2025)	14,214	1,656	49,728	297,878
Annual Change (2020 to 2025)	2,843	331	9,946	59,576
Annualized Change (2020 to 2025)	2.9%	2.5%	3.4%	3.3%
2028 Senior Population 65+ Forecast	**116,458**	**15,497**	**350,006**	**2,189,445**
Percent of Total Population	18.5%	19.2%	20.0%	21.7%
Percent Change (2020 to 2028)	24.3%	20.6%	29.4%	27.8%
Total Change (2020 to 2028)	22,742	2,650	79,564	476,604
Annual Change (2020 to 2028)	2,843	331	9,946	59,576
Annualized Change (2020 to 2028)	2.8%	2.4%	3.3%	3.1%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Senior Population Trends and Forecast

	City of Detroit	PMA	County of Wayne	State of MI
2010 Senior Population 55+	**164,412**	**20,619**	**449,333**	**2,613,527**
Percent of Total Population	23.0%	23.7%	24.7%	26.4%
2020 Senior Population 55+	**174,900**	**22,872**	**502,932**	**3,110,876**
Percent of Total Population	26.0%	27.6%	28.7%	31.2%
2023 Senior Population 55+ Estimate	**180,737**	**23,888**	**526,543**	**3,242,596**
Percent of Total Population	27.5%	29.1%	30.0%	32.4%
Percent Change (2020 to 2023)	3.3%	4.4%	4.7%	4.2%
Total Change (2020 to 2023)	5,837	1,016	23,611	131,720
Annual Change (2020 to 2023)	1,946	339	7,870	43,907
Annualized Change (2020 to 2023)	1.1%	1.5%	1.5%	1.4%
2025 Senior Population 55+ Forecast	**184,628**	**24,565**	**542,284**	**3,330,410**
Percent of Total Population	28.6%	30.1%	30.9%	33.2%
Percent Change (2020 to 2025)	5.6%	7.4%	7.8%	7.1%
Total Change (2020 to 2025)	9,728	1,693	39,352	219,534
Annual Change (2020 to 2025)	1,946	339	7,870	43,907
Annualized Change (2020 to 2025)	1.1%	1.4%	1.5%	1.4%
2028 Senior Population 55+ Forecast	**190,465**	**25,580**	**565,895**	**3,462,130**
Percent of Total Population	30.3%	31.7%	32.3%	34.4%
Percent Change (2020 to 2028)	8.9%	11.8%	12.5%	11.3%
Total Change (2020 to 2028)	15,565	2,708	62,963	351,254
Annual Change (2020 to 2028)	1,946	339	7,870	43,907
Annualized Change (2020 to 2028)	1.1%	1.4%	1.5%	1.3%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Age distribution characteristics are similar within all three submarkets with a lower concentration in seniors relative to the state in all submarkets. The aging of the Baby Boom generation has and will continue to shift the national age distribution toward the 65 and over population segments in the coming years. This national trend is evident within all areas here, with growth through 2028 forecasted to be concentrated in the 65 and over age segment.

Population by Age Group

	City of Detroit	PMA	County of Wayne	State of MI
Age 24 and Under - 2010	**272,079**	**32,640**	**638,567**	**3,317,957**
Percent of total 2010 population	38.1%	37.5%	35.1%	33.6%
Age Between 25 and 44 - 2010	**179,380**	**21,681**	**463,685**	**2,442,123**
Percent of total 2010 population	25.1%	24.9%	25.5%	24.7%
Age Between 45 and 64 - 2010	**180,489**	**24,070**	**487,629**	**2,762,030**
Percent of total 2010 population	25.3%	27.6%	26.8%	27.9%
Age 65 and Over - 2010	**81,883**	**8,693**	**230,703**	**1,361,530**
Percent of total 2010 population	11.5%	10.0%	12.7%	13.8%
Age 24 and Under - 2020	**234,779**	**28,160**	**568,141**	**3,120,233**
Percent of total 2020 population	34.9%	34.0%	32.4%	31.3%
Percent change (2010 to 2020)	-13.7%	-13.7%	-11.0%	-6.0%
Age Between 25 and 44 - 2020	**183,233**	**21,786**	**454,415**	**2,454,212**
Percent of total 2020 population	27.3%	26.3%	25.9%	24.6%
Percent change (2010 to 2020)	2.1%	0.5%	-2.0%	0.5%
Age Between 45 and 64 - 2020	**160,623**	**20,046**	**460,061**	**2,686,621**
Percent of total 2020 population	23.9%	24.2%	26.2%	26.9%
Percent change (2010 to 2020)	-11.0%	-16.7%	-5.7%	-2.7%
Age 65 and Over - 2020	**93,716**	**12,847**	**270,442**	**1,712,841**
Percent of total 2020 population	13.9%	15.5%	15.4%	17.2%
Percent change (2010 to 2020)	14.5%	47.8%	17.2%	25.8%
Age 24 and Under - 2028	**205,172**	**25,453**	**526,454**	**2,922,204**
Percent of total 2028 population	32.6%	31.5%	30.0%	29.0%
Percent change (2020 to 2028)	-12.6%	-9.6%	-7.3%	-6.3%
Age Between 25 and 44 - 2028	**159,605**	**20,212**	**446,499**	**2,486,806**
Percent of total 2028 population	25.4%	25.0%	25.5%	24.7%
Percent change (2020 to 2028)	-12.9%	-7.2%	-1.7%	1.3%
Age Between 45 and 64 - 2028	**148,186**	**19,614**	**430,107**	**2,478,109**
Percent of total 2028 population	23.5%	24.3%	24.5%	24.6%
Percent change (2020 to 2028)	-7.7%	-2.2%	-6.5%	-7.8%
Age 65 and Over - 2028	**116,458**	**15,497**	**350,006**	**2,189,445**
Percent of total 2028 population	18.5%	19.2%	20.0%	21.7%
Percent change (2020 to 2028)	24.3%	20.6%	29.4%	27.8%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Household Characteristics and Trends

Between 2020 and 2023 ESRI estimates that households increased in the city, decreased in the county and increased in the state. Over this period households in the PMA decreased at an annual rate of 0.1 percent while decreasing in the county at a rate of 0 percent. The rate of change in the PMA over this period was slower relative to the state as a whole which increased at a mild annual rate and also slower relative to the county which decreased over this period. Between 2020 and 2028 ESRI forecasts that households will decrease in the city, decrease in the county and increase in the state. Households in the PMA will decrease at an annual rate of 0.1 percent, representing a moderate annual rate in MAP's estimation, while decreasing in the county over this period at a rate of near 0 percent. The highest rate of forecasted growth among all submarkets is in the city at 0.1 percent relative to an overall increase in the state of 0.2 percent annually.

Household Trends and Forecast

	City of Detroit	PMA	County of Wayne	State of MI
2010 Household	**269,359**	**33,041**	**702,749**	**3,872,508**
2020 Household	**254,275**	**32,919**	**709,400**	**4,041,760**
Percent Change (2010 to 2020)	-5.6%	-0.4%	0.9%	4.4%
Total Change (2010 to 2020)	-15,084	-122	6,651	169,252
Annual Change (2010 to 2020)	-1,508	-12	665	16,925
Annualized Change (2010 to 2020)	-0.6%	0.0%	0.1%	0.4%
2023 Household Estimate	**254,864**	**32,793**	**708,469**	**4,069,751**
Percent Change (2020 to 2023)	0.2%	-0.4%	-0.1%	0.7%
Total Change (2020 to 2023)	589	-126	-932	27,991
Annual Change (2020 to 2023)	196	-42	-311	9,330
Annualized Change (2020 to 2023)	0.1%	-0.1%	0.0%	0.2%
2025 Household Forecast	**255,256**	**32,708**	**707,848**	**4,088,411**
Percent Change (2020 to 2025)	0.4%	-0.6%	-0.2%	1.2%
Total Change (2020 to 2025)	981	-211	-1,553	46,651
Annual Change (2020 to 2025)	196	-42	-311	9,330
Annualized Change (2020 to 2025)	0.1%	-0.1%	0.0%	0.2%
2028 Household Forecast	**255,845**	**32,582**	**706,916**	**4,116,402**
Percent Change (2020 to 2028)	0.6%	-1.0%	-0.4%	1.8%
Total Change (2020 to 2028)	1,570	-337	-2,484	74,642
Annual Change (2020 to 2028)	196	-42	-311	9,330
Annualized Change (2020 to 2028)	0.1%	-0.1%	0.0%	0.2%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Average household size can reflect economic conditions (with household size increasing during periods of recession) or indicative of the construction of larger units within the area. Average household size is estimated to have decreased within all areas except the city between 2010 and 2020. ESRI projections indicate a decrease in average household size within all markets except the county through 2028.

Average Household Size and Group Quarters

	City of Detroit	PMA	County of Wayne	State of MI
2010 Average Household Size	**2.59**	**2.63**	**2.56**	**2.49**
2020 Average Household Size	**2.60**	**2.51**	**2.44**	**2.41**
Percent Change (2010 to 2020)	0.2%	-4.5%	-4.5%	-3.2%
2023 Average Household Size Estimate	**2.53**	**2.49**	**2.45**	**2.41**
Percent Change (2020 to 2023)	-2.7%	-0.6%	0.1%	-0.3%
2025 Average Household Size Forecast	**2.48**	**2.49**	**2.45**	**2.40**
Percent Change (2020 to 2025)	-4.4%	-0.9%	0.2%	-0.5%
2028 Average Household Size Forecast	**2.42**	**2.47**	**2.45**	**2.39**
Percent Change (2020 to 2028)	-7.1%	-1.5%	0.4%	-0.8%
2010 Group Quarters	**15,159**	**324**	**23,849**	**229,068**
2020 Group Quarters	**11,436**	**265**	**20,247**	**221,716**
Percent Change (2010 to 2020)	-24.6%	-18.2%	-15.1%	-3.2%
2023 Group Quarters Estimate	**11,436**	**265**	**20,247**	**221,287**
Percent Change (2020 to 2023)	0.0%	0.0%	0.0%	-0.2%
2025 Group Quarters Forecast	**11,436**	**265**	**20,247**	**221,002**
Percent Change (2020 to 2025)	0.0%	0.0%	0.0%	-0.3%
2028 Group Quarters Forecast	**11,436**	**265**	**20,247**	**220,573**
Percent Change (2020 to 2028)	0.0%	0.0%	0.0%	-0.5%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Between 2010 and 2020 renter penetration rates increased in the PMA relative to a increase in the county and decrease in the state over this period. Increases over this period are consistent with the financial crisis of 2008 and lasting impacts on home ownership. Among all submarkets renter penetration is highest within the city at 55.7 percent relative to the lowest rate in the county at 36.7 percent and an overall rate of 27.8 percent in the state. Between 2010 and 2028 ESRI forecasts renter households will decrease in the PMA consistent with a decrease in the renter penetration rate over this period and relative to a decrease in overall households.

Renter Households

	City of Detroit	PMA	County of Wayne	State of MI
2010 Renter Households	**131,685**	**13,099**	**248,043**	**1,079,166**
Percent of Total HHs	48.9%	39.6%	35.3%	27.9%
2020 Renter Households	**141,707**	**15,493**	**260,623**	**1,124,923**
Percent of Total HHs	55.7%	47.1%	36.7%	27.8%
Percent Change (2010 to 2020)	7.6%	18.3%	5.1%	4.2%
Total Change (2010 to 2020)	10,022	2,394	12,580	45,757
Annual Change (2010 to 2020)	1,002	239	1,258	4,576
Annualized Change (2010 to 2020)	0.7%	1.7%	0.5%	0.4%
2023 Renter Households Estimate	**133,545**	**14,784**	**260,977**	**1,166,207**
Percent of Total HHs	52.4%	45.1%	36.8%	28.7%
Percent Change (2020 to 2023)	-5.8%	-4.6%	0.1%	3.7%
Total Change (2020 to 2023)	-8,162	-709	354	41,284
Annual Change (2020 to 2023)	-2,721	-236	118	13,761
Annualized Change (2020 to 2023)	-2.0%	-1.5%	0.0%	1.2%
2025 Renter Households Forecast	**132,762**	**14,638**	**258,643**	**1,156,973**
Percent of Total HHs	52.0%	44.8%	36.5%	28.3%
Percent Change (2020 to 2025)	-6.3%	-5.5%	-0.8%	2.8%
Total Change (2020 to 2025)	-8,945	-855	-1,980	32,050
Annual Change (2020 to 2025)	-4,472	-427	-990	16,025
Annualized Change (2020 to 2025)	-3.2%	-2.8%	-0.4%	1.4%
2028 Renter Households Forecast	**131,587**	**14,420**	**255,141**	**1,143,123**
Percent of Total HHs	51.4%	44.3%	36.1%	27.8%
Percent Change (2020 to 2028)	-7.1%	-6.9%	-2.1%	1.6%
Total Change (2020 to 2028)	-10,120	-1,073	-5,482	18,200
Annual Change (2020 to 2028)	-1,265	-134	-685	2,275
Annualized Change (2020 to 2028)	-0.9%	-0.9%	-0.3%	0.2%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

All submarkets have similar renter persons per household distribution, with similar average rental size and average owner size. The subject will offer one- and two-bedroom units targeted at seniors.

Households by Tenure by Number of Persons in Household

	City of Detroit	PMA	County of Wayne	State of MI
Total 2020 Owner Occupied HUs	**128,739**	**18,066**	**434,235**	**2,855,485**
1-person HH	46,674	6,976	124,976	700,075
2-person HH	37,606	5,204	143,850	1,091,150
3-person HH	19,394	2,774	68,488	434,044
4-person HH	12,147	1,851	54,769	370,829
5-person HH	6,421	661	24,450	165,235
6-person HH	3,595	399	10,179	59,089
7-person or more HH	2,902	201	7,523	35,063
Imputed Avg. Owner HH Size*	2.4	2.2	2.5	2.5
Total 2020 Renter Occupied HUs	**141,707**	**15,493**	**260,623**	**1,124,923**
1-person HH	65,906	6,170	113,931	489,519
2-person HH	32,863	3,810	64,620	303,177
3-person HH	18,069	2,481	35,428	147,407
4-person HH	12,351	1,478	24,090	106,029
5-person HH	6,305	997	12,453	47,936
6-person HH	3,294	274	5,527	19,302
7-person or more HH	2,919	283	4,574	11,553
Imputed Avg. Renter HH Size*	2.2	2.3	2.2	2.1
Percent 2020 Owner Occupied HUs	**128,739**	**18,066**	**434,235**	**2,855,485**
1-person HH	36.3%	38.6%	28.8%	24.5%
2-person HH	29.2%	28.8%	33.1%	38.2%
3-person HH	15.1%	15.4%	15.8%	15.2%
4-person HH	9.4%	10.2%	12.6%	13.0%
5-person HH	5.0%	3.7%	5.6%	5.8%
6-person HH	2.8%	2.2%	2.3%	2.1%
7-person or more HH	2.3%	1.1%	1.7%	1.2%
Percent 2020 Renter Occupied HUs	**141,707**	**15,493**	**260,623**	**1,124,923**
1-person HH	46.5%	39.8%	43.7%	43.5%
2-person HH	23.2%	24.6%	24.8%	27.0%
3-person HH	12.8%	16.0%	13.6%	13.1%
4-person HH	8.7%	9.5%	9.2%	9.4%
5-person HH	4.4%	6.4%	4.8%	4.3%
6-person HH	2.3%	1.8%	2.1%	1.7%
7-person or more HH	2.1%	1.8%	1.8%	1.0%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI
**-MAP estimated based on 7 persons per 7 or more HH size*

Tenure by Age by Household

	City of Detroit	PMA	County of Wayne	State of MI
Total 2020 Owner Occupied HUs	128,739	18,066	434,235	2,855,485
15 to 24 years	1,617	192	3,776	31,491
25 to 34 years	11,343	1,698	43,275	287,934
35 to 44 years	18,915	2,356	63,426	422,335
45 to 54 years	23,921	3,371	86,439	549,841
55 to 64 years	13,158	1,678	49,567	327,164
Total Non-senior (64 years and under)	**68,954**	**9,295**	**246,483**	**1,618,765**
65 years and over	**59,785**	**8,771**	**187,752**	**1,236,720**
Total 2020 Renter Occupied HUs	141,707	15,493	260,623	1,124,923
15 to 24 years	9,714	621	17,163	128,188
25 to 34 years	37,342	3,699	66,437	284,946
35 to 44 years	25,931	3,210	47,945	190,605
45 to 54 years	24,099	3,126	45,110	167,884
55 to 64 years	12,574	1,544	21,568	81,752
Total Non-senior (64 years and under)	**109,660**	**12,200**	**198,223**	**853,375**
65 years and over	**32,047**	**3,293**	**62,400**	**271,548**
Percent 2020 Owner Occupied HUs	128,739	18,066	434,235	2,855,485
15 to 24 years	1.3%	1.1%	0.9%	1.1%
25 to 34 years	8.8%	9.4%	10.0%	10.1%
35 to 44 years	14.7%	13.0%	14.6%	14.8%
45 to 54 years	18.6%	18.7%	19.9%	19.3%
55 to 64 years	10.2%	9.3%	11.4%	11.5%
Total Non-senior (64 years and under)	**53.6%**	**51.5%**	**56.8%**	**56.7%**
65 years and over	**46.4%**	**48.5%**	**43.2%**	**43.3%**
Percent 2020 Renter Occupied HUs	141,707	15,493	260,623	1,124,923
15 to 24 years	6.9%	4.0%	6.6%	11.4%
25 to 34 years	26.4%	23.9%	25.5%	25.3%
35 to 44 years	18.3%	20.7%	18.4%	16.9%
45 to 54 years	17.0%	20.2%	17.3%	14.9%
55 to 64 years	8.9%	10.0%	8.3%	7.3%
Total Non-senior (64 years and under)	**77.4%**	**78.7%**	**76.1%**	**75.9%**
65 years and over	**22.6%**	**21.3%**	**23.9%**	**24.1%**

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Senior Household Characteristics and Trends

In 2020 the highest concentration of senior households among all submarkets is in the PMA at 36.6 percent relative to the lowest rate among submarkets in the county at 35.3 percent and 37.3 percent in the state. Between 2020 and 2023 ESRI estimates that senior households declined in all areas. Over this period senior households in the PMA decreased at an annual rate of 1.6 percent while decreasing in the county at a rate of -0.9 percent. The highest rate of contraction among all submarkets was in the PMA at 1.6 percent relative to an overall decrease in the state of 1 percent annually. Between 2020 and 2028 ESRI estimates that senior households declined in all areas. The highest rate of contraction among all submarkets is forecasted in the PMA at 1.6 percent relative to an overall decrease in the state of 1 percent annually. The overall total forecasted change over this period is: -9,558, -1,475, -18,761 and -116,747 in the city, PMA, county and state respectively. Between 2020 2028 ESRI forecasts senior renter households will decrease in the PMA despite with a increase in the renter penetration rate over this period and relative to a decrease in overall senior households.

Senior Household Trends and Forecast

	City of Detroit	PMA	County of Wayne	State of MI
2010 Senior Households 65+	**59,746**	**6,221**	**161,215**	**906,011**
Percent of Total Households	22.2%	18.8%	22.9%	23.4%
2020 Senior Households 65+	**91,832**	**12,064**	**250,152**	**1,508,268**
Percent of Total Households	36.1%	36.6%	35.3%	37.3%
Percent Change (2010 to 2020)	53.7%	93.9%	55.2%	66.5%
Total Change (2010 to 2020)	32,086	5,843	88,937	602,257
Annual Change (2010 to 2020)	3,209	584	8,894	60,226
Annualized Change (2010 to 2020)	4.4%	6.8%	4.5%	5.2%
2023 Senior Households 65+ Estimate	**88,248**	**11,511**	**243,117**	**1,464,488**
Percent of Total Households	34.6%	35.1%	34.3%	36.0%
Percent Change (2020 to 2023)	-3.9%	-4.6%	-2.8%	-2.9%
Total Change (2020 to 2023)	-3,584	-553	-7,035	-43,780
Annual Change (2020 to 2023)	-1,195	-184	-2,345	-14,593
Annualized Change (2020 to 2023)	-1.3%	-1.6%	-0.9%	-1.0%
2025 Senior Households 65+ Forecast	**85,858**	**11,142**	**238,426**	**1,435,301**
Percent of Total Households	33.6%	34.1%	33.7%	35.1%
Percent Change (2020 to 2025)	-6.5%	-7.6%	-4.7%	-4.8%
Total Change (2020 to 2025)	-5,974	-922	-11,726	-72,967
Annual Change (2020 to 2025)	-1,195	-184	-2,345	-14,593
Annualized Change (2020 to 2025)	-1.3%	-1.6%	-1.0%	-1.0%
2028 Senior Households 65+ Forecast	**82,274**	**10,589**	**231,391**	**1,391,521**
Percent of Total Households	32.2%	32.5%	32.7%	33.8%
Percent Change (2020 to 2028)	-10.4%	-12.2%	-7.5%	-7.7%
Total Change (2020 to 2028)	-9,558	-1,475	-18,761	-116,747
Annual Change (2020 to 2028)	-1,195	-184	-2,345	-14,593
Annualized Change (2020 to 2028)	-1.4%	-1.6%	-1.0%	-1.0%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Senior Household Trends and Forecast

	City of Detroit	PMA	County of Wayne	State of MI
2010 Senior Households 55+	**112,498**	**14,067**	**296,019**	**1,652,441**
Percent of Total Households	41.8%	42.6%	42.1%	42.7%
2020 Senior Households 55+	**117,564**	**15,286**	**321,287**	**1,917,184**
Percent of Total Households	46.2%	46.4%	45.3%	47.4%
Percent Change (2010 to 2020)	4.5%	8.7%	8.5%	16.0%
Total Change (2010 to 2020)	5,066	1,219	25,268	264,743
Annual Change (2010 to 2020)	507	122	2,527	26,474
Annualized Change (2010 to 2020)	0.4%	0.8%	0.8%	1.5%
2023 Senior Households 55+ Estimate	**121,614**	**15,889**	**335,453**	**1,994,220**
Percent of Total Households	47.7%	48.5%	47.3%	49.0%
Percent Change (2020 to 2023)	3.4%	3.9%	4.4%	4.0%
Total Change (2020 to 2023)	4,050	603	14,166	77,036
Annual Change (2020 to 2023)	1,350	201	4,722	25,679
Annualized Change (2020 to 2023)	1.1%	1.3%	1.4%	1.3%
2025 Senior Households 55+ Forecast	**124,313**	**16,292**	**344,896**	**2,045,577**
Percent of Total Households	48.7%	49.8%	48.7%	50.0%
Percent Change (2020 to 2025)	5.7%	6.6%	7.3%	6.7%
Total Change (2020 to 2025)	6,749	1,006	23,609	128,393
Annual Change (2020 to 2025)	1,350	201	4,722	25,679
Annualized Change (2020 to 2025)	1.1%	1.3%	1.4%	1.3%
2028 Senior Households 55+ Forecast	**128,363**	**16,895**	**359,062**	**2,122,612**
Percent of Total Households	50.2%	51.9%	50.8%	51.6%
Percent Change (2020 to 2028)	9.2%	10.5%	11.8%	10.7%
Total Change (2020 to 2028)	10,799	1,609	37,775	205,428
Annual Change (2020 to 2028)	1,350	201	4,722	25,679
Annualized Change (2020 to 2028)	1.1%	1.3%	1.4%	1.3%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Senior Renter Household Trends and Forecast

	City of Detroit	PMA	County of Wayne	State of MI
2020 Senior RHH 65+	**32,047**	**3,293**	**62,400**	**271,548**
Percent of Senior Households 65+	34.9%	27.3%	24.9%	18.0%
2023 Senior RHH 65+ Estimate	**31,189**	**3,207**	**61,908**	**273,196**
Percent of Senior Households 65+	35.3%	27.9%	25.5%	18.7%
Percent Change (2020 to 2023)	-2.7%	-2.6%	-0.8%	0.6%
Total Change (2020 to 2023)	-858	-86	-492	1,648
Annual Change (2020 to 2023)	-286	-29	-164	549
Annualized Change (2020 to 2023)	-0.9%	-0.9%	-0.3%	0.2%
2025 Senior RHH 65+ Forecast	**30,617**	**3,150**	**61,580**	**274,294**
Percent of Senior Households 65+	35.7%	28.3%	25.8%	19.1%
Percent Change (2020 to 2025)	-4.5%	-4.3%	-1.3%	1.0%
Total Change (2020 to 2025)	-1,430	-143	-820	2,746
Annual Change (2020 to 2025)	-286	-29	-164	549
Annualized Change (2020 to 2025)	-0.9%	-0.9%	-0.3%	0.2%
2028 Senior RHH 65+ Forecast	**29,758**	**3,065**	**61,087**	**275,941**
Percent of Senior Households 65+	36.2%	28.9%	26.4%	19.8%
Percent Change (2020 to 2028)	-7.1%	-6.9%	-2.1%	1.6%
Total Change (2020 to 2028)	-2,289	-228	-1,313	4,393
Annual Change (2020 to 2028)	-286	-29	-164	549
Annualized Change (2020 to 2028)	-0.9%	-0.9%	-0.3%	0.2%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Senior Renter Household Trends and Forecast

	City of Detroit	PMA	County of Wayne	State of MI
2020 Senior RHH 55+	**44,621**	**4,837**	**83,968**	**353,300**
Percent of Senior Households 55+	38.0%	31.6%	26.1%	18.4%
2023 Senior RHH 55+ Estimate	**43,426**	**4,711**	**83,306**	**355,444**
Percent of Senior Households 55+	35.7%	29.7%	24.8%	17.8%
Percent Change (2020 to 2023)	-2.7%	-2.6%	-0.8%	0.6%
Total Change (2020 to 2023)	-1,195	-126	-662	2,144
Annual Change (2020 to 2023)	-398	-42	-221	715
Annualized Change (2020 to 2023)	-0.9%	-0.9%	-0.3%	0.2%
2025 Senior RHH 55+ Forecast	**42,629**	**4,628**	**82,864**	**356,873**
Percent of Senior Households 55+	34.3%	28.4%	24.0%	17.4%
Percent Change (2020 to 2025)	-4.5%	-4.3%	-1.3%	1.0%
Total Change (2020 to 2025)	-1,992	-209	-1,104	3,573
Annual Change (2020 to 2025)	-398	-42	-221	715
Annualized Change (2020 to 2025)	-0.9%	-0.9%	-0.3%	0.2%
2028 Senior RHH 55+ Forecast	**41,434**	**4,502**	**82,202**	**359,016**
Percent of Senior Households 55+	32.3%	26.6%	22.9%	16.9%
Percent Change (2020 to 2028)	-7.1%	-6.9%	-2.1%	1.6%
Total Change (2020 to 2028)	-3,187	-335	-1,766	5,716
Annual Change (2020 to 2028)	-398	-42	-221	715
Annualized Change (2020 to 2028)	-0.9%	-0.9%	-0.3%	0.2%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Household Income

Median household income is estimated to have increased at a moderate annual rate between 2020 and 2023 within all areas. Income levels within the county are the highest among all submarkets. ESRI forecasts a continuation in growth of median income for all areas through 2028, with income expected to increase at a 2.0 percent annual rate within the PMA lagging the rate of growth in other markets.

Median Household Income

	City of Detroit	PMA	County of Wayne	State of MI
2020 Median Household Income	**$32,498**	**$37,357**	**$49,359**	**$59,234**
2023 Median Household Income Estimate	**$35,941**	**$39,745**	**$54,682**	**$65,449**
Percent Change (2020 to 2023)	10.6%	6.4%	10.8%	10.5%
Annualized Change (2020 to 2023)	3.4%	2.1%	3.5%	3.4%
2025 Median Household Income Forecast	**$38,237**	**$41,337**	**$58,231**	**$69,593**
Percent Change (2020 to 2025)	17.7%	10.7%	18.0%	17.5%
Annualized Change (2020 to 2025)	3.3%	2.0%	3.4%	3.3%
2028 Median Household Income Forecast	**$41,680**	**$43,725**	**$63,554**	**$75,808**
Percent Change (2020 to 2028)	28.3%	17.0%	28.8%	28.0%
Annualized Change (2020 to 2028)	3.2%	2.0%	3.2%	3.1%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

The table below presents household income by tenure for senior (ages 65 and over) households as well as total and total less senior. Senior housing by income tenure is not available for the PMA. As a result, estimates below are based on extrapolations considering household income distribution by age**,** household growth, inflation rates and tenure. In particular, household income distribution based on 2020 Census and HUD data is applied to forecasted households for 2025. Additionally, these income distributions are inflated to current year dollars based on the Consumer Price Index.

Household Income Distribution by Tenure PMA

	Total Households	Owner Households	Renter Households
Less than $11,599	**5,917**	**1,999**	**3,917**
Percent of 2025 Households	18.1%	11.1%	26.8%
$11,599-$17,399	**2,458**	**1,124**	**1,334**
Percent of 2025 Households	7.5%	6.2%	9.1%
$17,399-$23,199	**1,993**	**814**	**1,179**
Percent of 2025 Households	6.1%	4.5%	8.1%
$23,199-$28,999	**1,783**	**721**	**1,062**
Percent of 2025 Households	5.5%	4.0%	7.3%
$28,999-$40,599	**4,285**	**2,178**	**2,106**
Percent of 2025 Households	13.1%	12.1%	14.4%
$40,599-$57,999	**5,034**	**2,790**	**2,244**
Percent of 2025 Households	15.4%	15.4%	15.3%
$57,999-$86,999	**4,995**	**3,672**	**1,323**
Percent of 2025 Households	15.3%	20.3%	9.0%
$87,000 or More	**6,244**	**4,771**	**1,473**
Percent of 2025 Households	19.1%	26.4%	10.1%

Source: ESRI, MAP, Census of Population and Housing, U.S. Census Bureau; Bureau of Labor and Statistics

Senior Household (65+) Income Distribution by Tenure PMA

	Total Senior Households	Senior Owner Households	Senior Renter Households
Less than $11,599	**2,385**	**1,084**	**1,301**
Percent of 2025 Households	14.6%	9.0%	28.1%
$11,599-$17,399	**1,747**	**944**	**803**
Percent of 2025 SR Households	10.7%	7.9%	17.3%
$17,399-$23,199	**1,218**	**607**	**611**
Percent of 2025 SR Households	7.5%	5.1%	13.2%
$23,199-$28,999	**887**	**470**	**417**
Percent of 2025 SR Households	5.4%	3.9%	9.0%
$28,999-$40,599	**2,567**	**1,881**	**686**
Percent of 2025 SR Households	15.8%	16.2%	14.8%
$40,599-$57,999	**2,265**	**1,881**	**384**
Percent of 2025 SR Households	13.9%	16.3%	8.3%
$57,999-$86,999	**2,909**	**2,693**	**216**
Percent of 2025 SR Households	17.9%	23.4%	4.7%
$87,000 or More	**2,313**	**2,103**	**209**
Percent of 2025 SR Households	14.2%	18.3%	4.5%

Source: ESRI, MAP, Census of Population and Housing, U.S. Census Bureau; Bureau of Labor and Statistics

Non-Senior Household Income by Tenure PMA

	Total Less SR Households	Owner Less SR Households	Renter Less SR Households
Less than $11,599	**3,531**	**915**	**2,616**
Percent of 2025 Households	21.5%	14.3%	26.1%
$11,599-$17,399	**711**	**180**	**531**
Percent of 2025 Households	4.3%	2.8%	5.3%
$17,399-$23,199	**775**	**207**	**568**
Percent of 2025 Households	4.7%	3.2%	5.7%
$23,199-$28,999	**896**	**251**	**645**
Percent of 2025 Households	5.5%	3.9%	6.4%
$28,999-$40,599	**1,717**	**297**	**1,421**
Percent of 2025 Households	10.5%	4.6%	14.2%
$40,599-$57,999	**2,769**	**909**	**1,860**
Percent of 2025 Households	16.9%	14.2%	18.6%
$57,999-$86,999	**2,086**	**979**	**1,107**
Percent of 2025 Households	12.7%	15.3%	11.1%
$87,000 or More	**3,931**	**2,668**	**1,264**
Percent of 2025 Households	23.9%	41.6%	12.6%

Source: ESRI, MAP, Census of Population and Housing, U.S. Census Bureau; Bureau of Labor and Statistics

Building Permit Trends

Information concerning the issuance of building permits can be used to analyze trends in building; the tables below illustrate this data within Wayne County and Detroit. Construction is concentrated in the county as a whole with higher activity relative to Detroit. Construction has dropped off markedly since 2005 within the county, consistent with the slowing housing market across the nation with levels remaining well below pre-crisis levels through the latest available data in the county. Within Detroit building permit activity has been more erratic, with a low of 56 units in 2009 and a high of 1,379 units in 2022. The bulk of this activity, anecdotally, has been concentrated in downtown and midtown Detroit.

Building Permits

Detroit	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total Units	**777**	**406**	**314**	**332**	**56**	**383**	**245**	**146**	**113**	**238**	**631**	**409**	**1,029**	**170**	**399**	**850**	**1,023**	**1,379**
Units in Single-Family Structures	277	249	154	85	32	134	18	4	21	33	31	25	59	52	30	18	10	24
Units in All Multi-Family Structures	500	157	160	247	24	249	227	142	92	205	600	384	970	118	369	832	1,013	1,355
Units in 2-unit Multi-Family Structures	2	2	0	68	0	32	14	2	80	0	0	60	6	0	2	2	4	12
Units in 3- and 4-unit Multi-Family Structures	7	8	4	67	24	119	68	4	12	42	27	0	100	0	10	0	21	14
Units in 5+ Unit Multi-Family Structures	491	147	156	112	0	98	145	136	0	163	573	324	864	118	357	830	988	1,329

Wayne County	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total Units	**4,574**	**2,434**	**1,095**	**895**	**288**	**735**	**705**	**857**	**1,025**	**1,001**	**1,774**	**1,729**	**2,529**	**1,397**	**1,670**	**1,996**	**2,240**	**2,381**
Units in Single-Family Structures	3,138	2,056	919	524	264	470	476	672	819	704	799	1,046	1,170	1,082	847	915	1,100	694
Units in All Multi-Family Structures	1,436	378	176	371	24	265	229	185	206	297	975	683	1,359	315	823	1,081	1,140	1,687
Units in 2-unit Multi-Family Structures	54	8	0	70	0	32	16	4	82	10	6	64	8	4	4	20	12	26
Units in 3- and 4-unit Multi-Family Structures	213	50	14	81	24	135	68	16	61	78	83	44	164	46	28	16	29	104
Units in 5+ Unit Multi-Family Structures	1,169	320	162	220	0	98	145	165	63	209	886	575	1,187	265	791	1,045	1,099	1,557

Michigan	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total Units	**45,328**	**29,191**	**17,767**	**10,911**	**6,884**	**9,075**	**9,341**	**11,692**	**15,757**	**15,933**	**18,226**	**20,408**	**23,622**	**19,578**	**20,600**	**19,732**	**21,731**	**21,983**
Units in Single-Family Structures	38,875	24,782	15,195	8,984	6,236	7,755	7,937	10,234	12,915	12,381	13,398	14,534	16,651	15,631	14,623	15,151	16,759	15,015
Units in All Multi-Family Structures	6,453	4,409	2,572	1,927	648	1,320	1,404	1,458	2,842	3,552	4,828	5,874	6,971	3,947	5,977	4,581	4,972	6,968
Units in 2-unit Multi-Family Structures	464	370	260	142	50	100	104	142	350	246	354	532	258	324	244	468	424	406
Units in 3- and 4-unit Multi-Family Structures	525	396	160	233	81	198	140	135	168	263	252	240	438	394	567	391	421	596
Units in 5+ Unit Multi-Family Structures	5,464	3,643	2,152	1,552	517	1,022	1,160	1,181	2,324	3,043	4,222	5,102	6,275	3,229	5,166	3,722	4,127	5,966

Source: HUD

Section 8: Competitive Environment

Local Rental Market Analysis

MAP completed a survey of existing rental projects within the market area in August 2023. Leasing specialists of developments within or near the market area were contacted to identify rental housing trends as well as the most competitive projects within the area. Student only projects, are excluded from the analysis. Brightmoor Homes and Hope Park Homes, both scattered site LIHTC projects, as well as Northlawn Apartments, and Joy West Manor, both affordable housing projects, and Edwards's One and Regency Park, both market rate projects in the market area could not be reached for updated information—given the date since last contact October 2021, these projects are excluded from summary results. Additionally, the area was surveyed regarding current developments under construction discussed in greater detail below.

A total of 18 projects responded to the survey; of these, 7 reported operating under LIHTC guidelines for all or a portion of units at an average occupancy of 99 percent. The survey encompassed 2,320 units with 819 LIHTC units and of these 852 senior units. The overall occupancy rate for the area was 98.6 percent indicative of strong demand for rental housing throughout the area. The average build year for the surveyed facilities was 1984 while the average build year for LIHTC facilities was 1997 and for senior facilities 1990. For those facilities providing information, the rental stock was weighted toward one-bedroom units which represent 49 percent of the total housing stock.

Comparable Project Analysis

The subject is new construction of senior LIHTC units. The most comparable projects to the proposal include senior units operating under income restriction guidelines within the same area as the proposal and offering similar units. Seven senior only projects were located in the area; two of these projects offer LIHTC units (although Bellemere does not offer 50 percent or higher AMI units) and the remaining projects are subsidized. Given the lack of senior LIHTC units, MAP has included general occupancy LIHTC projects offering one- and two-bedroom units deemed the most comparable in the competitive set. Additionally, market rate projects are included in the rent grid to gauge hypothetical market rents for the subject. Detailed information on these projects is presented in the following pages. The overall occupancy rate for the most comparable projects is 99.7 percent.

In terms of unit appeal, condition, and size, the subject's newly constructed units are assessed as generally superior to existing competitive set projects which are of older construction. The subject's location is deemed slightly inferior to Gardenview Estates which is a dense development of new construction, enhancing the appeal of the immediate area. Considering adjustments including amenities, utilities and location, proposed rents for the subject's units are deemed achievable given both derived market rents and MAP's estimated achievable LIHTC rents. Considering the high occupancy among the competitive set and competitive rents no changes are recommended.

Competitive Environment

Credit restrictions particularly for lower income buyers, as well as upfront money costs have made purchasing a home outside the reach of potential buyers who would fall within the qualified income range. Thus, competition between rental and ownership options are limited for the subject within the qualified income range, making rental housing the most viable option for low to moderate income families. Given the high occupancy evident among comparable properties and the limited number senior LIHTC units in the area, the subject will have no negative impact on existing housing in the area.

Pipeline Considerations

No comparable pipeline projects were located within the market area. Miller Grove Center (offering Permanent Supportive Housing per available information), Grandmont Rosedale (offering 35 rehabilitated general occupancy units) and Orchard Village Apartments (48 rehabilitated general occupancy units) have received allocations and are located in the market area, but are not deemed competitive with the subject's senior units.

Rental Housing Survey-Competitive Set

Project Name	Program	Year Built (1)	Last Rehab (1)	Tenancy	Occ. Rate	Total Units	0BR	1BR	2BR	3BR	4BR	Heat Inc.	Ele. Inc.	Trash Inc.	Water Inc.	Sewer Inc.	Heat Type
Bellemere Apartments	LIHTC	1980	2007	SR 55+	100%	88	0	88	0	0	0	Yes	No	Yes	Yes	Yes	GAS
Gardenview Estates Senior	LIHTC/BOI	2013	NA	SR 62+	100%	140	0	NA	NA	0	0	No	No	Yes	Yes	Yes	ELE
Gardenview Estates I-III	LIHTC/MRKT	2009-12		Open	100%	328	0	40	107	177	0	No	No	Yes	Yes	Yes	GAS
Gardenview Estates Phase IV	LIHTC/MRKT	2016		Open	96%	45	0	8	21	16	0	No	No	Yes	Yes	Yes	GAS
Totals and Averages:		**2003**	**2007**		**99.7%**	**601**	**0**	**136**	**128**	**193**	**0**	**25%**	**0%**	**100%**	**100%**	**100%**	
Subject Project:	**LIHTC**	**New**		**SR 55+**		**42**	**0**	**36**	**6**	**0**	**0**	**Yes**	**No**	**Yes**	**Yes**	**Yes**	**Gas**
LIHTC Averages:		**2003**	**2007**		**99.7%**	**601**	**0**	**136**	**128**	**193**	**0**	**25%**	**0%**	**100%**	**100%**	**100%**	
Senior:		**1997**	**2007**		**100.0%**	**228**	**0**	**88**	**0**	**0**	**0**	**50%**	**0%**	**100%**	**100%**	**100%**	

Project Name	Program	Low Rent 1BR	High Rent 1BR	Low SQFT 1BR	High SQFT 1BR	Rent per Square Foot		Low Rent 2BR	High Rent 2BR	Low SQFT 2BR	High SQFT 2BR	Rent per Square Foot	
Bellemere Apartments	LIHTC	$320	$613	600		$0.53	$1.02						
Gardenview Estates Senior	LIHTC/BOI	$718	$876	680		$1.06	$1.29	$797	$1,067	890		$0.90	$1.20
Gardenview Estates I-III	LIHTC/MRKT	$247	$1,000	750	942	$0.33	$1.06	$267	$1,150	1,038	1,280	$0.26	$0.90
Gardenview Estates Phase IV	LIHTC/MRKT	$208	$1,000	780	850	$0.27	$1.18	$236	$1,150	1,125		$0.21	$1.02
Totals and Averages:		**$373**	**$872**	**703**	**896**	**$0.53**	**$0.97**	**$433**	**$1,122**	**1,018**	**1,280**	**$0.43**	**$0.88**
Subject Project:	**LIHTC**	**$483**	**$914**	**750**		**$0.64**	**$1.22**	**$1,001**	**$1,093**	**950**		**$1.05**	**$1.15**
LIHTC Averages:		$373	$872	703	896	$0.53	$0.97	$433	$1,122	1,018	1,280	$0.43	$0.88
Senior:		$519	$745	640		$0.81	$1.16	$797	$1,067	890		$0.90	$1.20

Project Name	Program	Low Rent 3BR	High Rent 3BR	Low SQFT 3BR	High SQFT 3BR	Rent per Square Foot		Low Rent 4BR	High Rent 4BR	Low SQFT 4BR	High SQFT 4BR	Rent per Square Foot	
Bellemere Apartments	LIHTC												
Gardenview Estates Senior	LIHTC/BOI												
Gardenview Estates I-III	LIHTC/MRKT	$284	$1,300	1,106	1,468	$0.26	$0.89						
Gardenview Estates Phase IV	LIHTC/MRKT	$271	$1,300	1,260	1,390	$0.22	$0.94						
Totals and Averages:		**$278**	**$1,300**	**1,183**	**1,429**	**$0.23**	**$0.91**						
Subject Project:	**LIHTC**												
LIHTC Averages:		$278	$1,300	1,183	1,429	$0.23	$0.91						
Senior:													

Project Name	Disposal	Dishwasher	Microwave	Central Air	Wall Air	Mini-Blinds	Patio / Balcony	Coin Op Laundry	Hook Up Laundry	In-Unit WD	Clubhouse	Entry Security	Exercise/Fitness Room	Pool	On-Site Management	Carport	Garage (attached)	Garage (detached)
Bellemere Apartments	Yes	Yes	No	No	Yes	Yes	No	No	No	Yes	No	No	No	No	Yes	No	No	No
Gardenview Estates Senior	Yes	Yes	No	Yes	No	Yes	Yes	Yes	No	No	Yes	Yes	No	No	Yes	No	Yes	No
Gardenview Estates I-III	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Yes	No	Yes	No	No	No	Yes	No	Yes	No
Gardenview Estates Phase I	Yes	Yes	Yes	Yes	No	Yes	No	No	Yes	No	Yes	No	No	No	Yes	No	No	No
Totals and Averages:	**100%**	**100%**	**50%**	**75%**	**25%**	**100%**	**50%**	**25%**	**50%**	**25%**	**75%**	**25%**	**0%**	**0%**	**100%**	**0%**	**50%**	**0%**
Subject Project:	**Yes**	**Yes**	**No**	**Yes**	**No**	**No**	**No**	**No**	**No**	**Yes**	**No**	**Yes**	**No**	**No**	**No**	**No**	**No**	**No**
LIHTC Averages:	**100%**	**100%**	**50%**	**75%**	**25%**	**100%**	**50%**	**25%**	**50%**	**25%**	**75%**	**25%**	**0%**	**0%**	**100%**	**0%**	**50%**	**0%**
Senior:	**100%**	**100%**	**0%**	**50%**	**50%**	**100%**	**50%**	**50%**	**0%**	**50%**	**50%**	**50%**	**0%**	**0%**	**100%**	**0%**	**50%**	**0%**

Rental Housing Survey-Total Survey

Project Name	Program	Year Built	Last Rehab	Tenancy	Occupancy Rate	Total Units	0BR	1BR	2BR	3BR	4BR	Heat Inc.	Ele. Inc.	Trash Inc.	Sewer Inc.	Water Inc.	Heat Type
Bellemere Apartments	LIHTC	1980	2007	SR 55+	100%	88	0	88	0	0	0	Yes	No	Yes	Yes	Yes	GAS
Gardenview Estates Senior	LIHTC/BOI	2013	NA	SR 62+	100%	140	0	NA	NA	0	0	No	No	Yes	Yes	Yes	ELE
Restoration Tower	BOI-HUD	1982	2019	SR 62+	98%	147	0	147	0	0	0	Yes	Yes	Yes	Yes	Yes	ELE
Faith Manor	BOI-HUD	1995	NA	SR 62+	100%	57	0	57	0	0	0	Yes	No	Yes	Yes	Yes	ELE
Greenhouse Apartments	BOI-HUD	1982	2008	SR 62+	100%	208	0	208	0	0	0	Yes	No	Yes	Yes	Yes	H2O
Restoration Tower	BOI-HUD	1982	2019	SR 62+	98%	147	0	147	0	0	0	Yes	Yes	Yes	Yes	Yes	ELE
Eden Manor	BOI-HUD	1995	N/A	SR 62+	100%	65	0	65	0	0	0	Yes	No	Yes	Yes	Yes	H2O
Pilgrim Village	LIHTC/MRKT	1998	NA	Open	100%	22	0	0	NA	NA	0	No	No	Yes	Yes	Yes	GAS
San Juan Square Ths	LIHTC	2004	NA	Open	100%	11	0	0	0	0	0	No	No	Yes	Yes	Yes	GAS
Gardenview Estates I-III	LIHTC/MRKT	2009-12		Open	100%	328	0	40	107	177	0	No	No	Yes	Yes	Yes	GAS
Gardenview Estates Phase IV	LIHTC/MRKT	2016		Open	96%	45	0	8	21	16	0	No	No	Yes	Yes	Yes	GAS
Renaissance Village	LIHTC	1968	2013	Open	97%	185	0	0	88	97	0	No	No	Yes	Yes	Yes	GAS
Greenbriar Park Apts	MARKET	1963	Now	Open		82	36	40	6	0	0	Yes	No	Yes	Yes	Yes	H2O
Lahser Six Apts	MARKET	1965	NA	Open	93%	54	0	43	11	0	0	Yes	No	Yes	Yes	Yes	H2O
Grenada Gardens	MARKET	1959	2014	Open		40	0	40	0	0	0	Yes	No	Yes	Yes	Yes	H2O
Sherwood Heights Apts/Ths	MARKET	1970	NA	Open	97%	311	0	NA	0	NA	0	Yes	No	Yes	Yes	Yes	H2O
Ramblewood Apts	MARKET	1971	2010	Open		110	0	58	42	0	0	Yes	No	Yes	Yes	Yes	H2O
Plymouth Square	BOI-HUD	1984	NA	Mixed	98%	280	0	185	87	8	0	No	No	Yes	Yes	Yes	ELE
Totals and Averages:		**1984**	**2013**		**98.6%**	**2320**	**36**	**1126**	**362**	**298**	**0**	**61%**	**11%**	**100%**	**100%**	**100%**	
Subject Project:	**LIHTC**	**New**		**SR 55+**		**42**	**0**	**36**	**6**	**0**	**0**	**Yes**	**No**	**Yes**	**Yes**	**Yes**	**Gas**
LIHTC Averages:		**1997**	**2010**		**99.0%**	**819**	**0**	**136**	**216**	**290**	**0**	**14%**	**0%**	**100%**	**100%**	**100%**	
Market Averages:		**1966**	**2012**		**97.7%**	**597**	**36**	**181**	**59**	**0**	**0**	**100%**	**0%**	**100%**	**100%**	**100%**	
Senior:		**1990**	**2013**		**99.3%**	**852**	**0**	**712**	**0**	**0**	**0**	**86%**	**29%**	**100%**	**100%**	**100%**	

Project Name	Occ% 1BR	Occ% 2BR	Occ% 3BR	Occ%4BR	Occ% 0BR
Bellemere Apartments	100.0%	NA	NA	NA	NA
Gardenview Estates Senior			NA	NA	NA
Restoration Tower	98.0%	NA	NA	NA	NA
Faith Manor	100.0%	NA	NA	NA	NA
Greenhouse Apartments	100.0%	NA	NA	NA	NA
Restoration Tower	98.0%	NA	NA	NA	NA
Eden Manor	100.0%	NA	NA	NA	NA
Pilgrim Village	NA			NA	NA
San Juan Square Ths	NA	NA	NA	NA	NA
Gardenview Estates I-III	100.0%	100.0%	100.0%	NA	NA
Gardenview Estates Phase IV	75.0%	100.0%	100.0%	NA	NA
Renaissance Village	NA			NA	NA
Greenbriar Park Apts			NA	NA	
Lahser Six Apts	93.0%	90.9%	NA	NA	NA
Grenada Gardens		NA	NA	NA	NA
Sherwood Heights Apts/Ths		NA		NA	NA
Ramblewood Apts			NA	NA	NA
Plymouth Square	98.4%	97.7%	100.0%	NA	NA
Totals and Averages:	**98.4%**	**97.5%**	**100.0%**	**NA**	**100.0%**
LIHTC Averages:	98.5%	100.0%	100.0%		
Market Averages:	96.1%	88.1%			100.0%

Project Name	Program	Low Rent 1BR	High Rent 1BR	Low SQFT 1BR	High SQFT 1BR	Rent per Square Foot		Low Rent 2BR	High Rent 2BR	Low SQFT 2BR	High SQFT 2BR	Rent per Square Foot	
Bellemere Apartments	LIHTC	$320	$613	600		$0.53	$1.02						
Gardenview Estates Senior	LIHTC/BOI	$718	$876	680		$1.06	$1.29	$797	$1,067	890		$0.90	$1.20
Restoration Tower	BOI-HUD			600									
Faith Manor	BOI-HUD			540									
Greenhouse Apartments	BOI-HUD			544									
Restoration Tower	BOI-HUD			600									
Eden Manor	BOI-HUD			544									
Pilgrim Village	LIHTC/MRKT							$908	$1,250	1,260	1,270	$0.72	$0.98
San Juan Square Ths	LIHTC							$755	$866	1,024		$0.74	$0.85
Gardenview Estates I-III	LIHTC/MRKT	$247	$1,000	750	942	$0.33	$1.06	$267	$1,150	1,038	1,280	$0.26	$0.90
Gardenview Estates Phase IV	LIHTC/MRKT	$208	$1,000	780	850	$0.27	$1.18	$236	$1,150	1,125		$0.21	$1.02
Renaissance Village	LIHTC							$809	$820	752	778	$1.08	$1.05
Greenbriar Park Apts	MARKET			570						800			
Lahser Six Apts	MARKET	$700		630		$1.11		$800		748		$1.07	
Grenada Gardens	MARKET	$675											
Sherwood Heights Apts/Ths	MARKET	$999	$1,183	811		$1.23	$1.46	$1,099	$1,616	950	1,300	$1.16	$1.24
Ramblewood Apts	MARKET	$950		672		$1.41		$1,095		848	928	$1.29	
Plymouth Square	BOI-HUD			530						700	900		
Totals and Averages:		**$602**	**$934**	**632**	**896**	**$0.95**	**$1.04**	**$752**	**$1,131**	**921**	**1,076**	**$0.82**	**$1.05**
Subject Project:	**LIHTC**	**$483**	**$914**	**750**		**$0.64**	**$1.22**	**$1,001**	**$1,093**	**950**		**$1.05**	**$1.15**
LIHTC Averages:		$373	$872	703	896	$0.53	$0.97	$629	$1,051	1,015	1,109	$0.62	$0.95
Market Averages:		$831	$1,183	671		$1.24	$1.76	$998	$1,616	837	1,114	$1.19	$1.45
Senior:		$519	$745	587		$0.88	$1.27	$797	$1,067	890		$0.90	$1.20

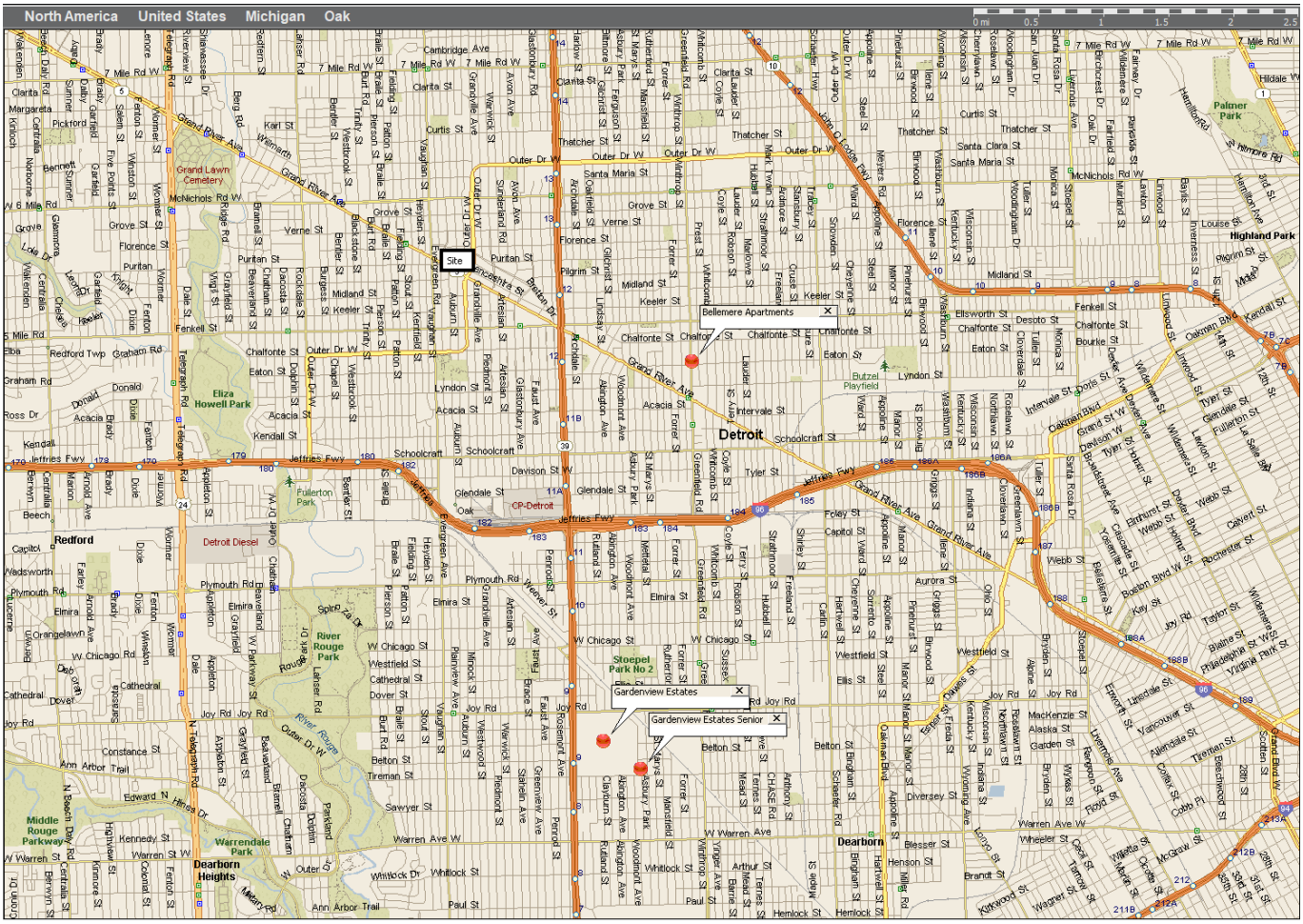
Project Name	Program	Low Rent 3BR	High Rent 3BR	Low SQFT 3BR	High SQFT 3BR	Rent per Square Foot		Low Rent 4BR	High Rent 4BR	Low SQFT 4BR	High SQFT 4BR	Rent per Square Foot	
Bellemere Apartments	LIHTC												
Gardenview Estates Senior	LIHTC/BOI												
Restoration Tower	BOI-HUD												
Faith Manor	BOI-HUD												
Greenhouse Apartments	BOI-HUD												
Restoration Tower	BOI-HUD												
Eden Manor	BOI-HUD												
Pilgrim Village	LIHTC/MRKT	$1,046	$1,450	1,458	1,468	$0.72	$0.99						
San Juan Square Ths	LIHTC	$871	$1,096	1,280		$0.68	$0.86						
Gardenview Estates I-III	LIHTC/MRKT	$284	$1,300	1,106	1,468	$0.26	$0.89						
Gardenview Estates Phase IV	LIHTC/MRKT	$271	$1,300	1,260	1,390	$0.22	$0.94						
Renaissance Village	LIHTC	$898	$949	1,140	1,447	$0.79	$0.66						
Greenbriar Park Apts	MARKET												
Lahser Six Apts	MARKET												
Grenada Gardens	MARKET												
Sherwood Heights Apts/Ths	MARKET			1,400									
Ramblewood Apts	MARKET												
Plymouth Square	BOI-HUD			1,000									
Totals and Averages:		**$674**	**$1,219**	**1,235**	**1,443**	**$0.55**	**$0.84**						
Subject Project:	**LIHTC**												
LIHTC Averages:		$674	$1,219	1,249	1,443	$0.54	$0.84						
Market Averages:				1,400									
Senior:													

Project Name	Program	Low 0BR/Bath	High 0BR/Bath	Low 1BR/Bath	High 1BR/Bath	Low 2BR/Bath	High 2BR/Bath	Low 3BR/Bath	High 3BR/Bath	Low 4BR/Bath	High 4BR/Bath
Bellemere Apartments	LIHTC			1							
Gardenview Estates Senior	LIHTC/BOI			1		1					
Restoration Tower	BOI-HUD			1							
Faith Manor	BOI-HUD			1							
Greenhouse Apartments	BOI-HUD			1							
Restoration Tower	BOI-HUD			1							
Eden Manor	BOI-HUD			1							
Pilgrim Village	LIHTC/MRKT					1		1.5			
San Juan Square Ths	LIHTC					1.5		1.5			
Gardenview Estates I-III	LIHTC/MRKT			1		1.5		2			
Gardenview Estates Phase IV	LIHTC/MRKT			1		1.5		2			
Renaissance Village	LIHTC					1		3			
Greenbriar Park Apts	MARKET	1		1		1					
Lahser Six Apts	MARKET			1		1					
Grenada Gardens	MARKET			1							
Sherwood Heights Apts/Ths	MARKET	1		1		1.5	2	1.5			
Ramblewood Apts	MARKET			1		1					
Plymouth Square	BOI-HUD			1		1		1			

Project Name	Disposal	Dishwasher	Microwave	Central Air	Wall Air	Mini-Blinds	Patio/ Balcony	Coin Op-Laundry	Hook Up Laundry	In-Unit W/D	Clubhouse	Entry Security	Exercise/Fitness Room	Pool	Management On-Site	Carport	Garage (attached)	Garage (detached)
Bellemere Apartments	Yes	Yes	No	No	Yes	Yes	No	No	No	Yes	No	No	No	No	Yes	No	No	No
Gardenview Estates Senior	Yes	Yes	No	Yes	No	Yes	Yes	Yes	No	No	Yes	Yes	No	No	Yes	No	Yes	No
Restoration Tower	Yes	No	No	Yes	No	Yes	Yes	Yes	No	No	No	Yes	Yes	No	Yes	No	No	No
Faith Manor	Yes	Yes	No	Yes	No	Yes	Yes	Yes	No	No	No	Yes	Yes	No	Yes	No	No	No
Greenhouse Apartments	Yes	No	No	Yes	No	Yes	Yes	Yes	No	No	No	Yes	No	No	Yes	No	No	No
Restoration Tower	Yes	No	No	Yes	No	Yes	Yes	Yes	No	No	No	Yes	Yes	No	Yes	No	No	No
Eden Manor	Yes	No	No	Yes	No	Yes	No	Yes	No	No	No	Yes	Yes	No	Yes	No	No	No
Pilgrim Village	Yes	Yes	No	Yes	No	Yes	Yes	No	No	Yes	No	No	No	No	No	No	No	No
San Juan Square Ths	Yes	Yes	No	Yes	No	Yes	Yes	No	No	Yes	No	No	No	No	No	Yes	No	No
Gardenview Estates I-III	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Yes	No	Yes	No	No	No	Yes	No	Yes	No
Gardenview Estates Phase IV	Yes	Yes	Yes	Yes	No	Yes	No	No	Yes	No	Yes	No	No	No	Yes	No	No	No
Renaissance Village	Yes	Yes	No	Yes	No	Yes	No	Yes	Yes	No	Yes	Yes	Yes	No	Yes	No	No	No
Greenbriar Park Apts	Yes	No	No	No	Yes	Yes	No	Yes	No	No	No	Yes	No	No	Yes	No	No	No
Lahser Six Apts	Yes	No	No	No	Yes	Yes	Yes	Yes	No	No	No	Yes	No	No	Yes	No	No	No
Grenada Gardens	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Sherwood Heights Apts/Ths	Yes	Yes	No	No	Yes	Yes	Yes	Yes	No	No	No	Yes	No	No	Yes	No	No	No
Ramblewood Apts	Yes	Yes	No	No	Yes	Yes	No	Yes	No	No	No	Yes	No	No	Yes	No	No	No
Plymouth Square	Yes	No	No	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes	No	No	Yes	No	No	No
Totals and Averages:	**94%**	**56%**	**11%**	**67%**	**33%**	**94%**	**61%**	**67%**	**17%**	**17%**	**22%**	**67%**	**28%**	**0%**	**83%**	**6%**	**11%**	**0%**
Subject Project:	**Yes**	**Yes**	**No**	**Yes**	**No**	**No**	**No**	**No**	**No**	**Yes**	**No**	**Yes**	**No**	**No**	**No**	**No**	**No**	**No**
LIHTC Averages:	**100%**	**100%**	**29%**	**86%**	**14%**	**100%**	**57%**	**29%**	**43%**	**43%**	**57%**	**29%**	**14%**	**0%**	**71%**	**14%**	**29%**	**0%**
Market Averages:	**80%**	**40%**	**0%**	**0%**	**80%**	**80%**	**40%**	**80%**	**0%**	**0%**	**0%**	**80%**	**0%**	**0%**	**80%**	**0%**	**0%**	**0%**
Senior:	**100%**	**43%**	**0%**	**86%**	**14%**	**100%**	**71%**	**86%**	**0%**	**14%**	**14%**	**86%**	**57%**	**0%**	**100%**	**0%**	**14%**	**0%**

Comparable Project Information

Map: Comparable Projects



Comp ID	Project Name	Program	Address	City	State	Phone
1	Bellemere Apartments	LIHTC	14824 Greenfield Road	Detroit	MI	(313) 835-4761
2	Gardenview Estates Senior	LIHTC/BOI	16461 Van Buren St.	Detroit	MI	(313) 908-2537
10	Gardenview Estates I-III	LIHTC/MRKT	8325 Asbury Park	Detroit	MI	(810) 629-9500
11	Gardenview Estates Phase IV	LIHTC/MRKT	Joy Road	Detroit	MI	(810) 629-9500

Surveyed Rental Projects

Comp ID	Project Name	Program	Address	City	State	Phone
1	Bellemere Apartments	LIHTC	14824 Greenfield Road	Detroit	MI	(313) 835-4761
2	Gardenview Estates Senior	LIHTC/BOI	16461 Van Buren St.	Detroit	MI	(313) 908-2537
3	Restoration Tower	BOI-HUD	16651 Lahser Rd	Detroit	MI	(313) 538-0360
4	Faith Manor	BOI-HUD	15321 Archdale Street	Detroit	MI	(313) 273-1208
5	Greenhouse Apartments	BOI-HUD	17300 Southfield Fwy	Detroit	MI	(313) 537-9598
6	Restoration Tower	BOI-HUD	16651 Lahser Rd	Detroit	MI	(313) 538-0360
7	Eden Manor	BOI-HUD	18040 Coyle Avenue	Detroit	MI	(313) 653-0536
8	Pilgrim Village	LIHTC/MRKT	4055 Puritan Avenue	Detroit	MI	(313) 831-9403
9	San Juan Square Ths	LIHTC	7418 Puritan Street	Detroit	MI	313-345-4244
10	Gardenview Estates I-III	LIHTC/MRKT	8325 Asbury Park	Detroit	MI	(810) 629-9500
11	Gardenview Estates Phase IV	LIHTC/MRKT	Joy Road	Detroit	MI	(810) 629-9500
12	Renaissance Village	LIHTC	19311 Votrobeck Dr	Detroit	MI	(313) 208-7282
13	Greenbriar Park Apts	MARKET	11345 Greenfield Road	Detroit	MI	313-574-2795
14	Lahser Six Apts	MARKET	22145 W McNichols Rd	Detroit	MI	(313) 416-4300
15	Grenada Gardens	MARKET	15050 Greenfield Rd	Detroit	MI	(313) 838-5000
16	Sherwood Heights Apts/Ths	MARKET	8805 Kingswood St	Detroit	MI	(313) 341-0725
17	Ramblewood Apts	MARKET	12635 Memorial Street	Detroit	MI	(313) 272-5766
18	Plymouth Square	BOI-HUD	20201 Plymouth Road	Detroit	MI	(313) 272-5668

Comparable Project Summary Sheets

Project Name: Bellemere Apartments

Address: 14824 Greenfield Road
City: Detroit
State: MI
Zip: 48227
Phone: 3138354761
Contact Name: Jessica
Contact Date: 06/14/22
Current Occupancy: 100%
Historical Occ.: 99%
as of Date: 12/18/21

Program: LIHTC
Primary Tenancy: SR 55+
Year Built: 1980
Date of Last Rehab: 2007
PBRA: 0
Accept Vouchers: Yes
# of Vouchers: 17

Included Utilities:
Heat: Yes
Electric: No
Trash: Yes
Sewer: Yes
Water: Yes
Heat Type: GAS

Unit	Type	Target	# of Units	Rental Rate Low	Rental Rate High	Sq. Feet Low	Sq. Feet High	# Vacant	Occ. Rate	Wait List	# Wait List
Total			**88**					**0**	**100%**	**Yes**	**28 HHs**
1BR Summary			***88***					***0***	***100%***	***Yes***	
1BR 1Bth	Apt	45	24	$613		600		0	100%	Yes	
1BR 1Bth	Apt	40	27	$540		600		0	100%	Yes	
1BR 1Bth	Apt	35	27	$466		600		0	100%	Yes	
1BR 1Bth	Apt	25	10	$320		600		0	100%	Yes	

Unit Amenities

	A/C - Central		Microwave	Patio/Balcony
Yes	**A/C - Wall Unit**		Ceiling Fan	Basement
	A/C - Sleeve Only		Walk-In Closet	Fireplace
Yes	**Garbage Disposal**	**Yes**	**Mini-blinds**	Internet
Yes	**Dishwasher**		Draperies	Individual Entry

Development Amenities

	Clubhouse *(separate building)*		Swimming Pool	Sports Courts
Yes	**Community Room**		Playground/Tot Lot	**Yes** **On-Site Mngt.**
	Computer Center		Gazebo	Security-Access Gate
	Exercise/Fitness Room		Elevator	Security-Intercom or Camera
	Community Kitchen*(ette)*		Storage Units	

Laundry Type

	Coin-Op. Laundry
	In-Unit Hook-up
Yes	**In-Unit Washer/Dryer**
	None

Parking Type

Yes	**Surface Lot Only (*not covered*)**
	Carport
	Garage *(att.)*
	Garage *(det.)*

Senior Amenities

Yes	**Independent**		Emergency Call	Meals
	Assisted Living	**Yes**	**Organized Act.**	Housekeeping
	Nursing	**Yes**	**Library**	Healthcare Services
			24 Hour On site Mngt	Transportation

Project Name: Gardenview Estates Senior

Address: 16461 Van Buren St.
City: Detroit
State: MI
Zip: 48228
Phone: 3139082537
Contact Name: Bob Bealle
Contact Date: 08/07/23
Current Occupancy: 100%

Program: LIHTC/BOI
Primary Tenancy: SR 62+
Year Built: 2013
Date of Last Rehab: NA
PBRA: NA
Accept Vouchers: Yes
# of Vouchers: 30

Included Utilities:
Heat: No
Electric: No
Trash: Yes
Sewer: Yes
Water: Yes
Heat Type: ELE

Unit	Type	Target	# of Units	Rental Rate Low	Rental Rate High	Sq. Feet Low	Sq. Feet High	# Vacant	Occ. Rate	Wait List	# Wait List
Total			**140**					**0**	**100%**	**Yes**	
1BR Summary			***NA***					***0***	***100%***	***Yes***	***20 HHs***
1BR 1Bth	Apt	60	NA	$876			680	0	100%	Yes	
1BR 1Bth	Apt	50	NA	$718			680	0	100%	Yes	
1BR 1Bth	Apt	BOI	NA				680	0	100%	Yes	
2BR Summary			***NA***					***0***	***100%***	***Yes***	***10 HHs***
2BR 1Bth	Apt	60	NA	$1,067			890	0	100%	Yes	
2BR 1Bth	Apt	50	NA	$859			890	0	100%	Yes	
2BR 1Bth	Apt	BOI	NA				890	0	100%	Yes	
2BR 1Bth	Other	60	NA	$986			890	0	100%	Yes	
2BR 1Bth	Other	50	NA	$797			890	0	100%	Yes	

Unit Amenities

Yes	**A/C - Central**		Microwave	**Yes**	**Patio/Balcony**
	A/C - Wall Unit		Ceiling Fan		Basement
	A/C - Sleeve Only		Walk-In Closet		Fireplace
Yes	**Garbage Disposal**	**Yes**	**Mini-blinds**		Internet
Yes	**Dishwasher**		Draperies	**Yes**	**Individual Entry**

Development Amenities

Yes	**Clubhouse *(separate building)***		Swimming Pool		Sports Courts
Yes	**Community Room**		Playground/Tot Lot	**Yes**	**On-Site Management**
	Computer Center		Gazebo	**Yes**	**Security-Access Gate**
	Exercise/Fitness Room	**Yes**	**Elevator**	**Yes**	**Security-Intercom or Camera**
Yes	**Community Kitchen*(ette)***		Storage Units	**Yes**	**Other**

Laundry Type

Yes	**Coin-Op. Laundry**	**Yes**	**Surface Lot Only (*not covered*)**
	In-Unit Hook-up		Carport
	In-Unit Washer/Dryer	**Yes**	**Garage *(att.)***
	None		Garage *(det.)*

Parking Type

Senior Amenities

Yes	**Independent**	**Yes**	**Emergency Call**	Meals
	Assisted Living	**Yes**	**Organized Act.**	Housekeeping
	Nursing	**Yes**	**Library**	Healthcare Services
			24 Hour On site Mngt	Transportation

Project Name: Gardenview Estates I-III

Address: 8325 Asbury Park
City: Detroit
State: MI
Zip: 48228
Phone: 8106299500
Contact Name: Margeretts
Contact Date: 08/14/23
Current Occupancy: 100%
Historical Occ.: 100%
as of Date: 02/16/18

Program: LIHTC/MRKT
Primary Tenancy: Open
Year Built: 2009-12
PBRA: 92
Accept Vouchers: Yes
# of Vouchers: N/A

Included Utilities:
Heat: No
Electric: No
Trash: Yes
Sewer: Yes
Water: Yes
Heat Type: GAS

Unit	Type	Target	# of Units	Rental Rate Low	Rental Rate High	Sq. Feet Low	Sq. Feet High	# Vacant	Occ. Rate	Wait List	# Wait List
Total			**328**					**0**	**100%**	**Yes**	
1BR Summary			***40***					***0***	***100%***	***Yes***	
1BR 1Bth	Apt	Mrkt	8	$1,000		750	942	0	100%	Yes	
1BR 1Bth	Apt	60	6	$839		750	942	0	100%	Yes	
1BR 1Bth	Apt	30-35	18	$415		750	942	0	100%	Yes	
1BR 1Bth	Apt	20-25	8	$247		750	942	0	100%	Yes	
1BR 1Bth	Apt	BOI	NA			750	942	0	100%	Yes	
2BR Summary			***107***					***0***	***100%***	***Yes***	
2BR 1.5Bth	TH	Mrkt	16	$1,150		1,038	1,280	0	100%	Yes	
2BR 1.5Bth	TH	60	34	$1,004		1,038	1,280	0	100%	Yes	
2BR 1.5Bth	TH	50	2	$814		1,038	1,280	0	100%	Yes	
2BR 1.5Bth	TH	30-35	48	$476		1,038	1,280	0	100%	Yes	
2BR 1.5Bth	TH	20-25	7	$267		1,038	1,280	0	100%	Yes	
2BR 1.5Bth	TH	BOI	NA			1,038	1,280	0	100%	Yes	
3BR Summary			***177***					***0***	***100%***	***Yes***	
3BR 2Bth	TH	Mrkt	24	$1,300		1,106	1,468	0	100%	Yes	
3BR 2Bth	TH	60	72	$1,131		1,106	1,468	0	100%	Yes	
3BR 2Bth	TH	50	2	$880		1,106	1,468	0	100%	Yes	
3BR 2Bth	TH	30-35	71	$532		1,106	1,468	0	100%	Yes	
3BR 2Bth	TH	20-25	8	$284		1,106	1,468	0	100%	Yes	
3BR 2Bth	TH	BOI	NA			1,106	1,468	Yes	NA	Yes	

Unit Amenities

Yes	**A/C - Central**	**Yes**	**Microwave**	**Yes**	**Patio/Balcony**
	A/C - Wall Unit		Ceiling Fan	**Yes**	**Basement**
	A/C - Sleeve Only	**Yes**	**Walk-In Closet**		Fireplace
Yes	**Garbage Disposal**	**Yes**	**Mini-blinds**	**Yes**	**Internet**
Yes	**Dishwasher**		Draperies	**Yes**	**Individual Entry**

Development Amenities

Yes	**Clubhouse *(separate building)***		Swimming Pool		Sports Courts
Yes	**Community Room**	**Yes**	**Playground/Tot Lot**	**Yes**	**On-Site Management**
Yes	**Computer Center**		Gazebo		Security-Access Gate
	Exercise/Fitness Room		Elevator		Security-Intercom or Camera
Yes	**Community Kitchen*(ette)***		Storage Units		

Laundry Type

	Coin-Op. Laundry	**Yes**	**Surface Lot Only *(not covered)***
Yes	**In-Unit Hook-up**		Carport
	In-Unit Washer/Dryer	**Yes**	**Garage *(att.)***
	None		Garage *(det.)*

Project Name: Gardenview Estates Phase IV

Address: Joy Road
City: Detroit
State: MI
Zip: 48228
Phone: 8106299500
Contact Name: Margerette
Contact Date: 08/14/23
Current Occupancy: 96%
Historical Occ.: 98%
as of Date: 02/16/18

Program: LIHTC/MRKT
Primary Tenancy: Open
Year Built: 2016
PBRA: 22
Accept Vouchers: Yes
# of Vouchers: 0

Included Utilities:
Heat: No
Electric: No
Trash: Yes
Sewer: Yes
Water: Yes
Heat Type: GAS

Unit	Type	Target	# of Units	Rental Rate Low	Rental Rate High	Sq. Feet Low	Sq. Feet High	# Vacant	Occ. Rate	Wait List	# Wait List
Total			**45**					**2**	**96%**	**Yes**	
1BR Summary			***8***					***2***	***75%***	***Yes***	
1BR 1Bth	TH	Mrkt	1	$1,000		780	850	0	100%	Yes	
1BR 1Bth	TH	60	2	$880		780	850	2	0%	Yes	
1BR 1Bth	TH	30	4	$376		780	850	0	100%	Yes	
1BR 1Bth	TH	20	1	$208		780	850	0	100%	Yes	
2BR Summary			***21***					***0***	***100%***	***Yes***	
2BR 1.5Bth	TH	Mrkt	6	$1,150		1,125		0	100%	Yes	
2BR 1.5Bth	TH	60	1	$1,042		1,125		0	100%	Yes	
2BR 1.5Bth	TH	30-35	12	$437		1,125		0	100%	Yes	
2BR 1.5Bth	TH	20	2	$236				0	100%	Yes	
3BR Summary			***16***					***0***	***100%***	***Yes***	
3BR 2Bth	TH	Mrkt	3	$1,300		1,260	1,390	0	100%	Yes	
3BR 2Bth	TH	60	3	$1,202		1,260	1,390	0	100%	Yes	
3BR 2Bth	TH	30-35	8	$497		1,260	1,390	0	100%	Yes	
3BR 2Bth	TH	20	2	$271		1,260	1,390	Yes	NA	Yes	

Unit Amenities

Yes	**A/C - Central**	**Yes**	**Microwave**		Patio/Balcony
	A/C - Wall Unit	**Yes**	**Ceiling Fan**		Basement
	A/C - Sleeve Only		Walk-In Closet		Fireplace
Yes	**Garbage Disposal**	**Yes**	**Mini-blinds**		Internet
Yes	**Dishwasher**		Draperies	**Yes**	**Individual Entry**

Development Amenities

Yes	**Clubhouse *(separate building)***		Swimming Pool		Sports Courts
Yes	**Community Room**		Playground/Tot Lot	**Yes**	**On-Site Management**
Yes	**Computer Center**		Gazebo		Security-Access Gate
	Exercise/Fitness Room		Elevator		Security-Intercom or Camera
	Community Kitchen*(ette)*		Storage Units		

Laundry Type

	Coin-Op. Laundry
Yes	**In-Unit Hook-up**
	In-Unit Washer/Dryer
	None

Parking Type

Surface Lot Only *(not covered)*
Carport
Garage *(att.)*
Garage *(det.)*

Market and Achievable Rent

Market and achievable rents for the subject are illustrated below a rent grid for the rehabilitation portion of the proposal as well as the new construction units is presented. These rents were estimated based on competitive positioning of the project in the area. An analysis utilizing both LIHTC and market rents is presented on the following pages to help illustrate the competitive positioning of the subject and its positioning as a hypothetical market rate project and in comparison to similar LIHTC projects. Rents are adjusted based on appeal (including location, amenities and unit design), included utilities, unit size and where applicable by maximum allowable gross and a minimum 10 percent market advantage when evident within the market. Site location, condition and appeal scores are relative to the subject (i.e., the subject is always rated as 5). Rents are not projected to market entry.

Adjusted rents for both included market rate projects are above MSHDA's preferred adjusted range, this can be attributed to a significant condition adjustment. MAP could not locate more comparable condition market rate projects in the immediate area and believes these projects are more informative than projects significantly removed from the market area. Limiting adjustments to these units would have the net effect of decreasing market rents but given the significant market advantage downward revisions to these units would not impact conclusions of the study—MAP, however, believes the condition premium for the subject is warranted relative to these dated market rate projects.

Estimated hypothetical market rent represent an assessment of what a comparable unit is receiving within the market. It is not an endorsement of rent at that level as the project was analyzed considering contract rent. Changes in contract rent will impact absorption, demand statistics and competitive positioning of the proposal and would necessitate additional analysis.

	AMI Target	Contract Rent	Est. Achievable LIHTC Rent	Est. Market Rent	Market Advantage
Summary 1 BR					
1 BR-Apt	30%	$483	$483	$1,151	58%
1 BR-Apt	40%	$661	$661	$1,151	43%
1 BR-Apt	50%	$839	$839	$1,151	27%
1 BR-Apt	60%	$914	$900	$1,151	21%
1 BR-Apt	60%	$903	$900	$1,151	22%
Summary 2 BR					
2 BR-Apt	50%	$1,001	$1,001	$1,282	22%
2 BR-Apt	60%	$1,093	$1,123	$1,282	15%

Rent Derivation-Rehabilitation

Rent Derivation	Subject	Average Adjusted Estimates	Gardenview Estates Senior		Gardenview Estates I-III		Sherwood Heights Apts/Ths		Ramblewood Apts	
			Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments
Program Type	LIHTC		LIHTC/BOI		LIHTC/MRKT		MARKET		MARKET	
Tenancy	SR 55+		SR 62+		Open		Open		Open	
Year Built or Last Rehab	New		2013		2009-12		1970		1971	
Qualitative Adjustments	**Rankings**		**Rankings**		**Rankings**		**Rankings**		**Rankings**	
Appeal	5		5		5		5		5	
Location	5		6	-$40	6	-$40	5		5	
Condition	5		4	$50	4	$50	2	$150	2	$150
Amenities and Features	**Included**		**Included**		**Included**		**Included**		**Included**	
A/C - Central	Yes		Yes		Yes		No	$15	No	$15
A/C - Wall Unit	No		No		No		Yes	-$5	Yes	-$5
Garbage Disposal	Yes		Yes		Yes		Yes		Yes	
Dishwasher	Yes		Yes		Yes		Yes		Yes	
Microwave	No		No		Yes	-$1	No		No	
Ceiling Fan	Yes		No	$2	No	$2	No	$2	Yes	
Patio/Balcony	No		Yes	-$5	Yes	-$5	Yes	-$5	No	
Basement	No		No		Yes	-$10	No		No	
Clubhouse	No		Yes	-$5	Yes	-$5	No		No	
Community Room	Yes		Yes		Yes		No	$5	No	$5
Computer Center	No		No		Yes	-$5	No		No	
On-Site Management	No		Yes	-$8	Yes	-$8	Yes	-$8	Yes	-$8
Access Gate	No		Yes	-$5	No		No		Yes	-$5
Entry Security	Yes		Yes		No	$5	Yes		Yes	
Coin-Operated Laundry	No		Yes	-$5	No		Yes	-$5	Yes	-$5
In-Unit Hook-up Only	No		No		Yes	-$15	No		No	
In-Unit Washer/Dryer	Yes		No	$35	No	$35	No	$35	No	$35
Garage (attached)	No		Yes	-$20	Yes	-$20	No		No	
Emergency Call (or similar)	No		Yes	-$15	No		No		No	
Organized Activities	Yes		Yes		No	$3	No	$3	No	$3
Library	No		Yes	-$3	No		No		No	
Sum of Amenity Adjustments:				-$29		-$24		$37		$35
Avg. Square Feet										
One-Bedroom	750		680	$6	846	-$8	811	-$5	672	$6
Two-Bedroom	950		890	$5			1,025	-$6	888	$5
Number of Bathrooms										
One-Bedroom	1.0		1.0		1.0		1.0		1.0	
Two-Bedroom	1.0		1.0				1.0		1.0	
Included Utilities										
Heat:	Yes		No		No		Yes		Yes	
Electric:	No		No		No		No		No	
Trash:	Yes		Yes		Yes		Yes		Yes	
Sewer:	Yes		Yes		Yes		Yes		Yes	
Water:	Yes		Yes		Yes		Yes		Yes	
Heat Type:	Gas		ELE		GAS		H2O		H2O	
Net Utility Adjustments										
One-Bedroom				$60		$60				
Two-Bedroom				$70						
Total Adjustments										
One-Bedroom				$47		$38		$182		$191
Two-Bedroom				$56		$56		$181		$190
Rent Summary			**Effective Rent**	**Adjusted Rent**	**Effective Rent**	**Adjusted Rent**	**Effective Rent**	**Adjusted Rent**	**Effective Rent**	**Adjusted Rent**
Market Rent										
One-Bedroom		$1,151			$1,060	$1,038	$1,091	$1,273	$950	$1,141
Two-Bedroom		$1,282					$1,099	$1,280	$1,095	$1,285
Market-Percent of last Rent										
One-Bedroom						98%		117%		121%
Two-Bedroom								117%		118%
60% AMI Rent										
One-Bedroom		$900	$936	$923	$899	$877				
Two-Bedroom		$1,123	$1,137	$1,123						
60%-Percent of Last Rent										
One-Bedroom				99%		98%				
Two-Bedroom				99%						

Section 9: Demand Analysis

Demand for Rental Units

Utilizing methodology provided by MSHDA, demand estimates for the proposal are outlined in the following pages based on qualified income ranges for the proposal. Income ranges are based on an affordability ratio of 40 percent of income and maximum LIHTC rents. Based on MSHDA methodology, annual demand is measured by movership from existing households as well as new additions to renter households between the current year and time of market entry. Demand estimates are presented for each income target (unduplicated demand estimates) as well as total project demand. MAP has utilized senior ages 55 years and over to estimate demand given the low density of senior projects as well as newer construction projects which will likely decrease the age of interested senior tenants. Based on these estimates, the proposal's demand calculations are within acceptable thresholds and should be considered very supportive for a senior project which typically exhibit higher demand calculations.

MSHDA Demand Estimates

Demand Scenario One: Straight MSHDA Requirements: Senior 55+

Area Median Income Targeting	30%	40%	50%	60%	Total LIHTC	Unduplicated LIHTC
Minimum Income (based on lowest rent serving income band)	$15,960	$21,300	$26,640	$30,000	$15,960	$15,960
Maximum Income (based on information from MSHDA)	$21,300	$26,640	$30,000	$45,480	$45,480	$45,480
A. Demand From Existing Renter Households-2023						
1 Number of existing households for current year	15,889	15,889	15,889	15,889	15,889	15,889
2 Movership rate among all households (county-specific)	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%
3 Movership to or within rental	23.7%	23.7%	23.7%	23.7%	23.7%	0
4 Income-Qualification percentage	13.2%	9.7%	4.9%	15.9%	43.7%	43.7%
5 Estimated annual demand from existing rental households	**44**	**32**	**16**	**53**	**145**	**145**
B. Demand from New Households-2023 to 2025						
15 Number of households projected to exist at market entry	16,292	16,292	16,292	16,292	16,292	16,292
16 Number of existing households in current year	15,889	15,889	15,889	15,889	15,889	15,889
17 Number of new households	402	402	402	402	402	402
18 Years between current year and market entry	2	2	2	2	2	2
19 Annual growth in households	201	201	201	201	201	201
20 Renter percentage estimate for market entry year	28.4%	28.4%	28.4%	28.4%	28.4%	28.4%
21 Annual growth increment in renter households	57	57	57	57	57	57
22 Income qualification percentage	13.2%	9.7%	4.9%	15.9%	43.7%	43.7%
23 Number of income-qualified new renters per year	**8**	**6**	**3**	**9**	**25**	**25**
C. Total Demand Estimate	**51**	**38**	**19**	**62**	**170**	**170**
D. Demand Analysis						
24 Number of Units Proposed	5	5	8	24	42	42
25 Penetration Rate (# units proposed/# income qualified HH)	**0.2%**	**0.3%**	**1.0%**	**1.0%**	**0.6%**	**0.6%**
26 Number of comparable pipeline units	0	0	0	0	0	0
27 Capture Rate (# units proposed+# comparable pipeline units)/demand	**9.8%**	**13.3%**	**41.6%**	**38.9%**	**24.8%**	**24.8%**
28 Number of existing comparable units constructed since 2018	0	0	0	0	0	0
29 Saturation Rate (# units+# comparable pipeline units+# existing	**0.2%**	**0.3%**	**1.0%**	**1.0%**	**0.6%**	**0.6%**

Section 10: Analysis and Conclusions

Absorption Rate

Within the market area Gardenview Estates Senior indicated absorption of 140 units in 7 months (20 units per month). Considering this as well as movership ratios and estimated capture rates among income qualified households the proposal would likely reach 93 percent stabilized occupancy within 4 to 6 months of market entry.

Recommendations and Conclusions

Based on the analysis within this report, there is sufficient demand to support the proposal in the market area and no changes are recommended. The subject is new construction of senior apartments with income targeting up to 60 percent AMI. Household growth in the PMA was negative between 2000 and 2010, but with the rate of contraction forecasted to decelerate through 2028. Ongoing demolition and obsolescence of existing rental housing in the area will fuel demand for the subject in the long term. Unemployment rates had been declining in recent years, prior to 2020 and impacts of the Covid-19 pandemic before recovering in 2021. More recently inflation has become an increasing concern for the economy. MAP has assumed the economy will have improved at the time of market entry for the subject, however, it should be noted no negative impact is currently evident in occupancy rates among surveyed projects. Based on the strong demand in the area, the development of the proposal to more adequately serve the PMA's population is appropriate.

Strengths:

- High occupancy and demand is evident throughout the surveyed units
- Demand estimates within acceptable thresholds and indicative of the breadth of demand in the area
- Located in a stable area
- Proposed rents are consistent with MAP's estimated achievable LIHTC rent

Weaknesses:

- Detroit is a high crime area, but other comps are subject to the same environment

- Historical demographic weakness in the PMA and city
- Local area may be more susceptible to economic disruptions.

Section 11: Other Requirements

Date of Report: August 25, 2023

Date of Site Visit: August 5, 2023

Field Work, Report and Conclusions Prepared by:

Chris Vance

Market Analyst Professionals
222 South 9th Street, Suite 1600
Minneapolis, MN 55402
PH: 248-515-0496
cavance@mindspring.com
chris.vance@mapyourproject.com

Market Study Certification

The undersigned certify that the following is true and correct:

1 That the Market Analyst is knowledgeable and experienced in the development of affordable rental properties.

2 That the Market Analyst conducted and was the primary author of the attached low income housing tax credit market study report ("Report") for Grandmont Rosedale Park Collective ("Project") for MSHDA.

3 That the Report was completed on August 25, 2023.

4 That to the best of the Market Analyst knowledge, all data contained in the Report is accurate.

5 That the Market Analyst has made a physical inspection of the area in which the Project will be located, reviewed all relevant data, and independently established the conclusions for the Report.

6 That all projections contained in the Report were based on current professionally accepted methodology.

7 That the Market Analyst has no financial interest in the proposed Project.

8 That it is the Market Analyst's unbiased and professional opinion that there is sufficient demand for the Project as of the completion date of the Report.

By: _____

(Authorized Representative-Market Analyst)

Title: __Founder_____

Date: __August 25, 2023_____

Qualifications of the Market Analyst

CHRIS VANCE

EDUCATION:

Michigan State University

Master of Arts, Economics
- Concentration in Industrial Organization
- Doctorate level curriculum

Oakland University

Bachelor of Science, Economics
- Concentrations in Finance and Computer Science
- Graduated with Honors

EMPLOYMENT HISTORY:

MARKET ANALYST PROFESSIONALS, LLC, a real estate market research company

***Founder (*12/03 to Present)**
- Founder
- Custom report development.

COMMUNITY RESEARCH GROUP, LLC, a real estate market research company.

***Market Analyst/Consultant (*2/00 to12/03)**
- Prepared real estate market feasibility studies considering site characteristics, economic and demographic trends, market forecasts and project guidelines.
- Developed analytical tools and improved methodologies.
- Provided project recommendations based on analysis of market area.
- Gathered information utilizing secondary market research and through personal interviews.

J.D. POWER AND ASSOCIATES, an automotive marketing information firm.

Analyst-*Economic Analysis in Forecasting Group* ***(*6/98 to 9/99)**

Senior Analyst-*Economic Analysis in Forecasting Group* ***(*9/99 to 2/00)**

- Wrote detailed analysis of economic, political and automotive market conditions of global economies for monthly, quarterly and annual reports.
- Developed forecasting models and analytical tools to enhance forecasting capabilities using computer, data collection and analysis skills.
- Analyzed the impact of automotive market dynamics on automotive sales and competition, including pricing and profitability analysis.
- Forecasted economic growth and automotive sales for North and South America and Asia.
- Traveled to Asia and Europe as needed to participate in the company's strategic growth and product positioning decisions.

Bibliography

2000/2010/2020 U.S. Census of Population and Housing, U.S. Census Bureau

2023/2028 Demographic Forecasts, ESRI

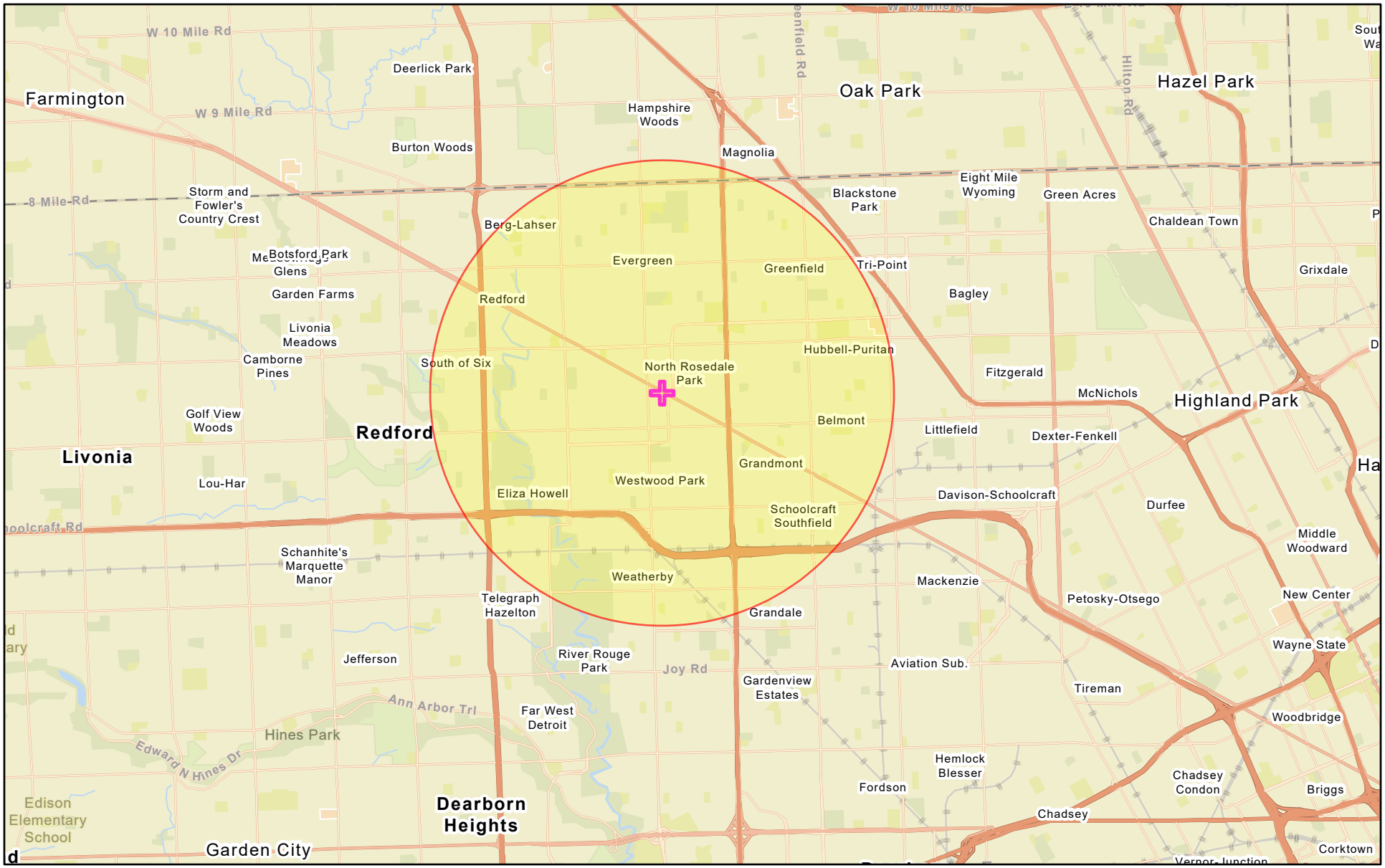
American Housing Survey, U.S. Census Bureau and U.S. Department of Housing and Urban Development

Economic information – Bureau of Labor and Statistics

Local roadway maps—Microsoft Streets and Trips 2010

Interviews with local officials, managers and leasing specialists of local rental developments

15,000 foot - Airport



July 10, 2024

Project Buffer

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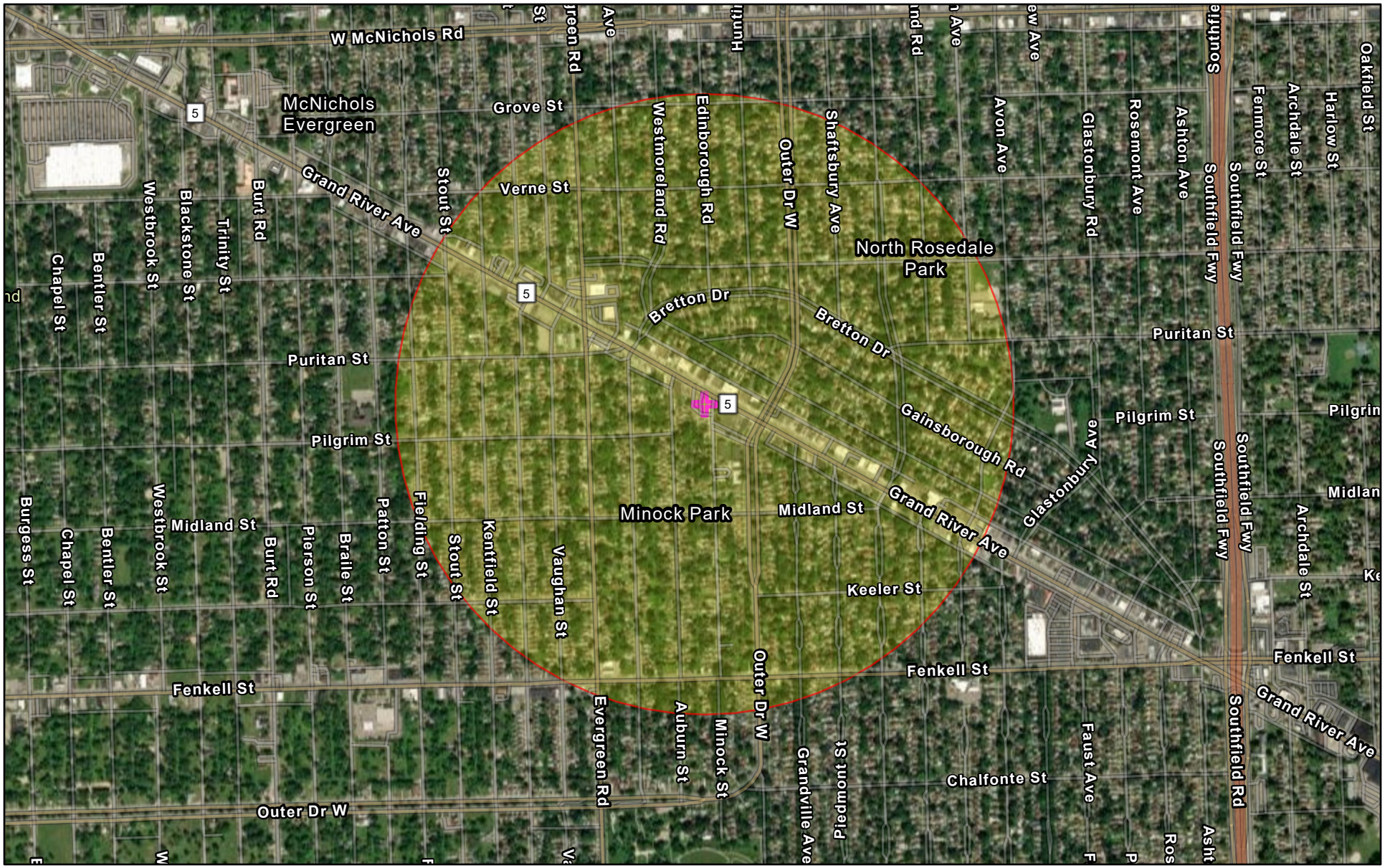

July 10, 2024

Project Buffer

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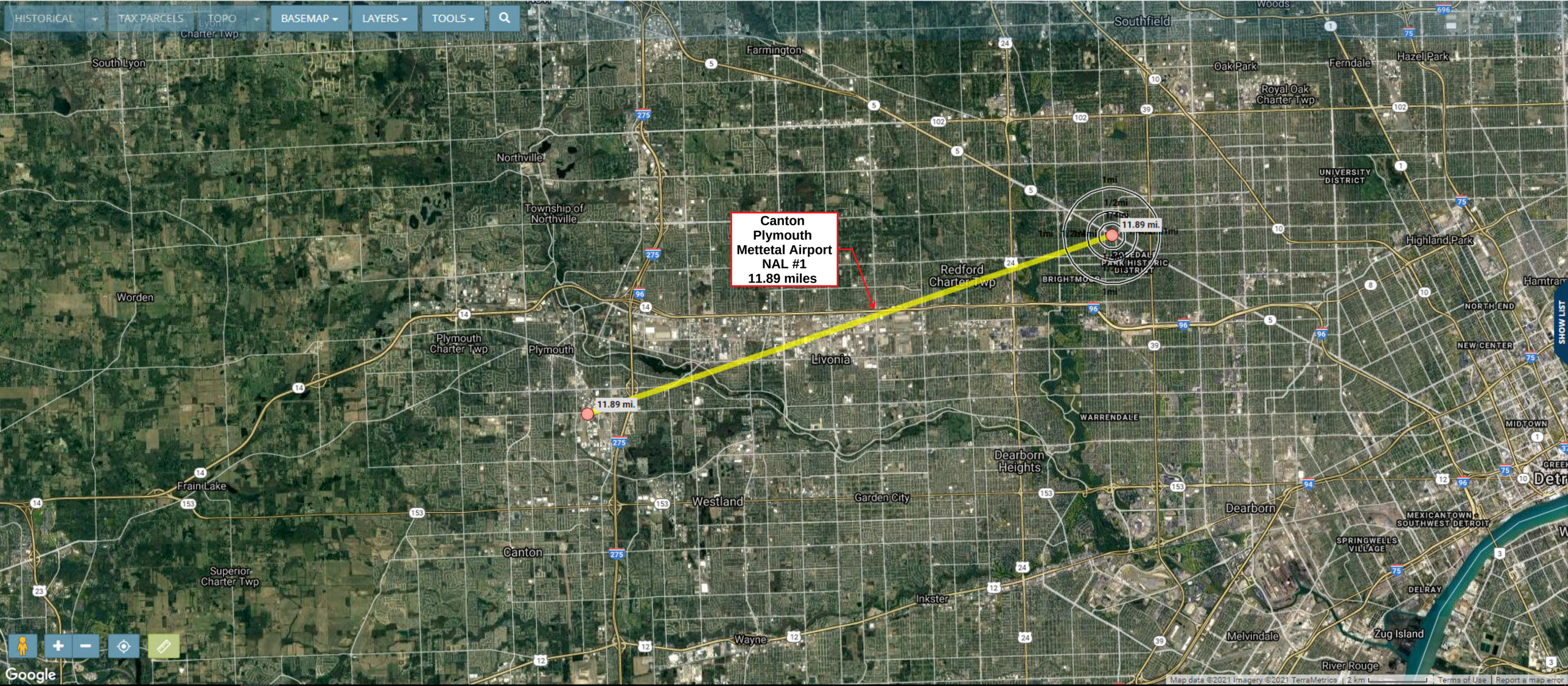
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Livonia
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Plymouth Charter Twp
Worden
Frain Lake
Westland
Garden City
Canton
Superior Charter Twp
Dearborn Heights
Dearborn
Inkster
Wayne
Melvindale
Zug Island
River Rouge
Oak Park
Royal Oak Charter Twp
Ferndale
Hazel Park
Highland Park
UNIVERSITY DISTRICT
NORTH END
NEW CENTER
MIDTOWN
WARRENDALE
MEXICANTOWN - SOUTHWEST DETROIT
SPRINGWELLS VILLAGE
DELRAY
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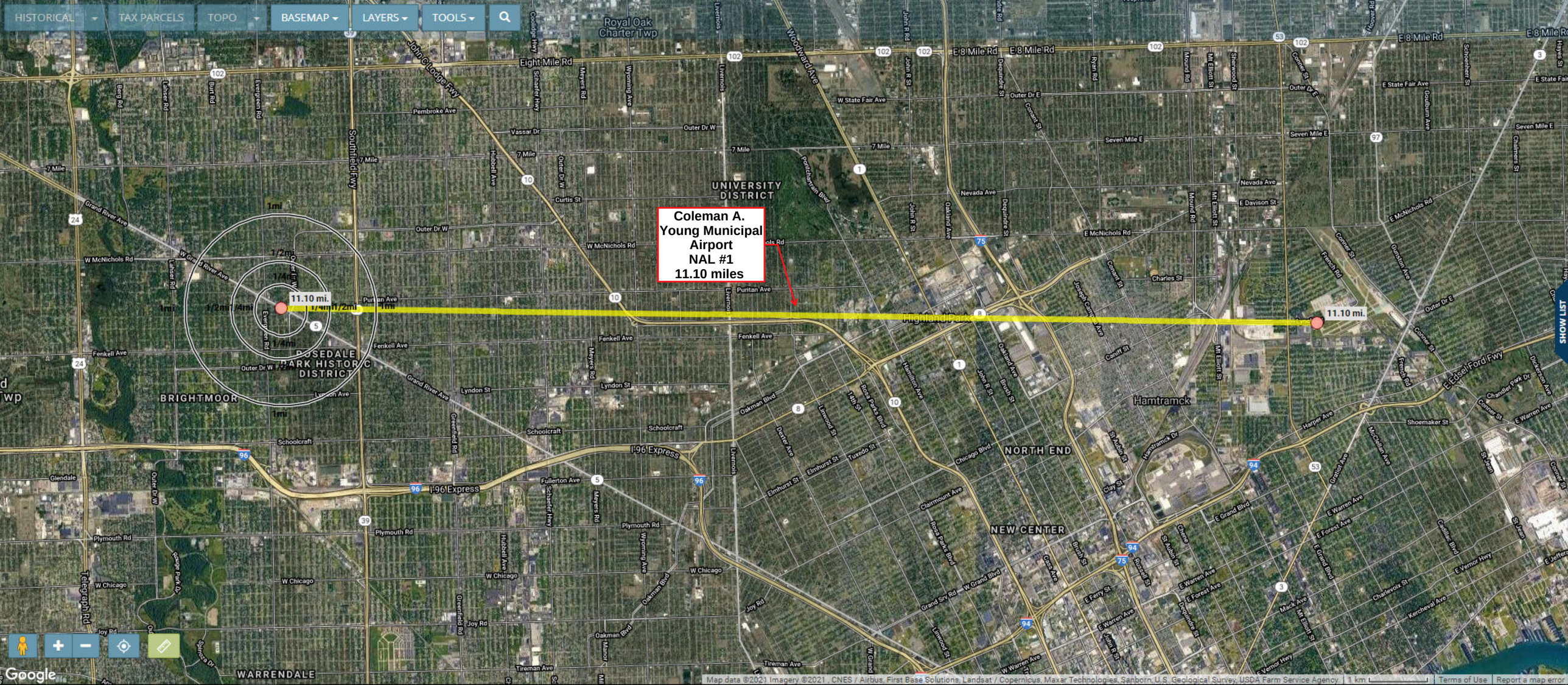
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BRIGHTMOOR
WARRENDALE
NORTH END
NEW CENTER
Hamtramck
Highland Park
Royal Oak Charter Twp
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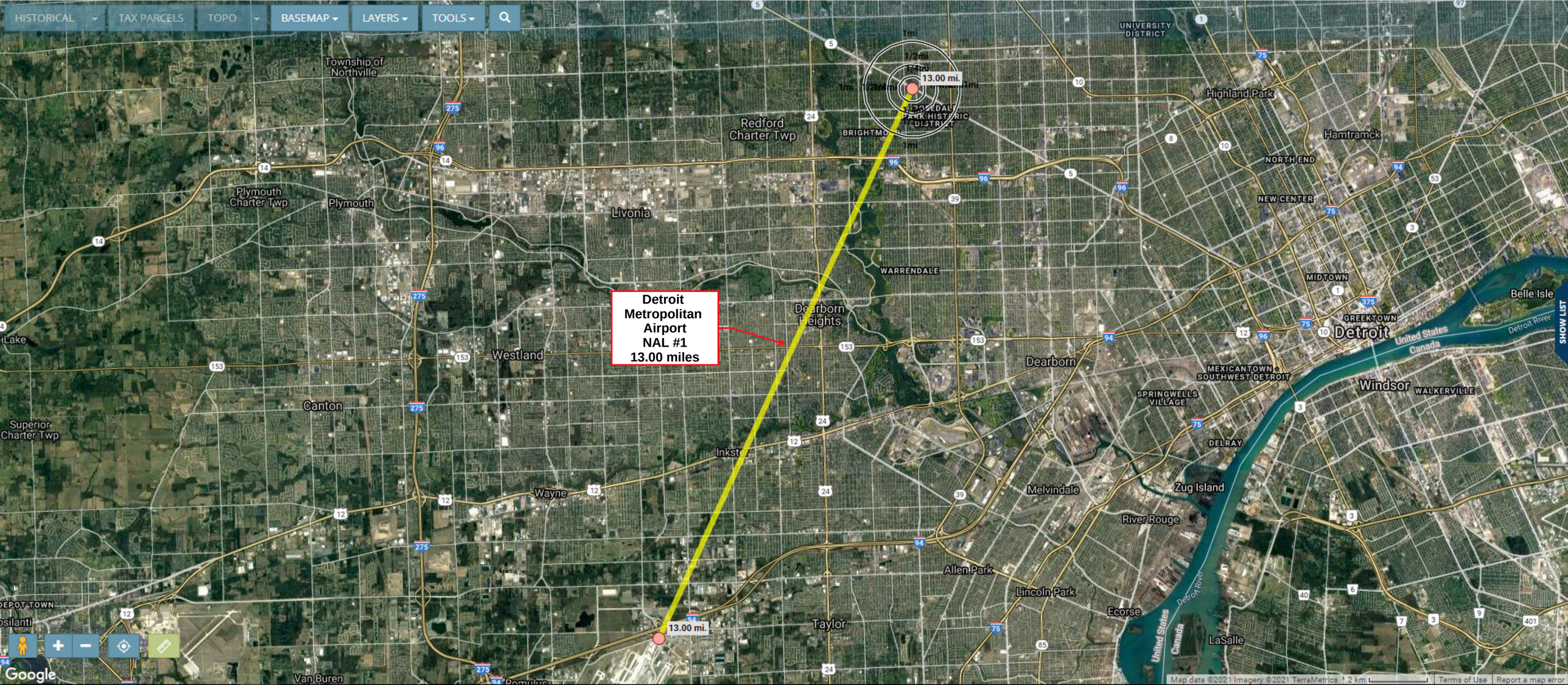
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Plymouth Charter Twp
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Livonia
Westland
Canton
Superior Charter Twp
Inkster
Dearborn Heights
WARRENDALE
Dearborn
Melvindale
Allen Park
Taylor
Wayne
River Rouge
Zug Island
Lincoln Park
Ecorse
LaSalle
Van Buren
UNIVERSITY DISTRICT
Highland Park
Hamtramck
NORTH END
NEW CENTER
MIDTOWN
GREEKTOWN
Detroit
Belle Isle
Windsor
WALKERVILLE
MEXICANTOWN - SOUTHWEST DETROIT
SPRINGWELLS VILLAGE
DELRAY
United States
Canada
Detroit River
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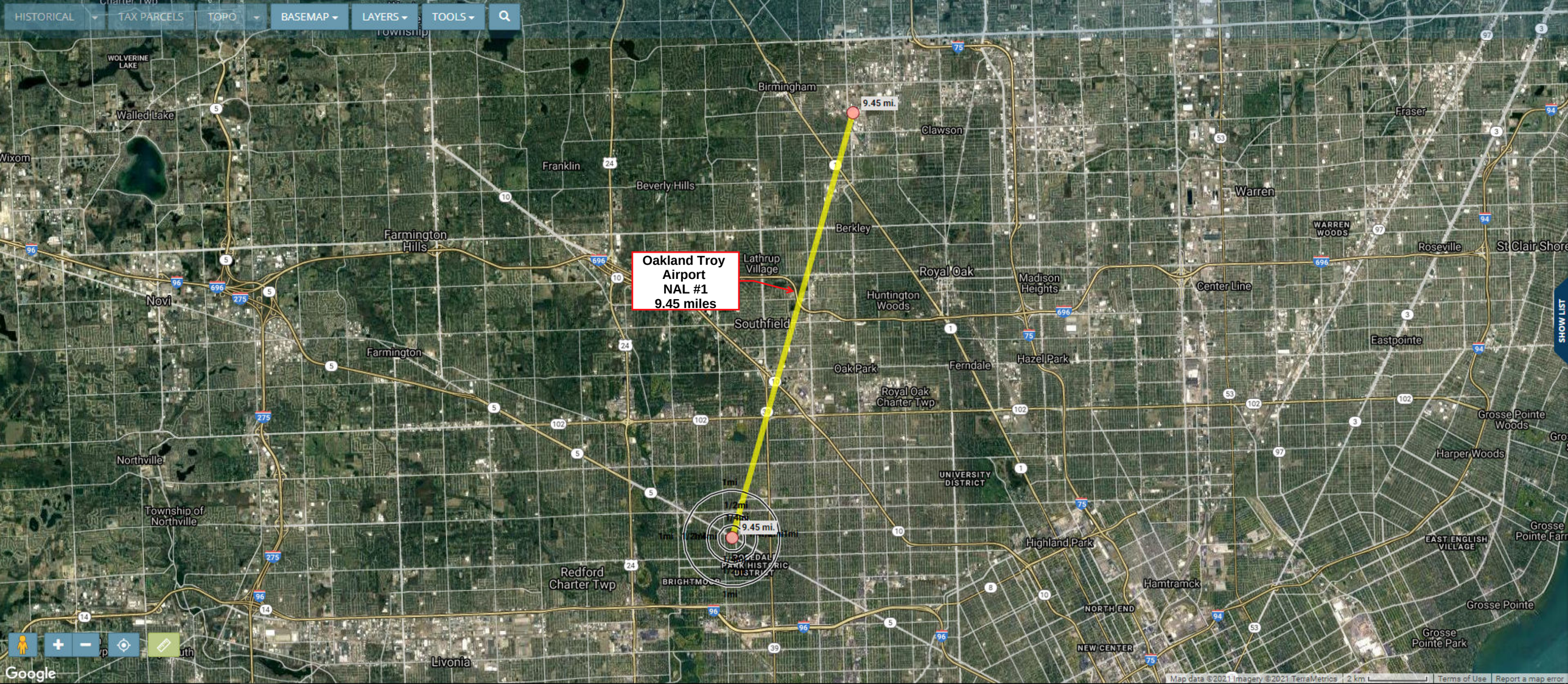
HISTORICAL
TAX PARCELS
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Oakland Troy Airport
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1/4mi
Birmingham
Clawson
Franklin
Beverly Hills
Berkley
Farmington Hills
Lathrup Village
Royal Oak
Madison Heights
Huntington Woods
Southfield
Warren
Fraser
Roseville
St Clair Shore
Center Line
Eastpointe
Hazel Park
Ferndale
Oak Park
Royal Oak Charter Twp
Farmington
Novi
Northville
Township of Northville
Redford Charter Twp
Livonia
Grosse Pointe Woods
Harper Woods
Highland Park
Hamtramck
Grosse Pointe
Grosse Pointe Park
Grosse Pointe Farms
UNIVERSITY DISTRICT
EAST ENGLISH VILLAGE
NORTH END
NEW CENTER
WARREN WOODS
WOLVERINE LAKE
Walled Lake
Wixom
BRIGHTMOOR
SHOW LIST
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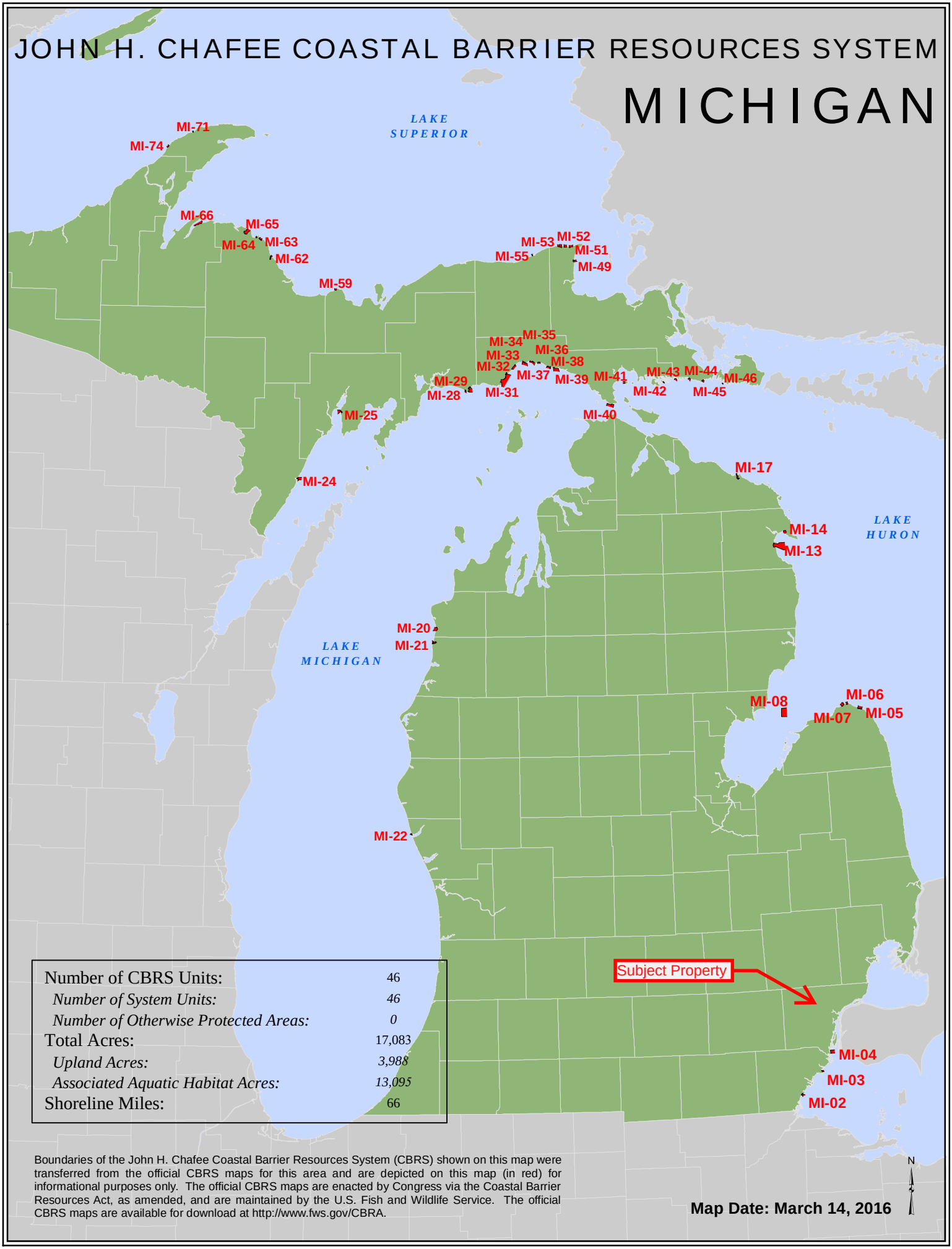
JOHN H. CHAFEE COASTAL BARRIER RESOURCES SYSTEM

MICHIGAN



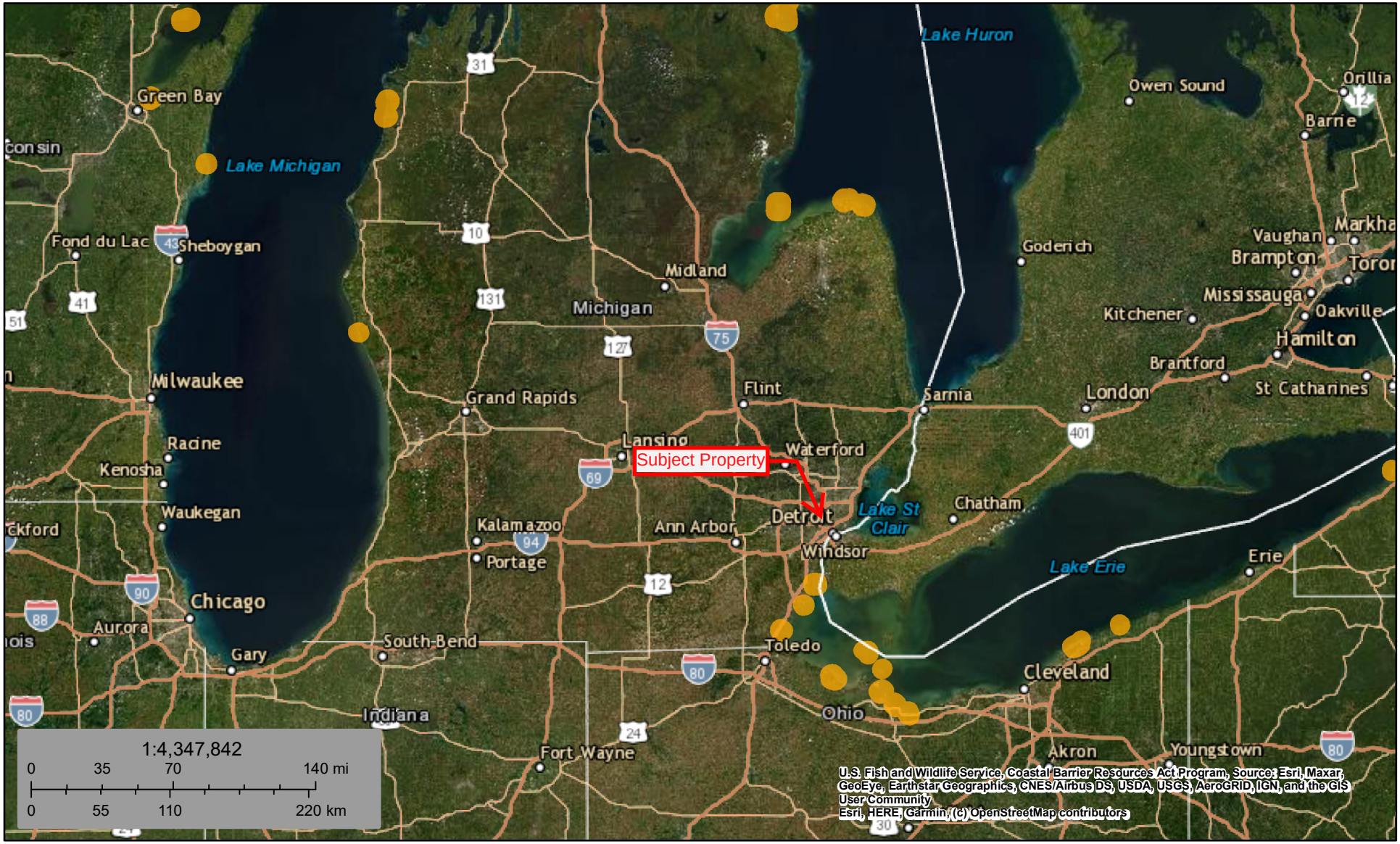
Number of CBRS Units:	46
Number of System Units:	*46*
Number of Otherwise Protected Areas:	*0*
Total Acres:	17,083
Upland Acres:	*3,988*
Associated Aquatic Habitat Acres:	*13,095*
Shoreline Miles:	66

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.

Map Date: March 14, 2016

U.S. Fish and Wildlife Service
Coastal Barrier Resources System

CBRS



August 23, 2021

CBRS Units

This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at https://www.fws.gov/cbra/maps/index.html. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (http://www.fws.gov/cbra/Determinations.html) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS mapper.

National Flood Hazard Layer FIRMette

FEMA

83°14'22"W 42°24'38"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

83°13'44"W 42°24'11"N

Legend

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

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- 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 *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 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

N

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 1/6/2021 at 8:02 AM 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.

Attainment Status for the National Ambient Air Quality Standards

EGLE
MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

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

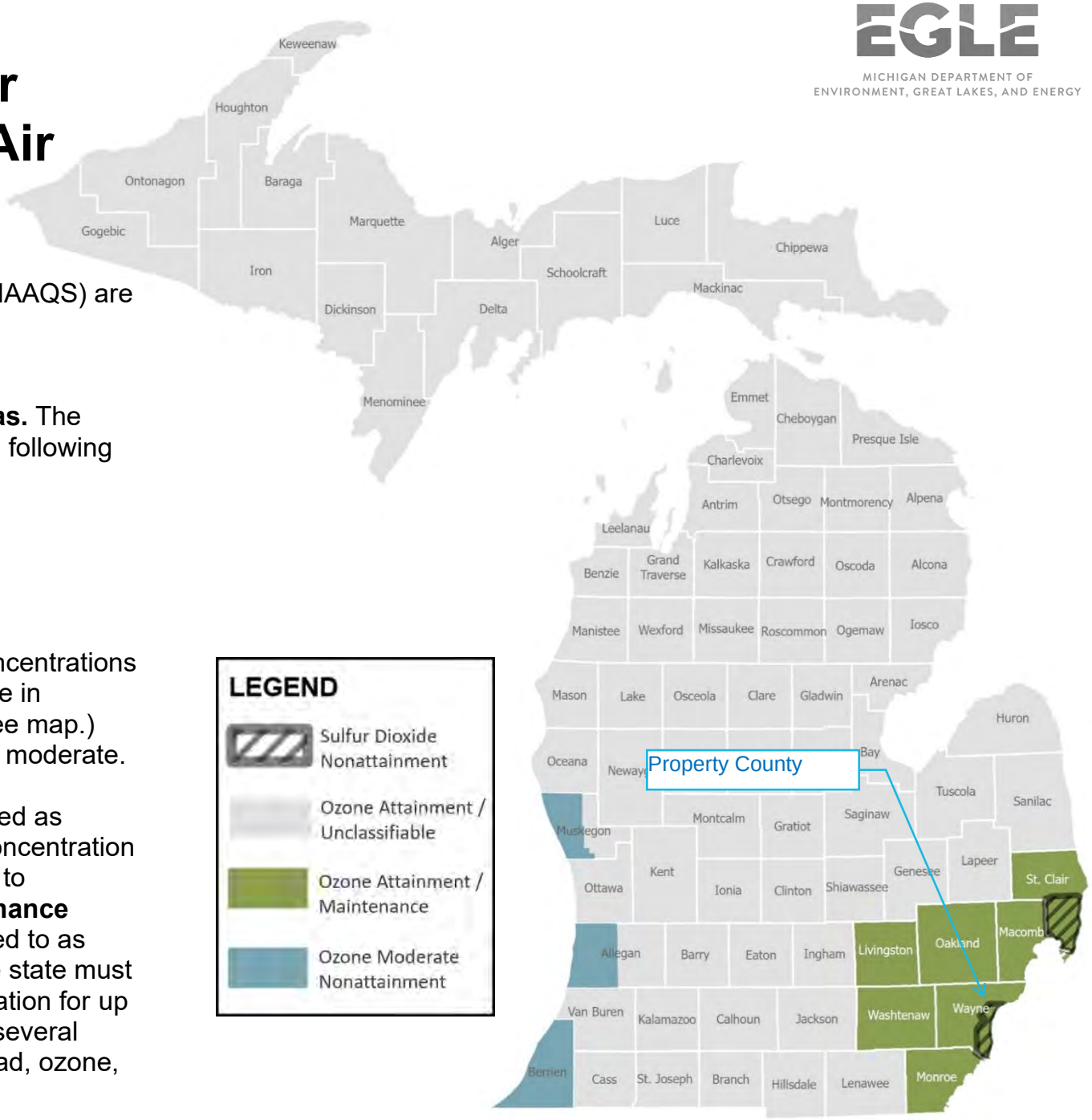
Areas of the state that are below the NAAQS concentration level are called **attainment areas.** The entire state of Michigan is in attainment for the following pollutants:

- Carbon Monoxide (CO)
- Lead (Pb)
- Nitrogen Dioxide (NO2)
- Particulate Matter (PM10 & PM2.5)

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 area is classified as moderate.

Areas of the state that were previously classified as nonattainment but have since reduced their concentration levels below the NAAQS can be redesignated to attainment and are called **attainment/maintenance areas**. These areas are also commonly referred to as “attainment” after reclassification, however the state must continue monitoring and submitting documentation for up to 20 years after the redesignated. There are several maintenance areas throughout the state for lead, ozone, and particulate matter.

**For readability purposes the map only includes the most recently reclassified ozone maintenance area in southeast Michigan. For more information, please consult the Michigan.gov/AIR webpage or contact the division directly.*



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

Updated July 2023

Close-Up Maps of Partial County Nonattainment Areas

Sulfur Dioxide Nonattainment Areas

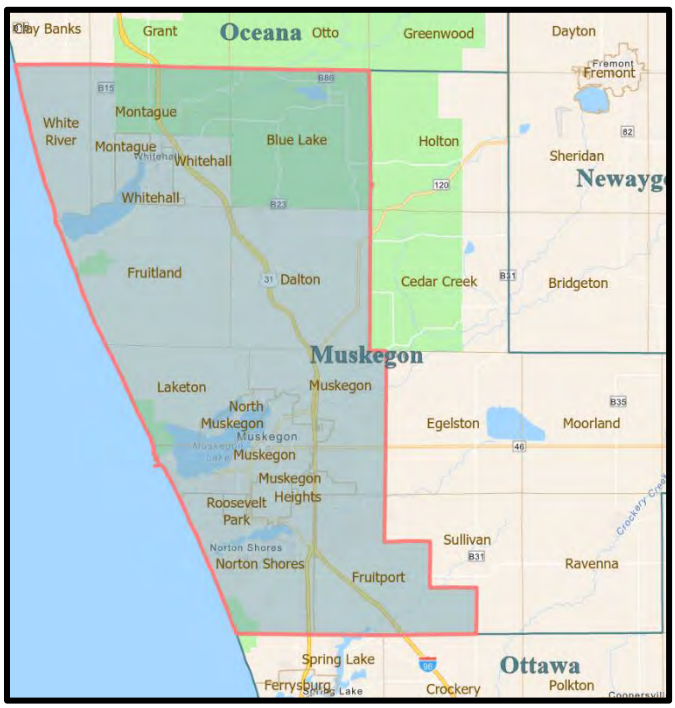
St. Clair County

Wayne County

Ozone Moderate Nonattainment Areas

Allegan County

Muskegon County



EGLE

MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

Updated July 2023

NAAQS Table

The Clean Air Act <https://epa.gov/clean-air-act-overview>, which was last amended in 1990, requires EPA to set National Ambient Air Quality Standards (40 CFR part 50) for six principal pollutants ("criteria" air pollutants <https://epa.gov/criteria-air-pollutants>) which can be harmful to public health and the environment. The Clean Air Act identifies two types of national ambient air quality standards. ***Primary standards*** provide public health protection, including protecting the health of "sensitive" populations such as asthmatics, children, and the elderly. ***Secondary standards*** provide public welfare protection, including protection against decreased visibility and damage to animals, crops, vegetation, and buildings.

Periodically, the standards are reviewed and sometimes may be revised, establishing new standards. The most recently established standards are listed below. In some areas of the U.S., certain regulatory requirements may also remain for implementation of previously established standards <https://epa.gov/ground-level-ozone-pollution/ozone-implementation-regulatory-actions>.

Units of measure for the standards are parts per million (ppm) by volume, parts per billion (ppb) by volume, and micrograms per cubic meter of air ($\mu g/m^3$).

Pollutant [links to historical tables of NAAQS reviews]	**Primary/ Secondary**	**Averaging Time**	**Level**	**Form**
Carbon Monoxide (CO) <https://epa.gov/co-pollution/timeline-carbon-monoxide-co-national-ambient-air-quality-standards-naaqs>	primary	8 hours	9 ppm	Not to be exceeded more than once per year
		1 hour	35 ppm	
Lead (Pb) <https://epa.gov/lead-air-pollution/timeline-lead-pb-national-ambient-air-quality-standards-naaqs>	primary and secondary	Rolling 3 month average	0.15 $\mu g/m^3$ (1)	Not to be exceeded

Pollutant [links to historical tables of NAAQS reviews]		**Primary/ Secondary**	**Averaging Time**	**Level**	**Form**
Nitrogen Dioxide (NO_2) <https://epa.gov/no2-pollution/timeline-nitrogen-dioxide-no2-national-ambient-air-quality-standards-naaqs>		primary	1 hour	100 ppb	98th percentile of 1-hour daily maximum concentrations, averaged over 3 years
		primary and secondary	1 year	53 ppb (2)	Annual Mean
Ozone (O_3) <https://epa.gov/ground-level-ozone-pollution/timeline-ozone-national-ambient-air-quality-standards-naaqs>		primary and secondary	8 hours	0.070 ppm (3)	Annual fourth-highest daily maximum 8-hour concentration, averaged over 3 years
Particle Pollution (PM) <https://epa.gov/pm-pollution/timeline-particulate-matter-pm-national-ambient-air-quality-standards-naaqs>	$PM_{2.5}$	primary	1 year	9.0 µg/m^3	annual mean, averaged over 3 years
		secondary	1 year	15.0 µg/m^3	annual mean, averaged over 3 years
		primary and secondary	24 hours	35 µg/m^3	98th percentile, averaged over 3 years
	PM_{10}	primary and secondary	24 hours	150 µg/m^3	Not to be exceeded more than once per year on average over 3 years

Pollutant [links to historical tables of NAAQS reviews]	Primary/ Secondary	Averaging Time	Level	Form
Sulfur Dioxide (SO_2) <https://epa.gov/so2-pollution/timeline-sulfur-dioxide-national-ambient-air-quality-standards-naaqs>	primary	1 hour	75 ppb (4)	99th percentile of 1-hour daily maximum concentrations, averaged over 3 years
	secondary	3 hours	0.5 ppm	Not to be exceeded more than once per year

(1) In areas designated nonattainment for the Pb standards prior to the promulgation of the current (2008) standards, and for which implementation plans to attain or maintain the current (2008) standards have not been submitted and approved, the previous standards (1.5 µg/m3 as a calendar quarter average) also remain in effect.

(2) The level of the annual NO_2 standard is 0.053 ppm. It is shown here in terms of ppb for the purposes of clearer comparison to the 1-hour standard level.

(3) Final rule signed October 1, 2015, and effective December 28, 2015. The previous (2008) O_3 standards are not revoked and remain in effect for designated areas. Additionally, some areas may have certain continuing implementation obligations under the prior revoked 1-hour (1979) and 8-hour (1997) O_3 standards.

(4) The previous SO_2 standards (0.14 ppm 24-hour and 0.03 ppm annual) will additionally remain in effect in certain areas: (1) any area for which it is not yet 1 year since the effective date of designation under the current (2010) standards, and (2)any area for which an implementation plan providing for attainment of the current (2010) standard has not been submitted and approved and which is designated nonattainment under the previous SO_2 standards or is not meeting the requirements of a SIP call under the previous SO_2 standards (40 CFR 50.4(3)). A SIP call is an EPA action requiring a state to resubmit all or part of its State Implementation Plan to demonstrate attainment of the required NAAQS.

Menu of Control Measures for NAAQS Implementation

The Menu of Control Measures (MCM) provides state, local and tribal air agencies with the existing emission reduction measures as well as relevant information concerning the efficiency and cost effectiveness of the measures. State, local and tribal agencies will be able to use this information in developing emission reduction strategies, plans and programs to assure they attain and maintain the National Ambient Air Quality Standards (NAAQS). The MCM is a living document that can be updated with newly available or more current data as it becomes available.

- Menu of Control Measures <https://epa.gov/criteria-air-pollutants/menu-control-measures-naaqs-implementation>

Criteria Air Pollutants Home <https://epa.gov/criteria-air-pollutants>

Information by Pollutant <https://epa.gov/criteria-air-pollutants/information-pollutant>

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

GRETCHEN WHITMER
GOVERNOR

PHILLIP D. ROOS
DIRECTOR

July 11, 2024

Lindsey Sorenson
PM Environmental
2034 84th Street
Byron Center, Michigan 49315

Via Email Only

Dear Lindsey Sorenson:

Subject: Minock Park Place Senior Apartments Project – Detroit, Michigan

The 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 for the 2015 ozone standard; and thus, general conformity must be evaluated when completing construction projects of a given size and scope. EGLE has completed the required SIP submittals for this area and on May 19, 2023, the United States Environmental Protection Agency (USEPA) redesignated the seven-county southeast Michigan area (including Wayne County) from nonattainment to attainment/maintenance. General conformity does, however, still require an evaluation during the maintenance period. For this evaluation, EGLE considered the following information from the 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 Minock Park Place Senior Apartments Project proposed to be completed with federal grant monies, including the demolition of a vacant restaurant building (19505 Grand River Avenue) and a residential dwelling (15844 Auburn Street); and construction of a new, mixed-use retail and residential building. The property is located in Detroit and consists of 0.77 acres. The new construction includes a four-story building with 42 residential units (36 one-bedroom and six two-bedroom) and four retail spaces. The 46,290 square foot building will face Grand River Avenue and Minock Street. A parking lot with lighting and landscaped areas will occupy the rest of the property. Construction activities are estimated to begin in the fall of 2024 and are anticipated to take one year to complete.

In reviewing the *"Air Quality and Greenhouse Gas Study: Uptown Orange Apartments in Orange, California,"* dated December 2012, prepared for KTGY 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 Minock Park Place Senior 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,

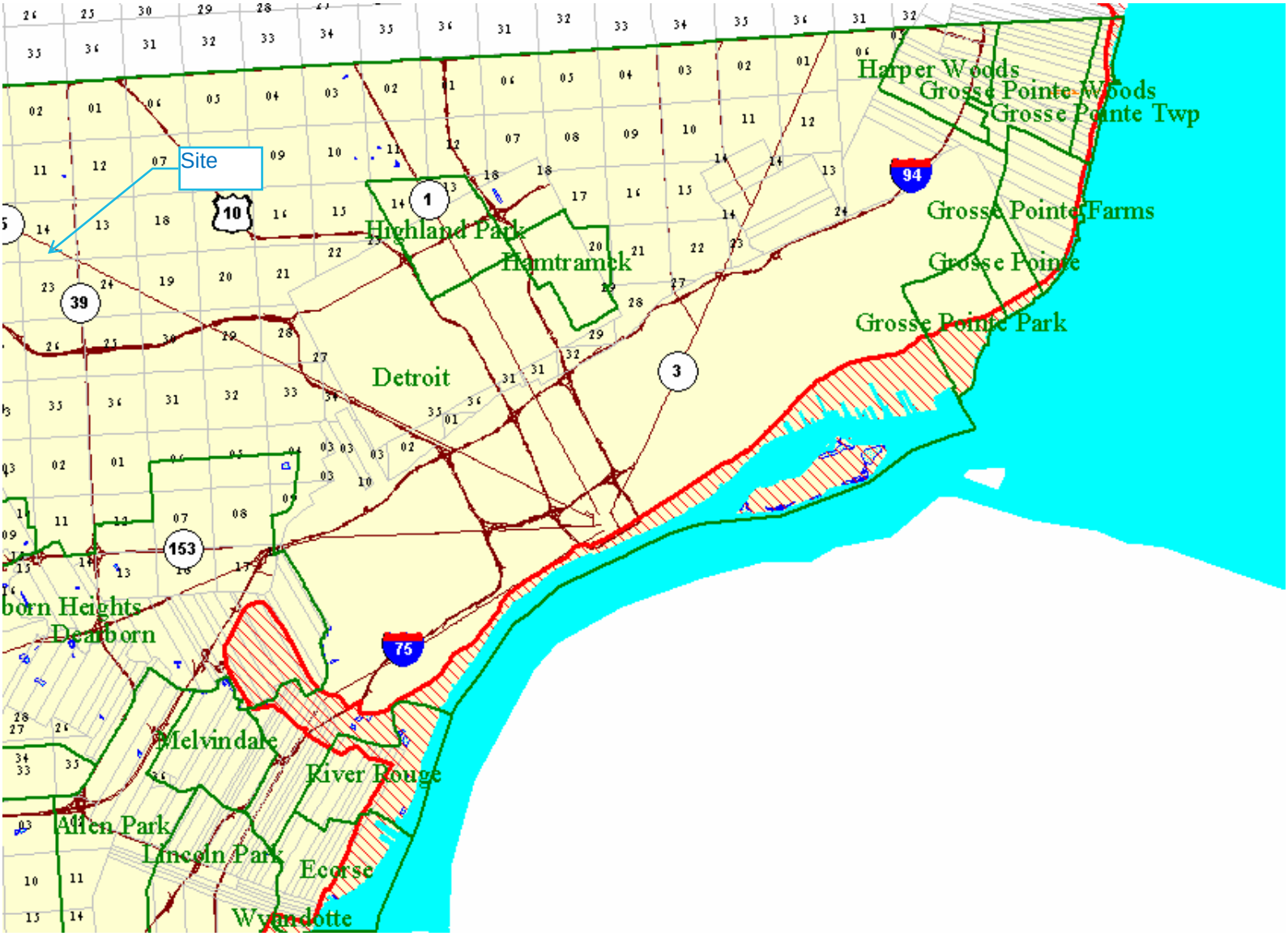
Breanna Bukowski

Breanna Bukowski
Environmental Quality Analyst
Air Quality Division

cc: Michael Leslie, USEPA Region 5
Jackie Schafer, PM Environmental
Michael Randall, Grandmont Rosedale Development Corporation

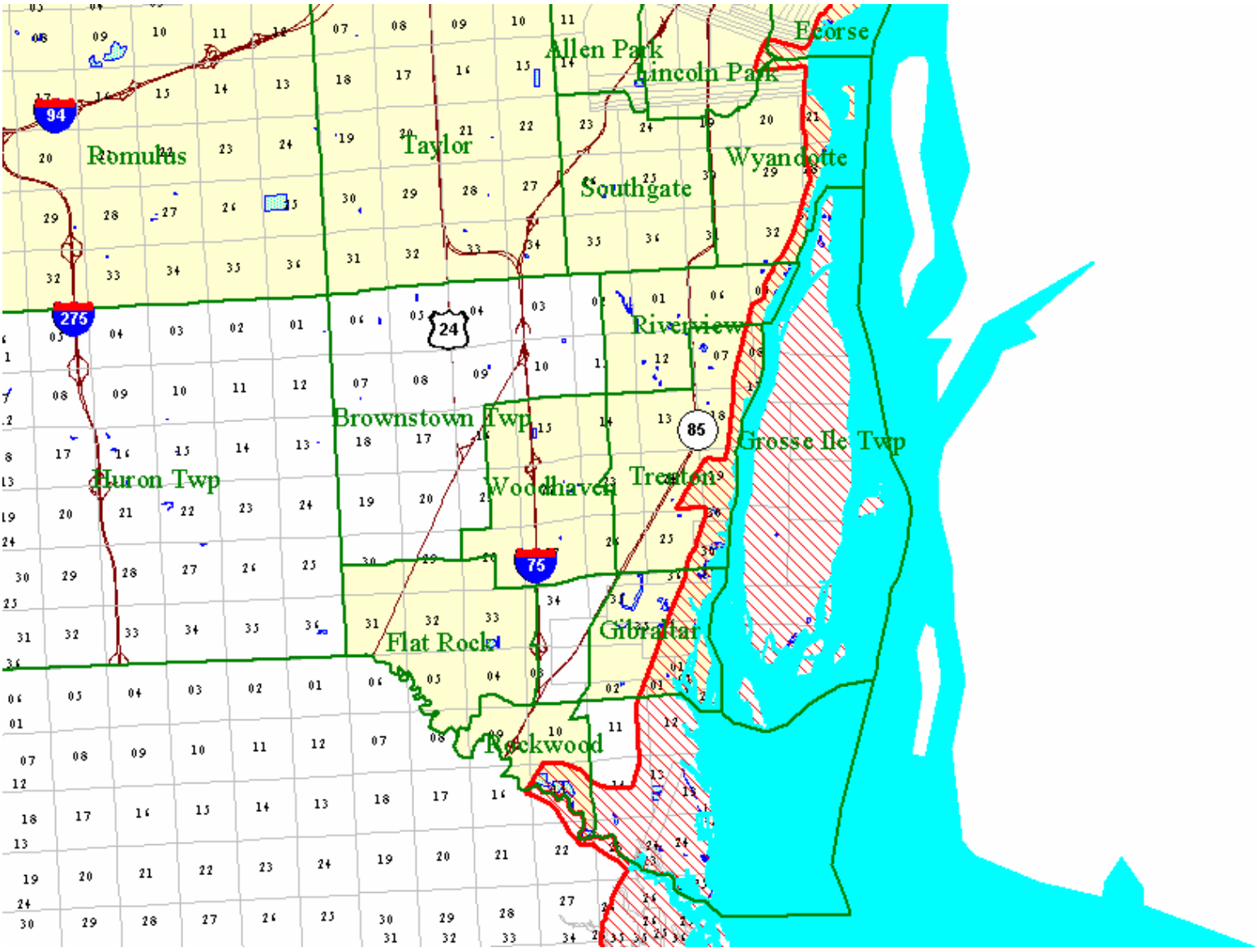
Wayne County
Grosse Point Township, Grosse Point Woods, Grosse Point Farms
Grosse Point, Grosse Point Park, and Detroit, T1S R14E
Detroit, T1S R14E, T2S R13E, andT2S R12E
River Rouge, T2S R11E

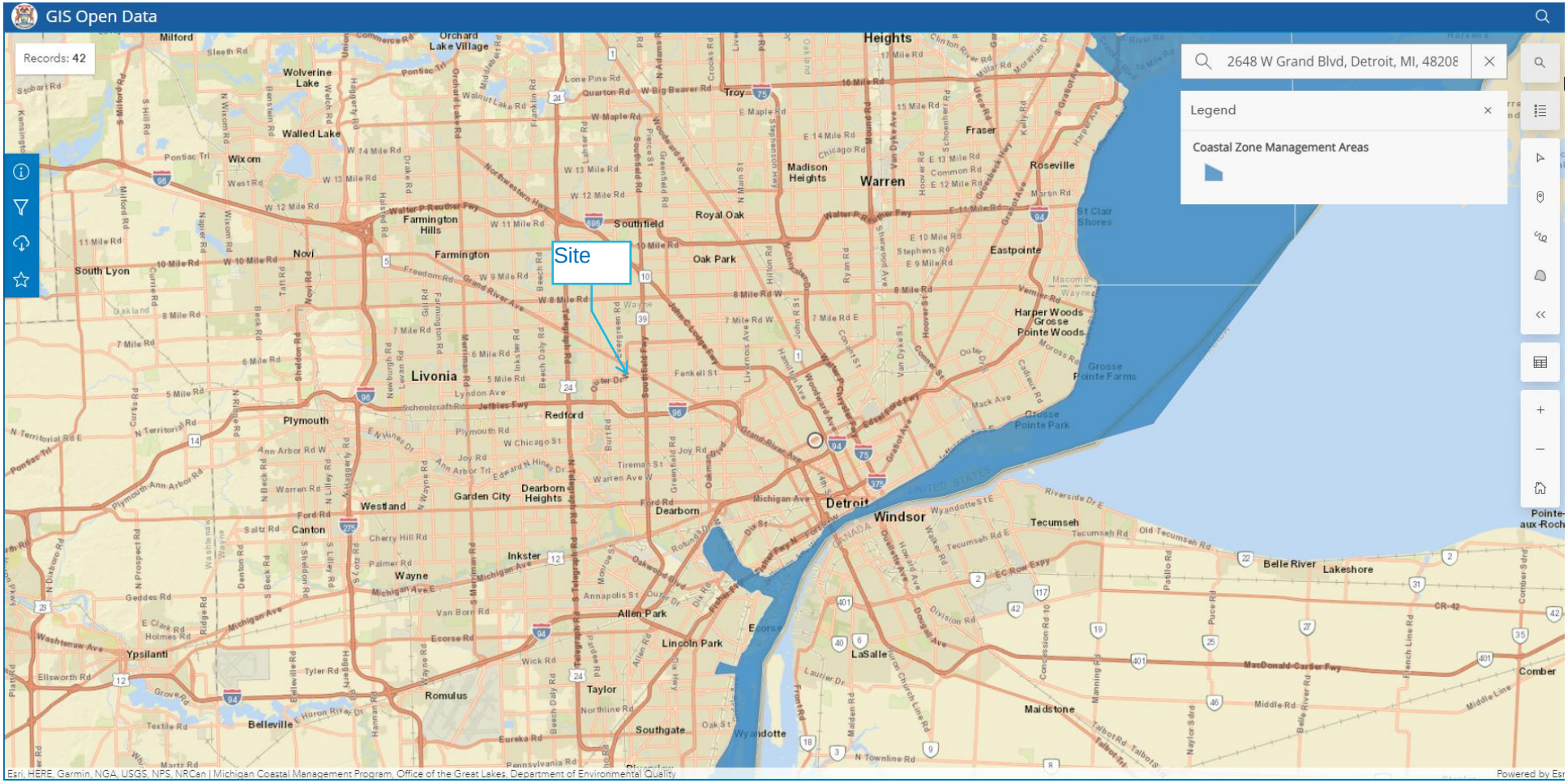
The heavy red line is the ***Coastal Zone Management Boundary***
The red hatched area is the ***Coastal Zone Management Area***.



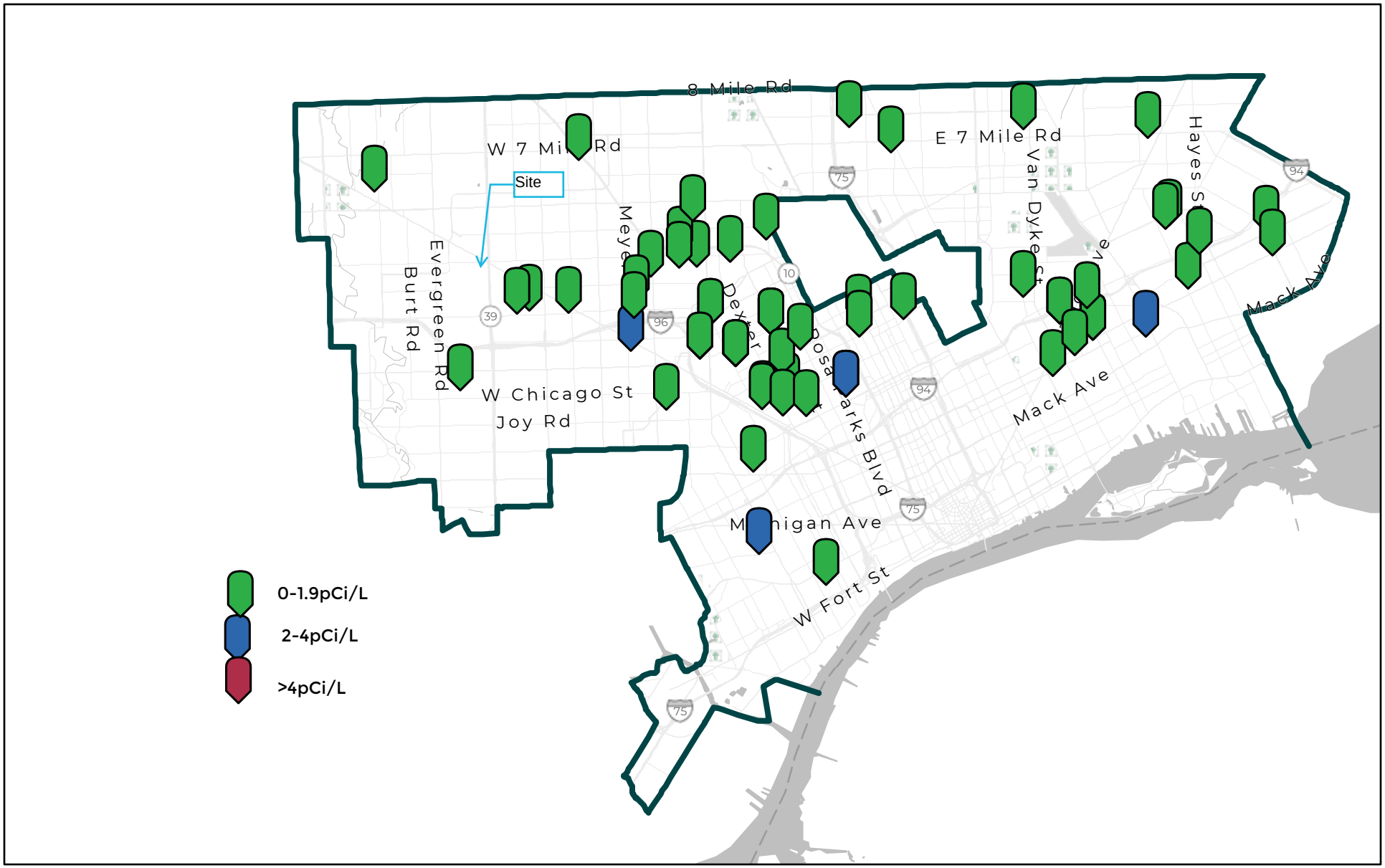
Wayne County
Ecorse, Lincoln Park, Wyandotte and Riverview, T3S R11E
Trenton, T4S R11E
Rockwood, Gibraltar and Brownstown Township T5S R10E

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




GIS Open Data
Records: 42
2648 W Grand Blvd, Detroit, MI, 48208
Legend
Coastal Zone Management Areas
Site
Esri, HERE, Garmin, NGA, USGS, NPS, NRCan | Michigan Coastal Management Program, Office of the Great Lakes, Department of Environmental Quality
Powered by Esri

HRD Indoor Radon Map



4/18/2024

1:216,371

0 1.25 2.5 5 mi

0 2.25 4.5 9 km

The City of Detroit Housing and Revitalization Department (HRD) collects radon data from some HUD funded programs. This data is shown on the HRD Indoor Radon Map. The number of lab tests collected is 59 and the average level of radon detected is 0.74pCi/L. This is below the recommended mitigation level of 4pCi/L. The map is updated approximately every 6 months since testing began in November of 2023.

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

GRETCHEN WHITMER
GOVERNOR

PHILLIP D. ROOS
DIRECTOR

July 15, 2024

VIA EMAIL

Michael Randall, Executive Director
Grandmont Rosedale Development Corporation
19800 Grand River Avenue
Detroit, Michigan 48223

Dear Michael Randall:

SUBJECT: Notice of Approval of the Response Activity Plan
Minock Park Place
19505 Grand River Avenue and 15844 Auburn Street
Detroit, Wayne County, Michigan
Parcel ID Numbers: 22007297-9 and 22092572
Facility ID Number: 82008363

The Department of Environment, Great Lakes, and Energy (EGLE) Remediation and Redevelopment Division (RRD) has reviewed the Response Activity Plan (ResAP) containing an Evaluation Plan for response activities to be undertaken at the property identified as Minock Park Place located at the above-referenced addresses. The ResAP was submitted on your behalf pursuant to Section 20114b of Part 201 Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA) on April 22, 2024, by Aaron Snow of PM Environmental, and the final revised version was received by EGLE on July 5, 2024.

Based upon the representations and information contained in the submittal, the ResAP is approved. EGLE expresses no opinion as to whether other conditions that may exist will be adequately addressed by the response activities that are proposed in the plan. If environmental contamination is found to exist that is not addressed by the ResAP and you are otherwise liable for the contamination, additional response activities may be necessary.

The owner and operator of this property may also have responsibility under applicable state and federal laws, including but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended.

This approval is pursuant to the applicable requirements of the NREPA. The Michigan State Housing Development Authority may have additional site selection requirements beyond the NREPA statutory obligations for site characterization and remedial actions or response activities necessary to prevent, minimize, or mitigate injury to public health, safety, or welfare, or to the environment.

If you should have further questions or concerns, please contact Martha Thompson, RRD, Brownfield Assessment and Redevelopment Section, at 517-285-3461 or by email at ThompsonM31@Michigan.gov.

Sincerely,

Carrier Geyer, Manager
Brownfield Assessment and Redevelopment Section
Remediation and Redevelopment Division
GeyerC1@Michigan.gov

cc: Aaron Snow, PM Environmental
Adam Patton, PM Environmental
Paul Owens, EGLE
Jarrett McFeters, EGLE
Anna Harris, EGLE

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: 05/20/2024 14:48:33 UTC
Project Code: 2024-0092770
Project Name: 19505 Grand River Avenue & 15844 Auburns Street, Detroit, Michigan

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 >450 feet 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
- Bald & Golden Eagles
- 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: 2024-0092770
Project Name: 19505 Grand River Avenue & 15844 Auburns Street, Detroit, Michigan
Project Type: Federal Grant / Loan Related
Project Description: Redevelopment
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@42.4067871,-83.23462697946619,14z

Counties: Wayne County, Michigan

ENDANGERED SPECIES ACT SPECIES

There is a total of 8 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 4 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 Fisheries[1], 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.

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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 *Myotis sodalis*	Endangered

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/PZASWGPTCFF6VMJEQLYGPTAFGA/documents/generated/6982.pdf

Northern Long-eared Bat *Myotis septentrionalis*	Endangered

No critical habitat has been designated for this species.
This species only needs to be considered under the following conditions:
- This species only needs to be considered if the project includes wind turbine operations.

Species profile: https://ecos.fws.gov/ecp/species/9045

Tricolored Bat *Perimyotis subflavus*	Proposed Endangered

No critical habitat has been designated for this species.
This species only needs to be considered under the following conditions:
- This species only needs to be considered if the project includes wind turbine operations.

Species profile: https://ecos.fws.gov/ecp/species/10515

BIRDS

NAME	STATUS
Rufa Red Knot *Calidris canutus rufa*	Threatened

There is **proposed** critical habitat for this species.
This species only needs to be considered under the following conditions:
- 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

REPTILES

NAME	STATUS
Eastern Massasauga (=rattlesnake) *Sistrurus catenatus*	Threatened

No critical habitat has been designated for this species.
This species only needs to be considered under the following conditions:
- 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/PZASWGPTCFF6VMJEQLYGPTAFGA/documents/generated/5280.pdf

CLAMS

NAME	STATUS
Northern Riffleshell *Epioblasma rangiana*	Endangered

No critical habitat has been designated for this species.

NAME	STATUS

Species profile: https://ecos.fws.gov/ecp/species/527

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus*	Candidate

No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/9743

FLOWERING PLANTS

NAME	STATUS
Eastern Prairie Fringed Orchid *Platanthera leucophaea*	Threatened

No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/601

CRITICAL HABITATS

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

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

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.

BALD & GOLDEN EAGLES

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act[1] and the Migratory Bird Treaty Act[2].

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats[3], should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

1. The Bald and Golden Eagle Protection Act of 1940.
2. The Migratory Birds Treaty Act of 1918.

3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to Bald Eagle Nesting and Sensitivity to Human Activity

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

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* 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. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 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 "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

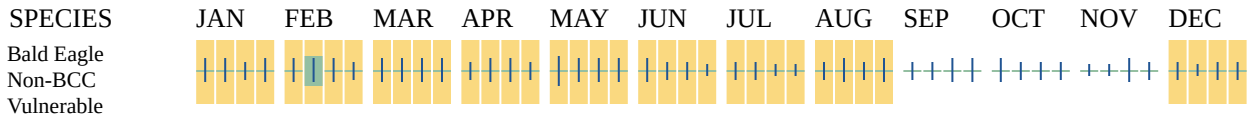
Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

■ probability of presence ■ breeding season | survey effort – no data



Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

---

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)

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

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* 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. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31

NAME	BREEDING SEASON
Black-billed Cuckoo *Coccyzus erythropthalmus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Canada Warbler *Cardellina canadensis* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9643	Breeds May 20 to Aug 10
Chimney Swift *Chaetura pelagica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25
Golden-winged Warbler *Vermivora chrysoptera* 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
Lesser Yellowlegs *Tringa flavipes* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Pectoral Sandpiper *Calidris melanotos* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9561	Breeds elsewhere
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9398	Breeds May 10 to Sep 10
Rusty Blackbird *Euphagus carolinus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9478	Breeds elsewhere
Semipalmated Sandpiper *Calidris pusilla* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9603	Breeds elsewhere
Wood Thrush *Hylocichla mustelina* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9431	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 "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

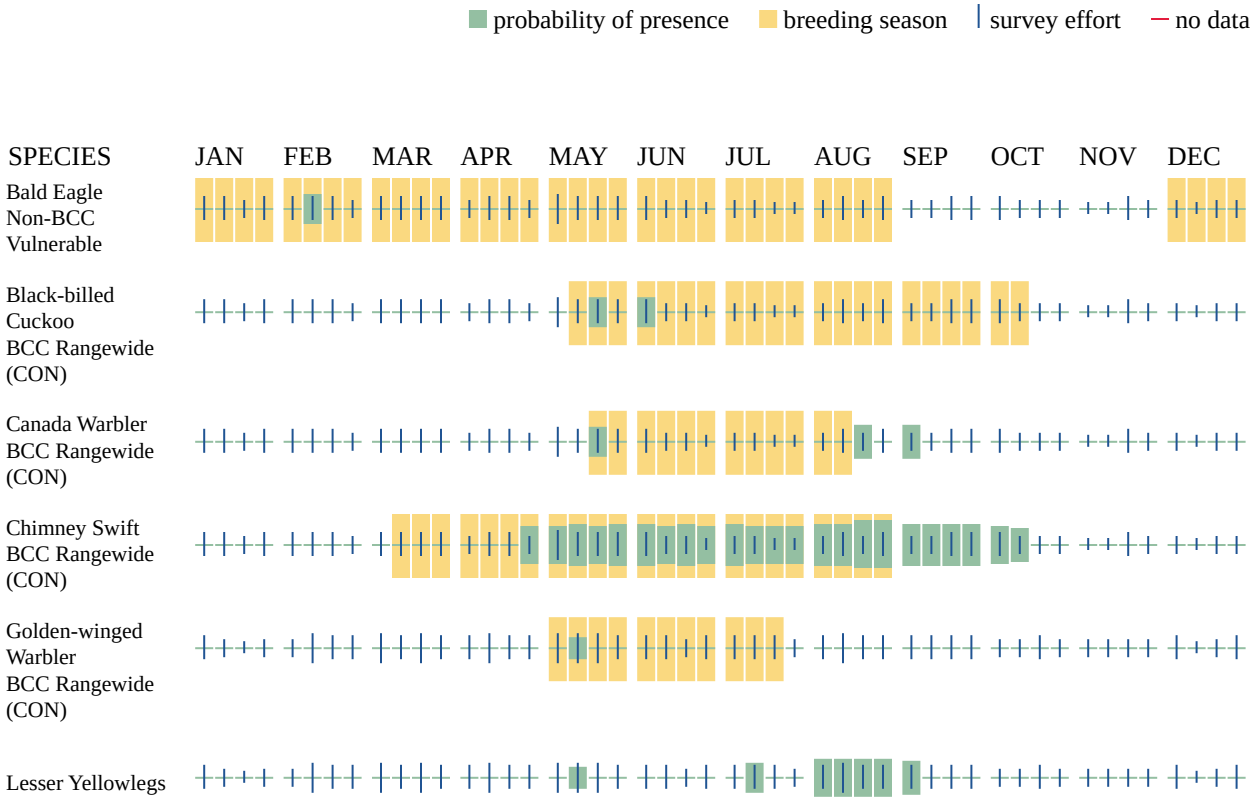
Probability of Presence (■)

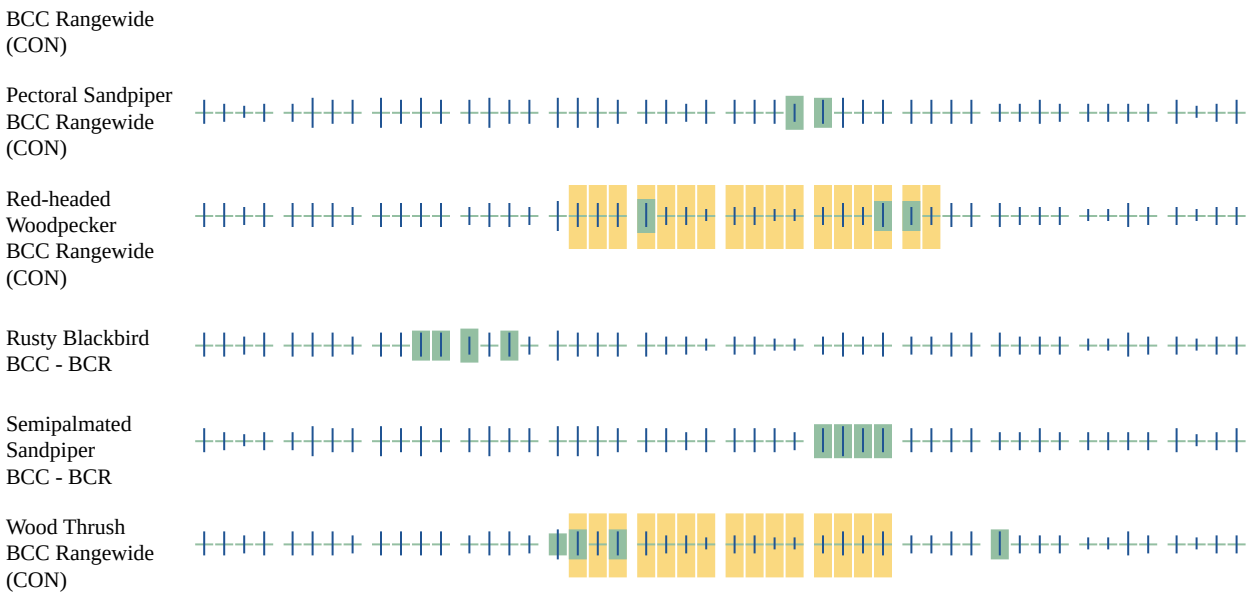
Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.





Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
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- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

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.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

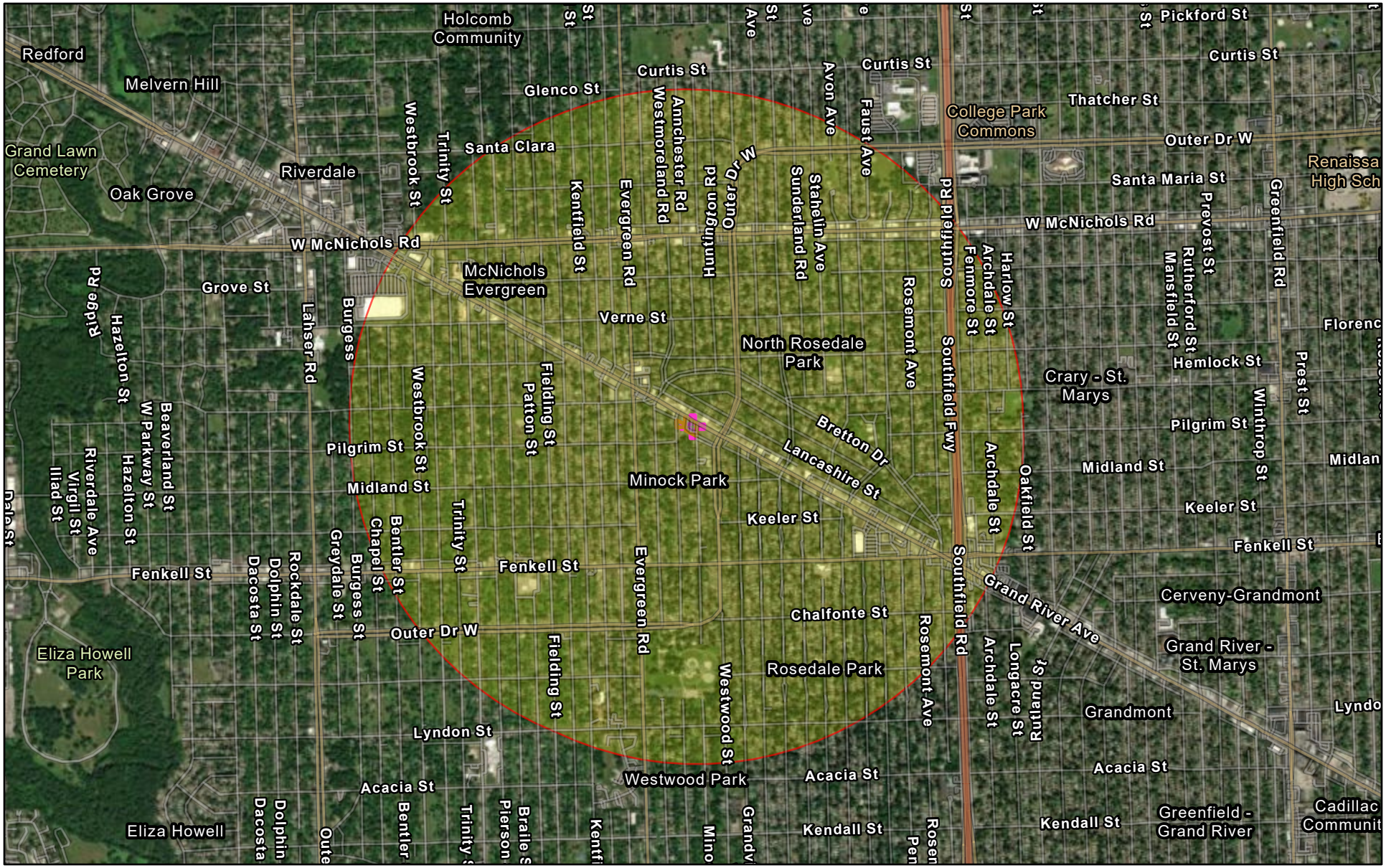
IPAC USER CONTACT INFORMATION

Agency: State of Michigan
Name: Lindsey Sorensen
Address: 2034 84th Street
City: Byron Center
State: MI
Zip: 49315
Email sorensen@pmenv.com
Phone: 6162221777

LEAD AGENCY CONTACT INFORMATION

Lead Agency: State of Michigan

Letter ANSI A Landscape



May 9, 2024

Project Buffer

Search Result (point)

Project 1

1:36,112

0 0.23 0.45 0.9 mi

0 0.35 0.7 1.4 km

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

May 9, 2024

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.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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Contents

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

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

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 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 9, Aug 25, 2023

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

Date(s) aerial images were photographed: Oct 9, 2022—Oct 21, 2022

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
KibuaB	Kibbie-Urban land complex, 0 to 4 percent slopes	0.3	31.2%
UrbaqB	Urban land-Riverfront complex, 0 to 4 percent slopes	0.7	68.8%
Totals for Area of Interest		**1.0**	**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 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

KibuaB—Kibbie-Urban land complex, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2tx7r
Elevation: 580 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

Kibbie, human transported surface, and similar soils: 50 percent
Urban land: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kibbie, Human Transported Surface

Setting

Landform: Lakebeds (relict), deltas
Down-slope shape: Linear
Across-slope shape: Linear, convex
Parent material: Loamy human-transported material over loamy glaciolacustrine deposits

Typical profile

^Au - 0 to 9 inches: sandy loam
^Cu - 9 to 12 inches: loam
Bwb - 12 to 36 inches: silty clay loam
C - 36 to 80 inches: silt loam

Properties and qualities

Slope: 0 to 4 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low (0.01 to 0.14 in/hr)
Depth to water table: About 30 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 42 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Nonsaline (0.1 to 1.5 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 11.9 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

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

Minor Components

Colwood, human transported surface

Percent of map unit: 7 percent
Landform: Deltas, lakebeds (relict)
Microfeatures of landform position: Open depressions
Down-slope shape: Linear, concave
Across-slope shape: Convex, linear
Ecological site: F099XY013MI - Wet Lake Plain Flats
Hydric soil rating: No

Anthroportic udorthents

Percent of map unit: 5 percent
Landform: Deltas, lakebeds (relict)
Down-slope shape: Linear
Across-slope shape: Convex, linear
Ecological site: F099XY007MI - Lake Plain Flats
Hydric soil rating: No

Rapson, human transported surface

Percent of map unit: 2 percent
Landform: Deltas, lakebeds (relict)
Down-slope shape: Linear
Across-slope shape: Convex, linear
Ecological site: F099XY003MI - Warm Moist Sandy Depression
Hydric soil rating: No

Freesoil, human transported surface

Percent of map unit: 1 percent
Landform: Deltas, lakebeds (relict)
Down-slope shape: Linear
Across-slope shape: Convex, linear
Ecological site: F099XY007MI - Lake Plain Flats
Hydric soil rating: No

UrbaqB—Urban land-Riverfront complex, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2whsv
Elevation: 560 to 670 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 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

Setting

Landform: Lakebeds (relict), drainageways, deltas
Down-slope shape: Linear
Across-slope shape: Convex, linear, concave
Parent material: Loamy human-transported material

Typical profile

^Au - 0 to 6 inches: sandy loam
^Cu1 - 6 to 16 inches: very artifactual sandy loam
^Cu2 - 16 to 46 inches: gravelly-artifactual loam
^Cu3 - 46 to 80 inches: very artifactual loam

Properties and qualities

Slope: 0 to 4 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained

Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.01 to 1.42 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 20 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, steep

Percent of map unit: 1 percent
Landform: Lakebeds (relict), deltas, drainageways
Down-slope shape: Linear
Across-slope shape: Convex, linear, concave
Ecological site: F099XY007MI - Lake Plain Flats
Hydric soil rating: No

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

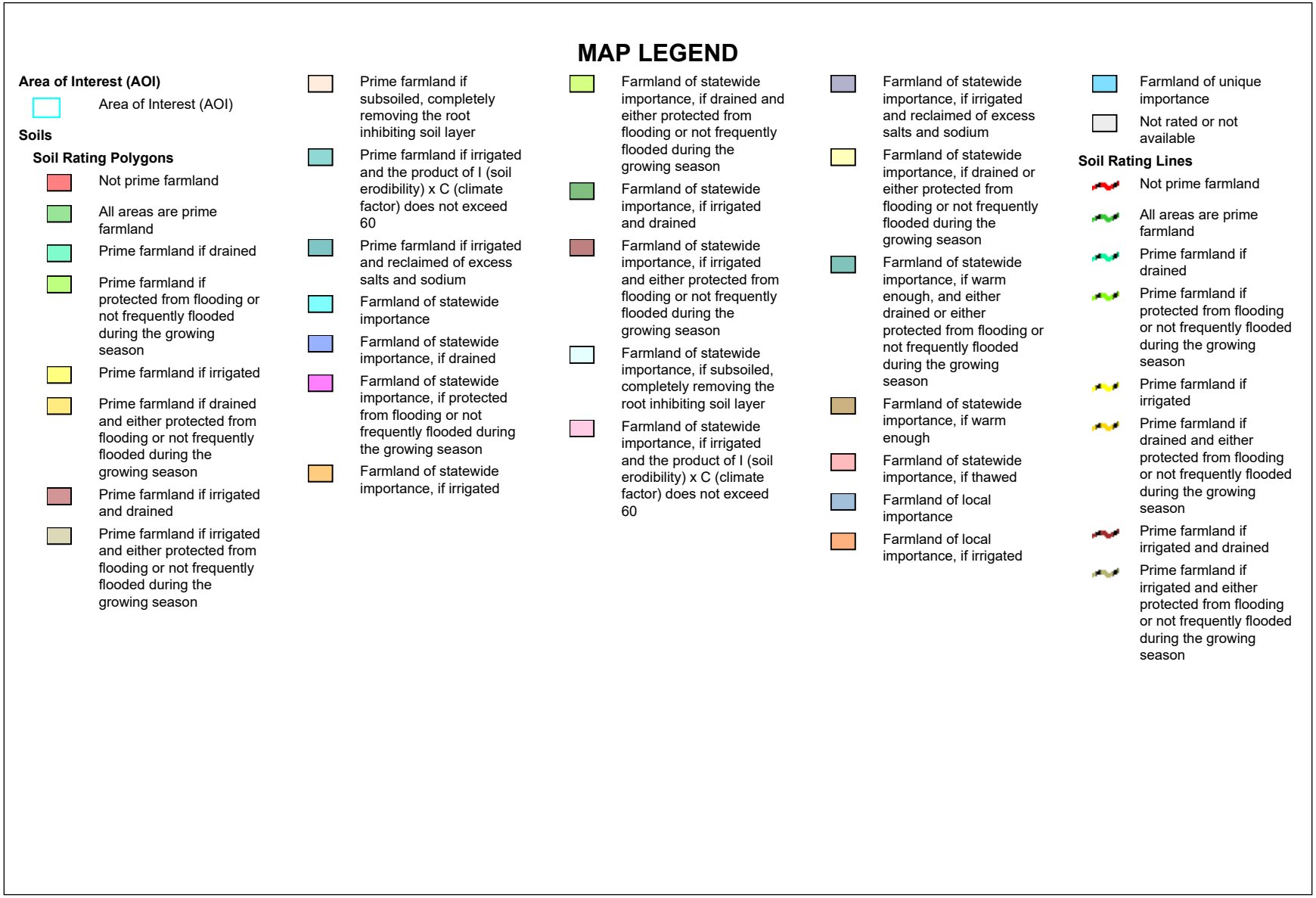
Land Classifications

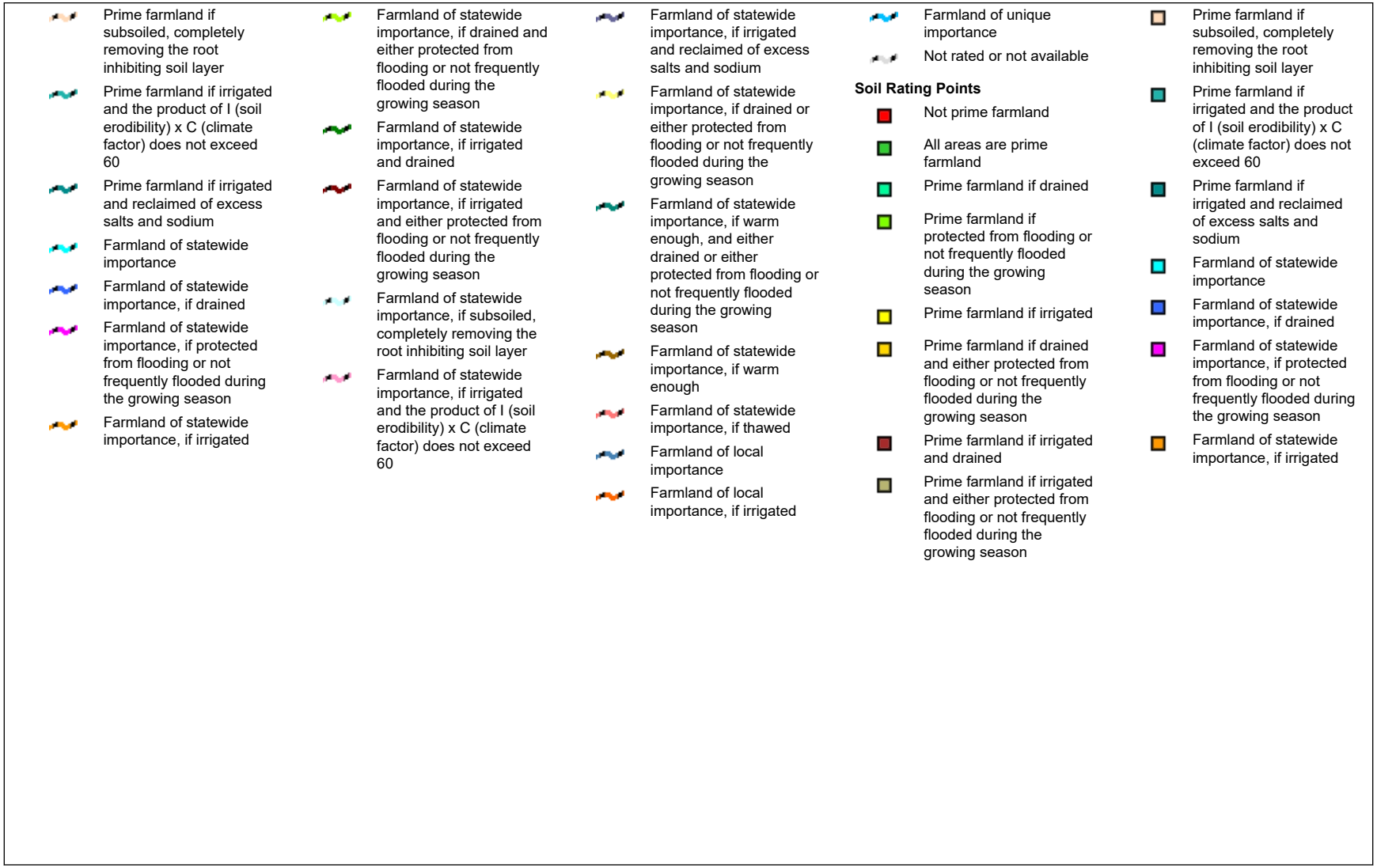
Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Farmland Classification

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.


83° 14' 8" W
83° 14' 0" W
42° 24' 26" N
42° 24' 22" N
316040
316050
316060
316070
316080
316090
316100
316110
316120
316130
316140
316150
316160
316170
316180
316190
316030
4697410
4697400
4697390
4697380
4697370
4697360
4697350
4697340
4697330
4697320
4697310
5
Grand River Ave
UrbaqB
UrbaqB
KibuaB
Auburn St
Minock St
Soil Map may not be valid at this scale.
Map Scale: 1:766 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0
10
20
40
60
Feet
0
35
70
140
210
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 Rating Polygons
Not prime farmland
All areas are prime farmland
Prime farmland if drained
Prime farmland if protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated
Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated and drained
Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated and drained
Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough
Farmland of statewide importance, if thawed
Farmland of local importance
Farmland of local importance, if irrigated
Farmland of unique importance
Not rated or not available
Soil Rating Lines
Not prime farmland
All areas are prime farmland
Prime farmland if drained
Prime farmland if protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated
Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated and drained
Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season


Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated and drained
Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough
Farmland of statewide importance, if thawed
Farmland of local importance
Farmland of local importance, if irrigated
Farmland of unique importance
Not rated or not available
Soil Rating Points
Not prime farmland
All areas are prime farmland
Prime farmland if drained
Prime farmland if protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated
Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated and drained
Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated

- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Water Features

- Streams and Canals

Transportation

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

Background

- Aerial Photography

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 9, Aug 25, 2023

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

Date(s) aerial images were photographed: Oct 9, 2022—Oct 21, 2022

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.

Table—Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
KibuaB	Kibbie-Urban land complex, 0 to 4 percent slopes	Not prime farmland	0.3	31.2%
UrbaqB	Urban land-Riverfront complex, 0 to 4 percent slopes	Not prime farmland	0.7	68.8%
Totals for Area of Interest			**1.0**	**100.0%**

Rating Options—Farmland Classification

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

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TIGERweb

May 9, 2024

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

Counties
States
2020 Urban Areas

2020 Urban Areas
Counties
States

Maxar, Microsoft, Source: U.S. Census Bureau

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

May 14, 2024

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 HUD Funded Minock Park Project Located at 19505 Grand River Avenue in the City of Detroit, Wayne County, Michigan

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the "Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan…," dated December 21, 2022.

The proposed project is to demolish a former restaurant building and one single family house and construct a four-story tall, 42-unit apartment building with up to four retail spaces on the first floor on a property on the south side of Grand River Avenue between Minock and Auburn Streets in the Grandmont Rosedale neighborhood of Detroit. A 25-space parking lot with landscaped islands and lighting is proposed to the south of the building and will be accessed by new curb cuts on Minock and Auburn Streets.

Based on research of the property the Area of Potential Effect (APE) has been defined as the properties at 19505 Grand River Avenue and 18544 Auburn Streets, and the properties immediately adjacent on Grand River Avenue, Minock, and Auburn Streets. We have determined a Historic Property is located within the Area of Potential Effects (APE) for this project. The project is across Grand River Avenue from the southern boundary of the North Rosedale Park Historic District which is eligible for listing on the National Register of Historic Places. I have determined that the project will have **No Adverse Effect** on historic properties within the project APE. The project will not affect any character defining features of the North Rosedale Park Historic District.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO's archaeologist and consultation with Tribes. A technical report, Arbre Croche Cultural Resources LLC, concluded it is unlikely that intact archaeological deposits are present within the project area. In a letter dated May 7, 2024, SHPO concurred with the determination of no historic properties affected within the area of potential effects of this undertaking.

On 4/15/2024, a request for Tribal Consultation was submitted to the following Tribes:

Bay Mills Indian Community
Forest County Potawatomi Community of Wisconsin

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

Grand Traverse Band of Ottawa & Chippewa Indians
Hannahville Indian Community
Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa Indians
Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians
Lac du Flambeau Band of Lake Superior Chippewa Indians
Little River Band of Ottawa Indians
Little Traverse Bay Bands of Odawa Indians
Menominee Indian Tribe of Wisconsin
Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians
Miami Tribe of Oklahoma
Michigan Anishinaabek Cultural Preservation and Repatriation Alliance
Nottawaseppi Huron Band of the Potawatomi
Pokagon Band of Potawatomi Indians, Michigan and Indiana
Saginaw Chippewa Indian Tribe of Michigan
Sault Ste. Marie Tribe of Chippewa Indians
Seneca Cayuga Nation

This consultaiton concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultaiton will be reinitiated under the direction of the unanticipated discoveries plan for this project.

This project may proceed without further coordination with the Preservation Specialist unless the project scope changes or artifacts are uncovered during the course of construction. If you have any questions regarding this finding, please direct them to Tiffany Ciavattone at CiavattoneT@detroitmi.gov.

Sincerely,

Tiffany Ciavattone

Tiffany Ciavattone
Preservation Specialist
City of Detroit
Housing & Revitalization Department

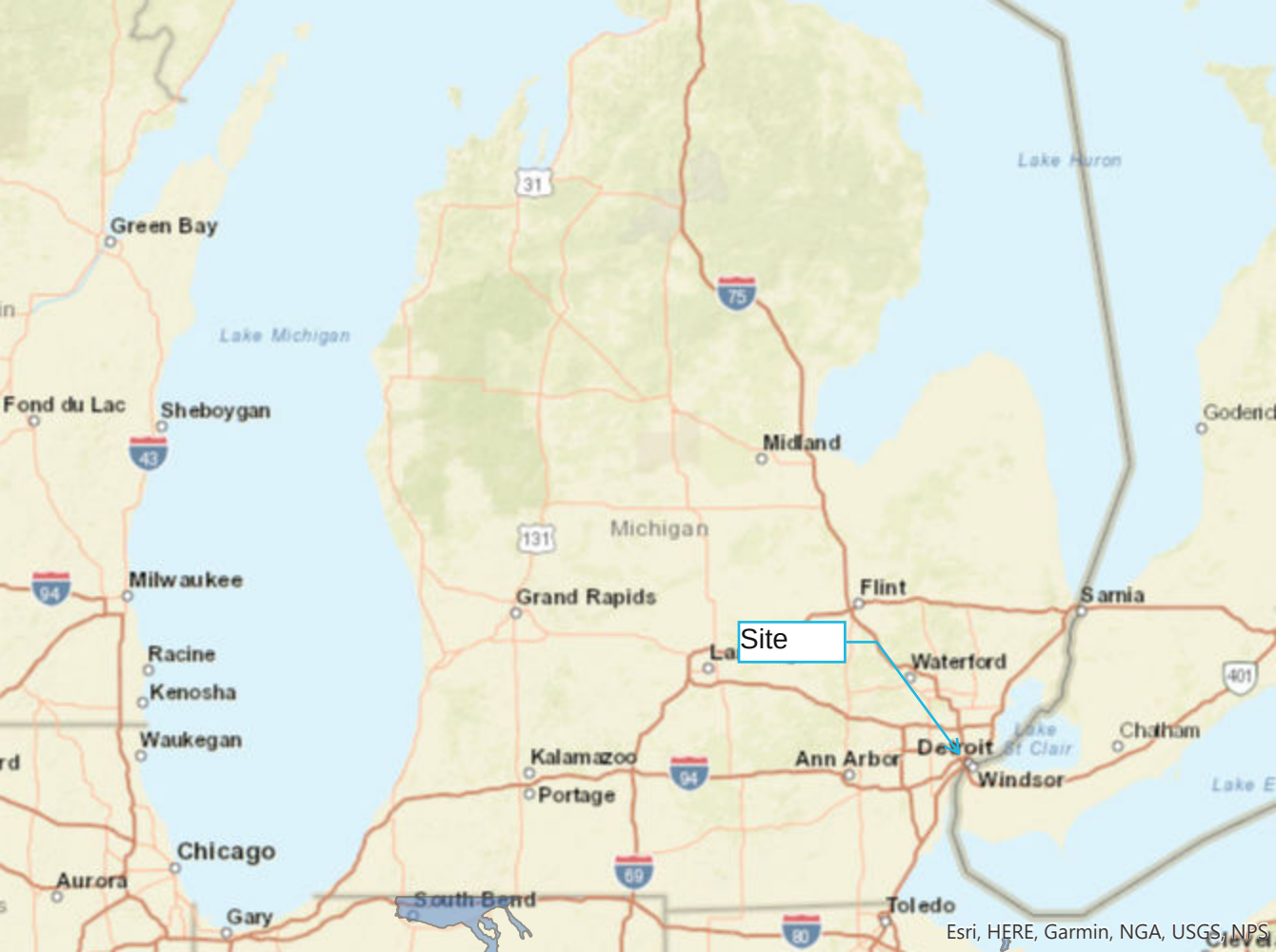

Lake Huron
Green Bay
Lake Michigan
Fond du Lac
Sheboygan
Midland
Michigan
Milwaukee
Grand Rapids
Flint
Sarnia
Site
Racine
Kenosha
Waterford
Waukegan
Chatham
Kalamazoo
Ann Arbor
Detroit
Windsor
Portage
Chicago
Aurora
South Bend
Gary
Toledo
Esri, HERE, Garmin, NGA, USGS, NPS

Figure 19
Description of Noise Attenuation Measures
(Acoustical Construction)

Part I

Project Name: Minock Park Place

Location: 19505 Grand River Ave, Detroit, MI 48223

Sponsor/Developer: Grandmont Rosedale Development Corporation

Noise Level (From NAG): 74 db Attenuation Required: 29 db (to achieve 45 db Interior Noise level)

Primary Noise Source(s): Road (Grand River Ave)

Part II

1. For Walls (s) facing and parallel to the noise source(s) (or closest to parallel):
   a. Descripton of wall construction*: Wall 1 Brick with 2" air space over 1/2" Zip sheathing on 2x6 wood studs with R-21 batt insulation with 1/2" gyp bd. interior

   b. STC rating for wall (rated for no windows or doors): 56 (average)

   c. Description of Windows: Wall 2 Horizontal siding over 1/2" Zip sheathing on 2x6 wood studs with R-21 batt insulation with 1/2" gyp bd. interior

   Vinyl Single Hung with insulated glazing

   d. STC rating for window type: 26

   e. Description of doors: Fiberglass with insulated glazing

   f. STC rating for doors: 26

   g. Percentage of wall (per wall, per dwelling unit) composed of windows: ~~35%~~ and doors: 10%

   h. Combined STC rating for wall component:
   55% @ 56 db = 30.8
   35% @ 26 db = 9.1
   10% @ 26 db = 2.6
   Total = 42.5 db

2. For walls perpendicular to noise source(s):
   a. Description of wall construction*: Same as above

   b. STC rating for wall (rated for no windows or doors): 56

   c. Description of windows: same as above

   d. STC rating for windows: 26

   e. Description of doors: same s above

f. STC rating for doors 26

g. Percentage of wall (per wall, per dwelling unit) composed of windows 25% and doors 5%

h. Combined STC rating for wall component

70% @ 56 db = 39.2
25% @ 26 db = 6.5
5% @ 26 db = 1.3
Total = 48.1 db

3. Roofing component (if overhead attenuation is required due to aircraft noise):
a. Description of roof construction

N/A

b. STC rating (rated as if no skylights or other openings)

c. Descripton of skylights or overhead windows

d. STC rating for skylights or overhead windows

e. Percentage of roof composed of skylights or windows (per dwelling unit)

f. Percentage of roof composed of large uncapped openings such as chimneys

g. Combined STC rating for roof component

4. Description of type of mechanical ventilation provided Heat Pump and remote condenser

Prepared by Joseph T Loskill III

Date: 5.10.24

*If walls contain vents or similar openings, attach a description of duct arrangement and insulation and a statement of how much the wall STC is reduced by the presence of the vent.

Interior Noise Level = (worst case scenario)
74 db DNL - 42.5 db = 31.5 db < 45 db maximum allowable

U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetland Map

January 6, 2021

Wetlands

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

Wetlands Map Viewer

January 6, 2021

HUC 8 Watershed

HUC 10 Watershed

HUC 12 Watershed

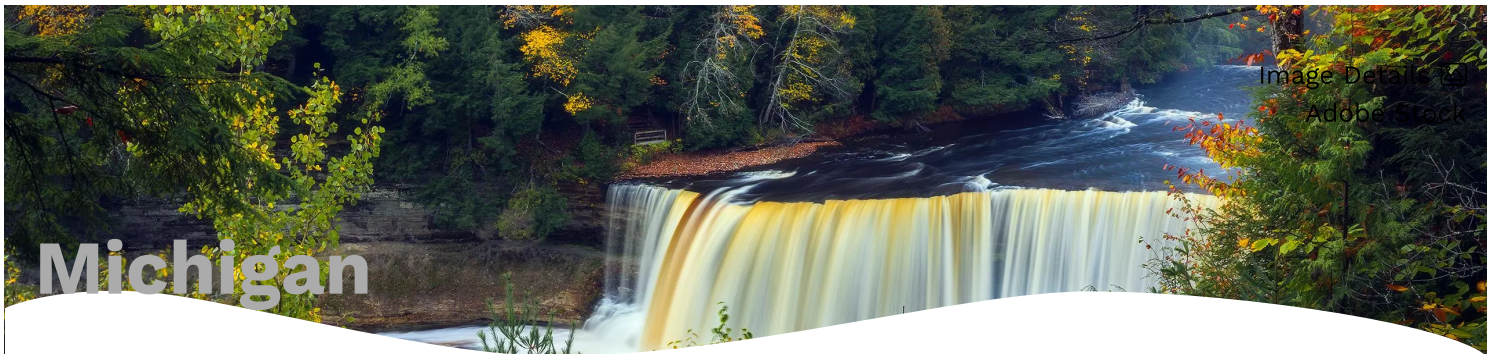
1:4,795

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

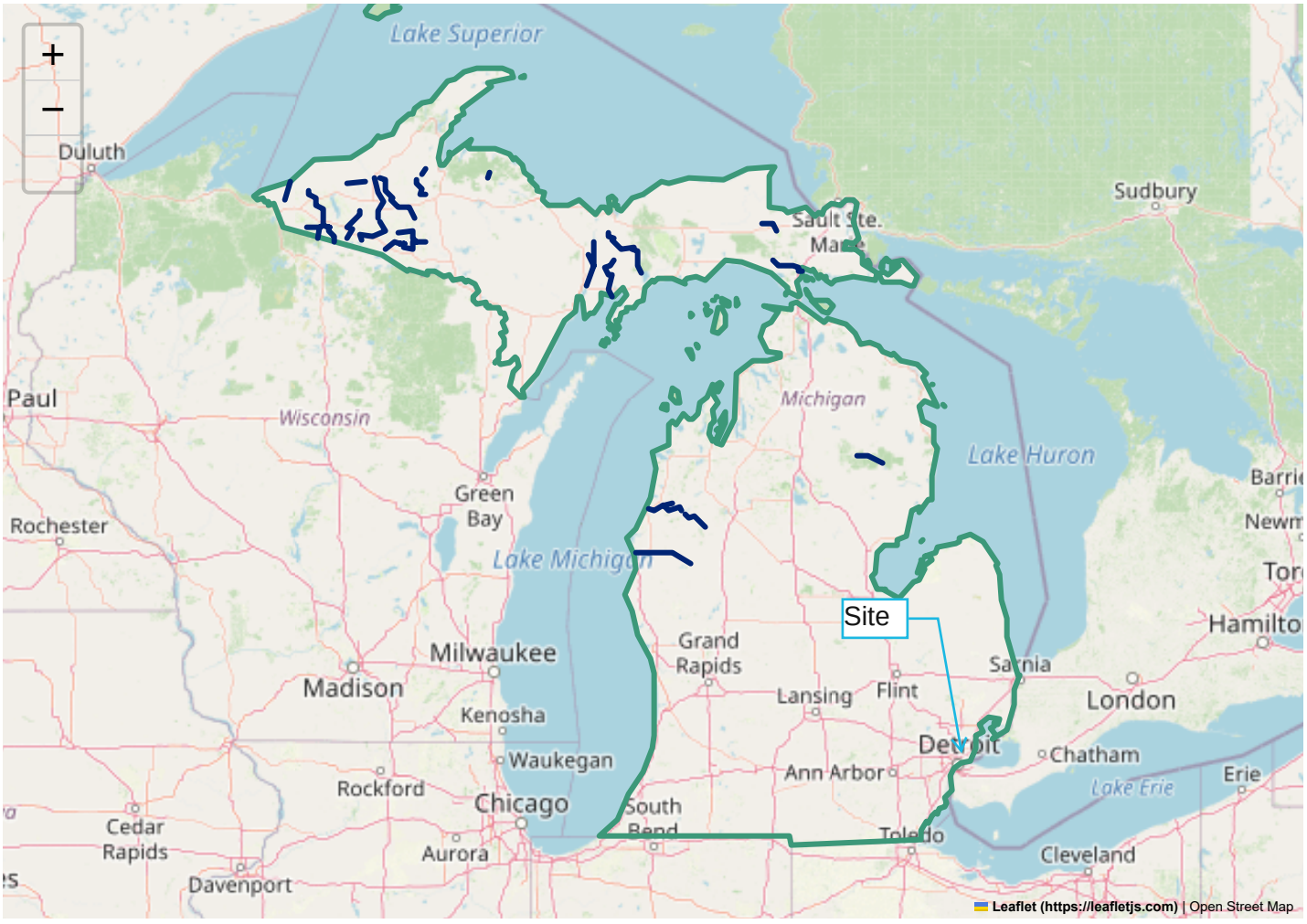
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Disclamer: This map is not intended to be used to determine the specific



Even in the “Great Lakes State,” rivers play a huge role in the lives of every Michigander. From recreation to creation, Michigan’s rivers have carved paths for industries to rise and cities to thrive. The state has over 300 named rivers — several names are shared by different rivers (e.g., there are eight Pine Rivers and seven Black Rivers). In four cases, two rivers of the same name are in one county.

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

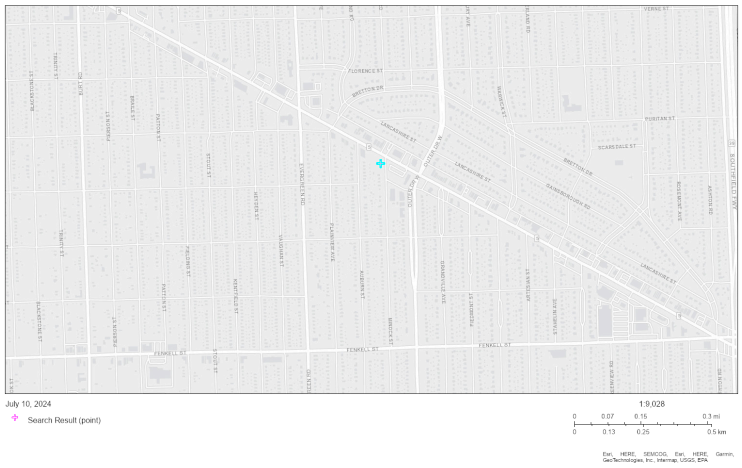


EJScreen Community Report

This report provides environmental and socioeconomic information for user-defined areas, and combines that data into environmental justice and supplemental indexes.

Detroit, MI

1 mile Ring Centered at 42.406791,-83.234203
Population: 19,833
Area in square miles: 3.14



LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	96%
Spanish	2%
Other Asian and Pacific Island	1%
Other and Unspecified	1%
Total Non-English	4%

COMMUNITY INFORMATION

- Low income: 46 percent
- People of color: 94 percent
- Less than high school education: 10 percent
- Limited English households: 1 percent
- Unemployment: 12 percent
- Persons with disabilities: 19 percent
- Male: 49 percent
- Female: 51 percent
- 73 years — Average life expectancy
- $24,333 — Per capita income
- Number of households: 7,054
- Owner occupied: 73 percent

BREAKDOWN BY RACE

- White: 6%
- Black: 88%
- American Indian: 0%
- Asian: 0%
- Hawaiian/Pacific Islander: 0%
- Other race: 0%
- Two or more races: 4%
- Hispanic: 1%

BREAKDOWN BY AGE

From Ages 1 to 4	7%
From Ages 1 to 18	23%
From Ages 18 and up	77%
From Ages 65 and up	18%

LIMITED ENGLISH SPEAKING BREAKDOWN

Speak Spanish	67%
Speak Other Indo-European Languages	33%
Speak Asian-Pacific Island Languages	0%
Speak Other Languages	0%

Notes: Numbers may not sum to totals due to rounding. Hispanic population can be of any race.
Source: U.S. Census Bureau, American Community Survey (ACS) 2017 -2021. Life expectancy data comes from the Centers for Disease Control.

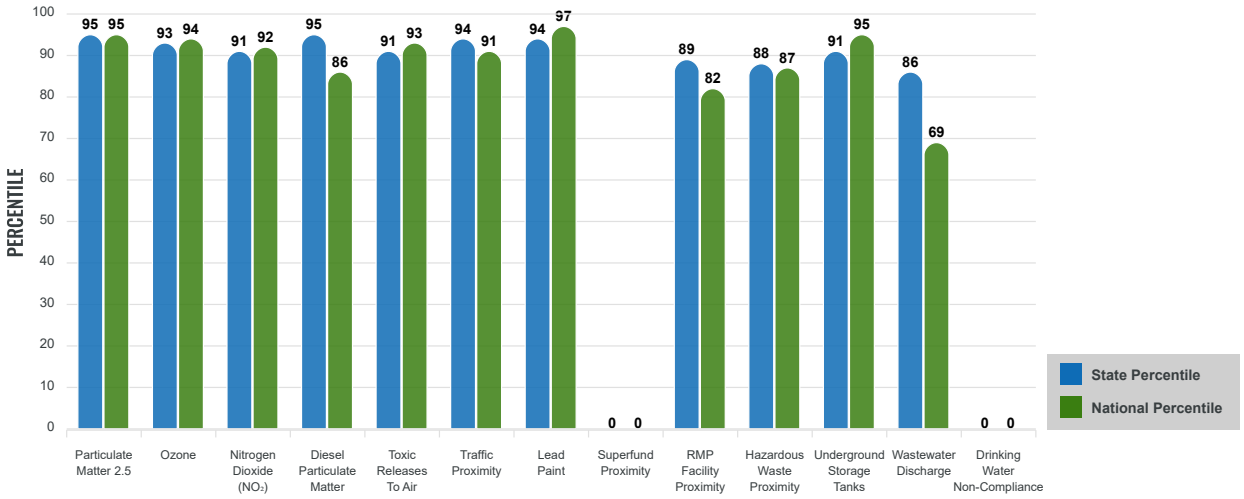
Environmental Justice & Supplemental Indexes

The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. There are thirteen EJ indexes and supplemental indexes in EJScreen reflecting the 13 environmental indicators. The indexes for a selected area are compared to those for all other locations in the state or nation. For more information and calculation details on the EJ and supplemental indexes, please visit the EJScreen website.

EJ INDEXES

The EJ indexes help users screen for potential EJ concerns. To do this, the EJ index combines data on low income and people of color populations with a single environmental indicator.

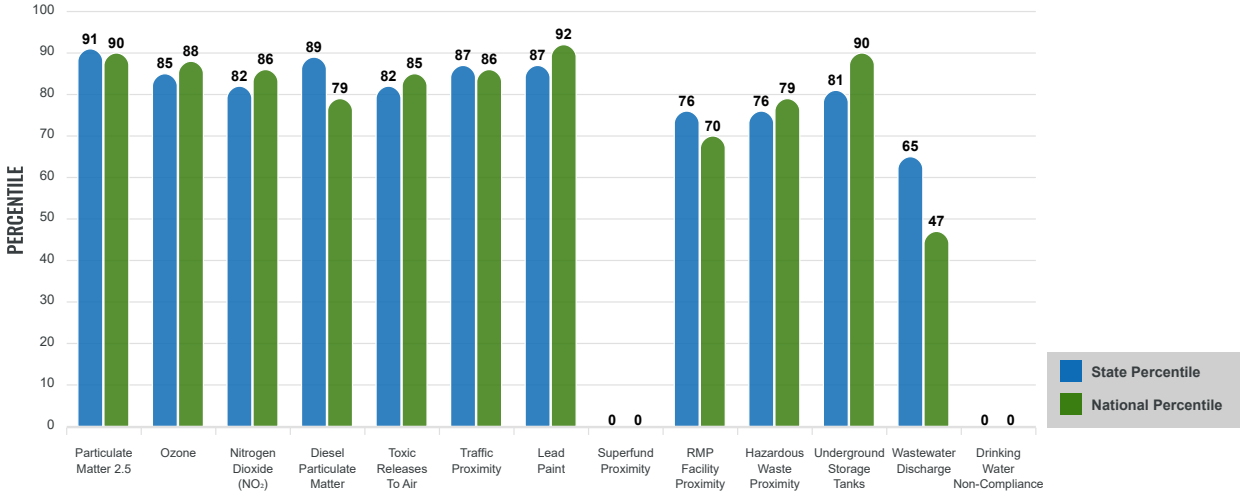
EJ INDEXES FOR THE SELECTED LOCATION



SUPPLEMENTAL INDEXES

The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on percent low-income, percent linguistically isolated, percent less than high school education, percent unemployed, and low life expectancy with a single environmental indicator.

SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



These percentiles provide perspective on how the selected block group or buffer area compares to the entire state or nation.

Report for 1 mile Ring Centered at 42.406791,-83.234203

EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
ENVIRONMENTAL BURDEN INDICATORS					
Particulate Matter 2.5 ($\mu g/m^3$)	9.69	7.84	96	8.45	85
Ozone (ppb)	44.4	42.6	79	41	79
Nitrogen Dioxide (NO_2) (ppbv)	11	7.7	76	7.8	80
Diesel Particulate Matter ($\mu g/m^3$)	0.196	0.116	95	0.191	63
Toxic Releases to Air (toxicity-weighted concentration)	2,300	2,500	73	4,600	74
Traffic Proximity (daily traffic count/distance to road)	2,400,000	910,000	91	1,700,000	76
Lead Paint (% Pre-1960 Housing)	0.87	0.38	91	0.3	95
Superfund Proximity (site count/km distance)	0	0.28	0	0.39	0
RMP Facility Proximity (facility count/km distance)	0.34	0.38	64	0.57	54
Hazardous Waste Proximity (facility count/km distance)	2.5	2	63	3.5	63
Underground Storage Tanks (count/km^2)	13	7.6	79	3.6	92
Wastewater Discharge (toxicity-weighted concentration/m distance)	6.6	880	47	700000	33
Drinking Water Non-Compliance (points)	0	0.39	0	2.2	0
SOCIOECONOMIC INDICATORS					
Demographic Index USA	2.58	N/A	N/A	1.34	89
Supplemental Demographic Index USA	2	N/A	N/A	1.64	73
Demographic Index State	2.76	1.18	92	N/A	N/A
Supplemental Demographic Index State	1.9	1.5	76	N/A	N/A
People of Color	94%	26%	94	40%	91
Low Income	46%	31%	78	30%	77
Unemployment Rate	12%	6%	84	6%	87
Limited English Speaking Households	1%	2%	75	5%	58
Less Than High School Education	10%	9%	67	11%	58
Under Age 5	7%	5%	70	5%	67
Over Age 64	18%	18%	55	18%	58

*Diesel particulate matter index is from the EPA's 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. More information on the Air Toxics Data Update can be found at: https://www.epa.gov/haps/air-toxics-data-update.

Sites reporting to EPA within defined area:

Superfund 0
Hazardous Waste, Treatment, Storage, and Disposal Facilities 0
Water Dischargers 0
Air Pollution 0
Brownfields 2
Toxic Release Inventory 0

Other community features within defined area:

Schools 1
Hospitals 1
Places of Worship 5

Other environmental data:

Air Non-attainment ..... Yes
Impaired Waters ..... No

Selected location contains American Indian Reservation Lands* ..... No
Selected location contains a "Justice40 (CEJST)" disadvantaged community ..... Yes
Selected location contains an EPA IRA disadvantaged community ..... Yes

Report for 1 mile Ring Centered at 42.406791,-83.234203

EJScreen Environmental and Socioeconomic Indicators Data

HEALTH INDICATORS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	16%	20%	14	20%	20
Heart Disease	5.7	6.3	32	5.8	49
Asthma	13.6	11.4	88	10.3	97
Cancer	5.5	7	13	6.4	28
Persons with Disabilities	17.9%	14.9%	73	13.7%	78

CLIMATE INDICATORS

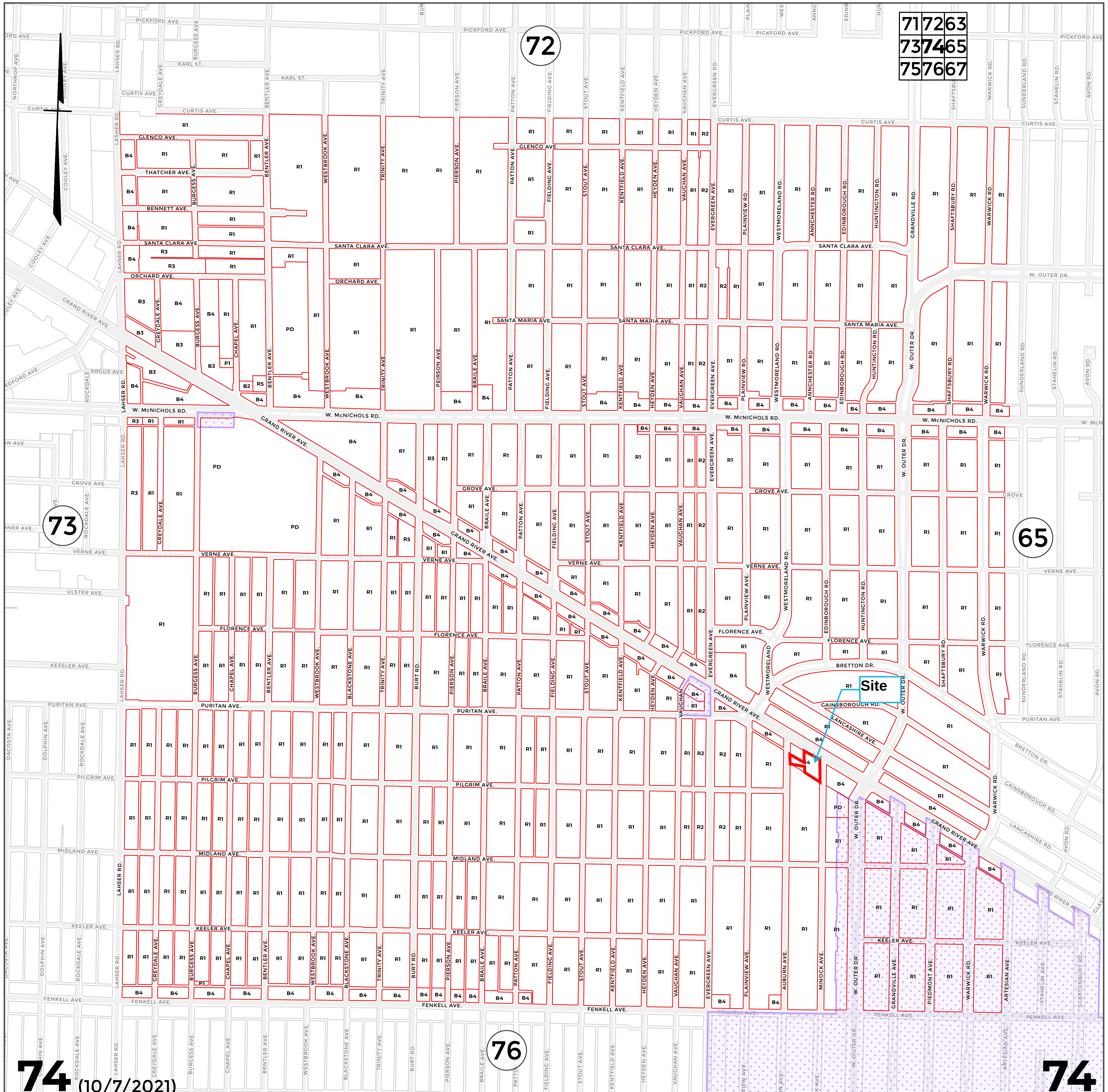
INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	1%	7%	20	12%	19
Wildfire Risk	0%	0%	0	14%	0

CRITICAL SERVICE GAPS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	11%	13%	49	13%	53
Lack of Health Insurance	4%	5%	44	9%	31
Housing Burden	Yes	N/A	N/A	N/A	N/A
Transportation Access Burden	Yes	N/A	N/A	N/A	N/A
Food Desert	Yes	N/A	N/A	N/A	N/A

Report for 1 mile Ring Centered at 42.406791,-83.234203

Report produced using EJScreen


71 72 63
73 74 65
75 76 67
72
73
65
76
Site
74 (10/7/2021)
74
PICKFORD AVE.
KARL ST.
CURTIS AVE.
GLENCO AVE.
THATCHER AVE.
BENNETT AVE.
SANTA CLARA AVE.
ORCHARD AVE.
SANTA MARIA AVE.
W. OUTER DR.
ARGUS AVE.
W. McNICHOLS RD.
GRAND RIVER AVE.
GROVE AVE.
VERNE AVE.
ULSTER AVE.
FLORENCE AVE.
BRETTON DR.
KESSLER AVE.
GAINSBOROUGH RD.
LANCASHIRE AVE.
LANCASHIRE RD.
PURITAN AVE.
PILGRIM AVE.
MIDLAND AVE.
KEELER AVE.
FENKELL AVE.
NORTHROP AVE.
COOLEY AVE.
LAHSER RD.
LASHER RD.
GREYDALE AVE.
BURGESS AVE.
CHAPEL AVE.
BENTLER AVE.
WESTBROOK AVE.
BLACKSTONE AVE.
TRINITY AVE.
BURT RD.
PIERSON AVE.
PEIRSON AVE.
BRAILE AVE.
PATTON AVE.
FIELDING AVE.
STOUT AVE.
KENTFIELD AVE.
HEYDEN AVE.
VAUGHAN AVE.
EVERGREEN RD.
EVERGREEN AVE.
PLAINVIEW RD.
PLAINVIEW AVE.
WESTMORELAND RD.
WESTMORELAND
ANNCHESTER RD.
EDINBOROUGH RD.
HUNTINGTON RD.
GRANDVILLE RD.
GRANDVILLE AVE.
SHAFTSBURY RD.
WARWICK RD.
SUNDERLAND RD.
STAHELIN RD.
STAHELIN AVE.
AVON RD.
AUBURN AVE.
MINOCK AVE.
PIEDMONT AVE.
ARTESIAN AVE.
GLASTONBURY RD.
ROCKDALE AVE.
DOLPHIN AVE.
DACOSTA AVE.
BEDFORD AVE.
R1
R2
R3
R5
B2
B3
B4
P1
PD

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

May 9, 2024

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

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

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

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 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 9, Aug 25, 2023

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

Date(s) aerial images were photographed: Oct 9, 2022—Oct 21, 2022

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
KibuaB	Kibbie-Urban land complex, 0 to 4 percent slopes	0.3	31.2%
UrbaqB	Urban land-Riverfront complex, 0 to 4 percent slopes	0.7	68.8%
Totals for Area of Interest		**1.0**	**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 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

KibuaB—Kibbie-Urban land complex, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2tx7r
Elevation: 580 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

Kibbie, human transported surface, and similar soils: 50 percent
Urban land: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kibbie, Human Transported Surface

Setting

Landform: Lakebeds (relict), deltas
Down-slope shape: Linear
Across-slope shape: Linear, convex
Parent material: Loamy human-transported material over loamy glaciolacustrine deposits

Typical profile

^Au - 0 to 9 inches: sandy loam
^Cu - 9 to 12 inches: loam
Bwb - 12 to 36 inches: silty clay loam
C - 36 to 80 inches: silt loam

Properties and qualities

Slope: 0 to 4 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low (0.01 to 0.14 in/hr)
Depth to water table: About 30 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 42 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Nonsaline (0.1 to 1.5 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 11.9 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

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

Minor Components

Colwood, human transported surface

Percent of map unit: 7 percent
Landform: Deltas, lakebeds (relict)
Microfeatures of landform position: Open depressions
Down-slope shape: Linear, concave
Across-slope shape: Convex, linear
Ecological site: F099XY013MI - Wet Lake Plain Flats
Hydric soil rating: No

Anthroportic udorthents

Percent of map unit: 5 percent
Landform: Deltas, lakebeds (relict)
Down-slope shape: Linear
Across-slope shape: Convex, linear
Ecological site: F099XY007MI - Lake Plain Flats
Hydric soil rating: No

Rapson, human transported surface

Percent of map unit: 2 percent
Landform: Deltas, lakebeds (relict)
Down-slope shape: Linear
Across-slope shape: Convex, linear
Ecological site: F099XY003MI - Warm Moist Sandy Depression
Hydric soil rating: No

Freesoil, human transported surface

Percent of map unit: 1 percent
Landform: Deltas, lakebeds (relict)
Down-slope shape: Linear
Across-slope shape: Convex, linear
Ecological site: F099XY007MI - Lake Plain Flats
Hydric soil rating: No

UrbaqB—Urban land-Riverfront complex, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2whsv
Elevation: 560 to 670 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 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

Setting

Landform: Lakebeds (relict), drainageways, deltas
Down-slope shape: Linear
Across-slope shape: Convex, linear, concave
Parent material: Loamy human-transported material

Typical profile

^Au - 0 to 6 inches: sandy loam
^Cu1 - 6 to 16 inches: very artifactual sandy loam
^Cu2 - 16 to 46 inches: gravelly-artifactual loam
^Cu3 - 46 to 80 inches: very artifactual loam

Properties and qualities

Slope: 0 to 4 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained

Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.01 to 1.42 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 20 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, steep

Percent of map unit: 1 percent
Landform: Lakebeds (relict), deltas, drainageways
Down-slope shape: Linear
Across-slope shape: Convex, linear, concave
Ecological site: F099XY007MI - Lake Plain Flats
Hydric soil rating: No

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

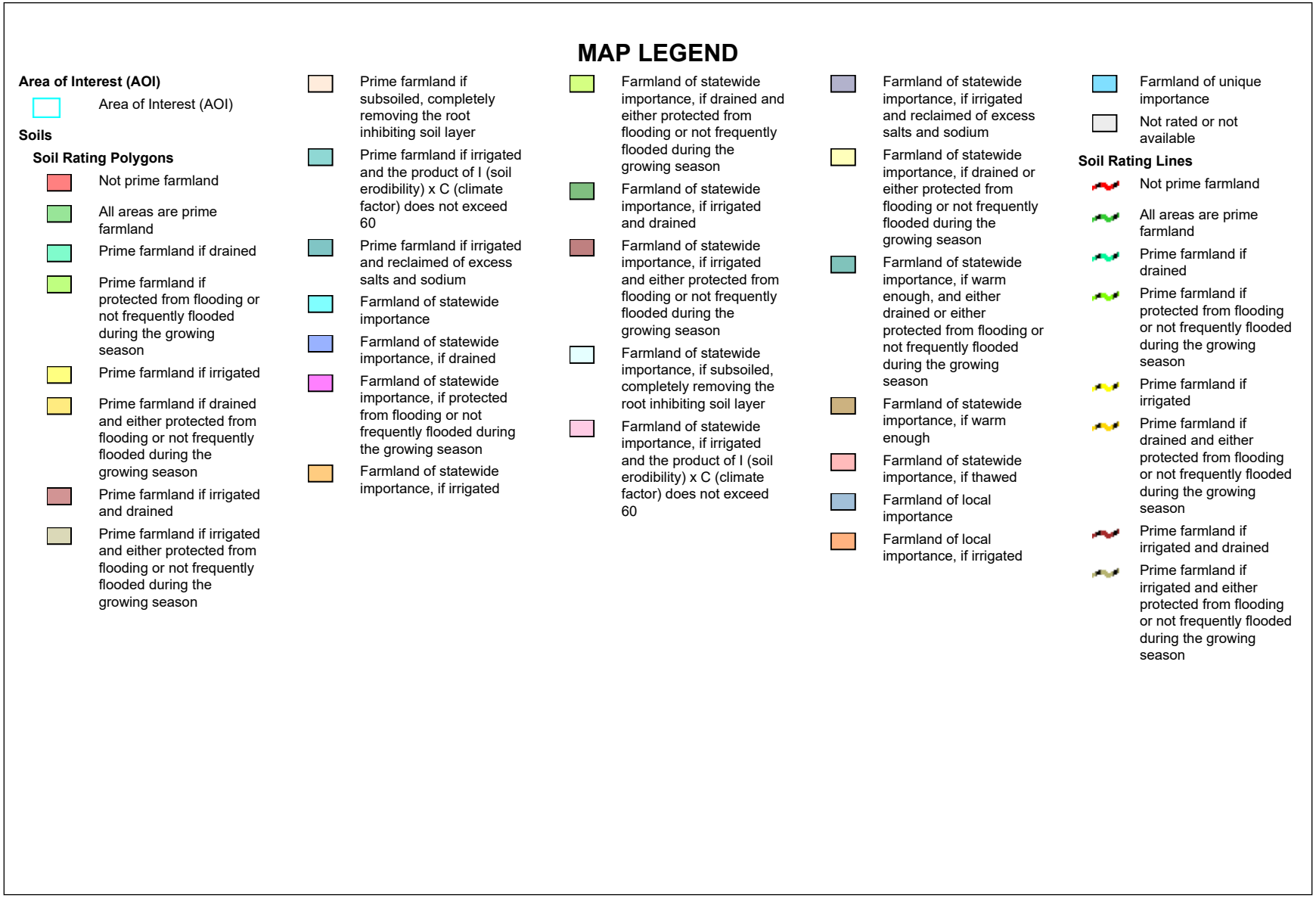
Land Classifications

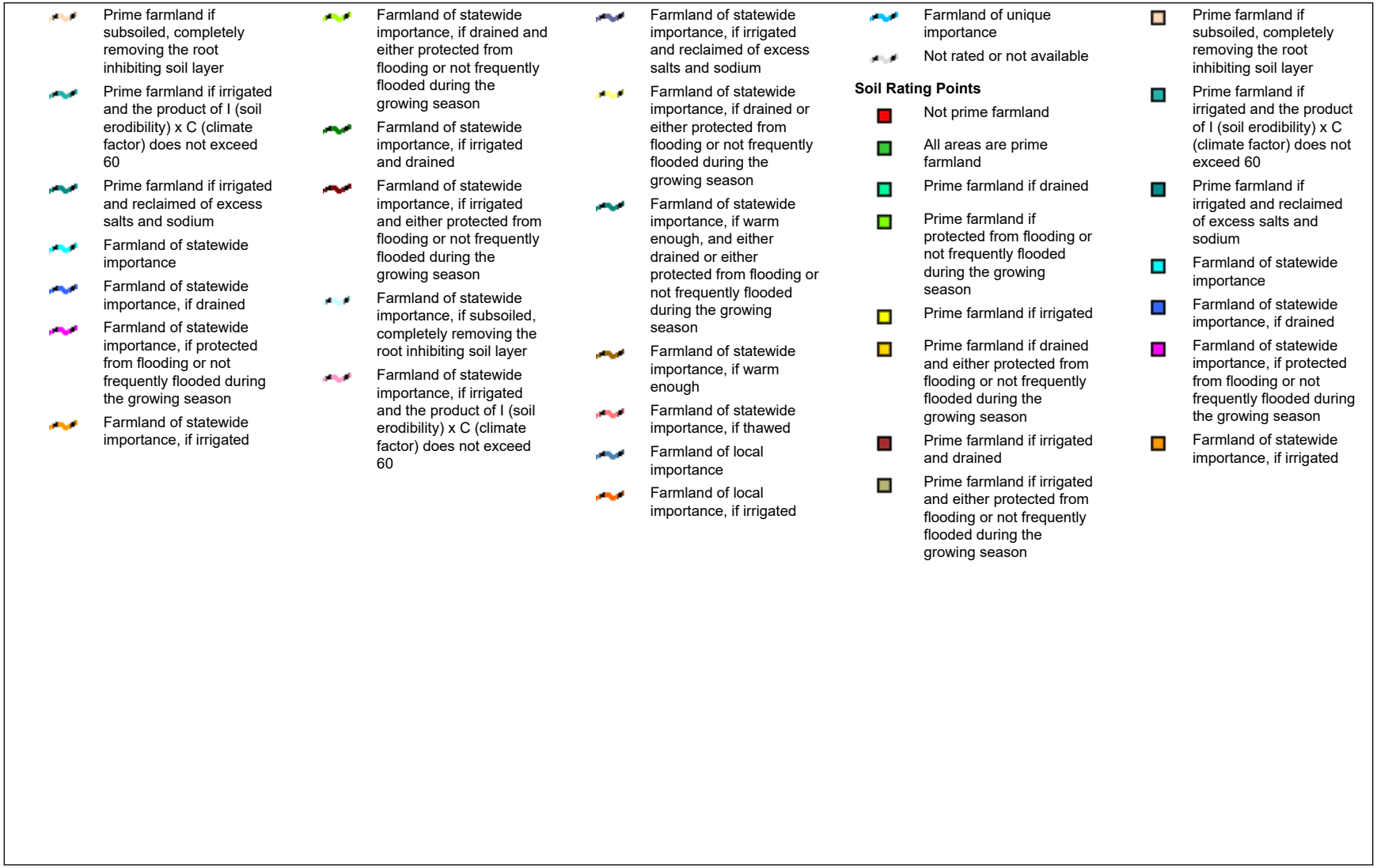
Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Farmland Classification

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.


83° 14' 8" W
83° 14' 0" W
42° 24' 26" N
42° 24' 22" N
316040
316050
316060
316070
316080
316090
316100
316110
316120
316130
316140
316150
316160
316170
316180
316190
316030
4697410
4697400
4697390
4697380
4697370
4697360
4697350
4697340
4697330
4697320
4697310
5
Grand River Ave
UrbaqB
UrbaqB
KibuaB
Auburn St
Minock St
Soil Map may not be valid at this scale.
Map Scale: 1:766 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0
10
20
40
60
Feet
0
35
70
140
210
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 Rating Polygons
Not prime farmland
All areas are prime farmland
Prime farmland if drained
Prime farmland if protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated
Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated and drained
Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated and drained
Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough
Farmland of statewide importance, if thawed
Farmland of local importance
Farmland of local importance, if irrigated
Farmland of unique importance
Not rated or not available
Soil Rating Lines
Not prime farmland
All areas are prime farmland
Prime farmland if drained
Prime farmland if protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated
Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated and drained
Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season


Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated and drained
Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough
Farmland of statewide importance, if thawed
Farmland of local importance
Farmland of local importance, if irrigated
Farmland of unique importance
Not rated or not available
Soil Rating Points
Not prime farmland
All areas are prime farmland
Prime farmland if drained
Prime farmland if protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated
Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated and drained
Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated

- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Water Features

- Streams and Canals

Transportation

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

Background

- Aerial Photography

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 9, Aug 25, 2023

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

Date(s) aerial images were photographed: Oct 9, 2022—Oct 21, 2022

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.

Table—Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
KibuaB	Kibbie-Urban land complex, 0 to 4 percent slopes	Not prime farmland	0.3	31.2%
UrbaqB	Urban land-Riverfront complex, 0 to 4 percent slopes	Not prime farmland	0.7	68.8%
Totals for Area of Interest			**1.0**	**100.0%**

Rating Options—Farmland Classification

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

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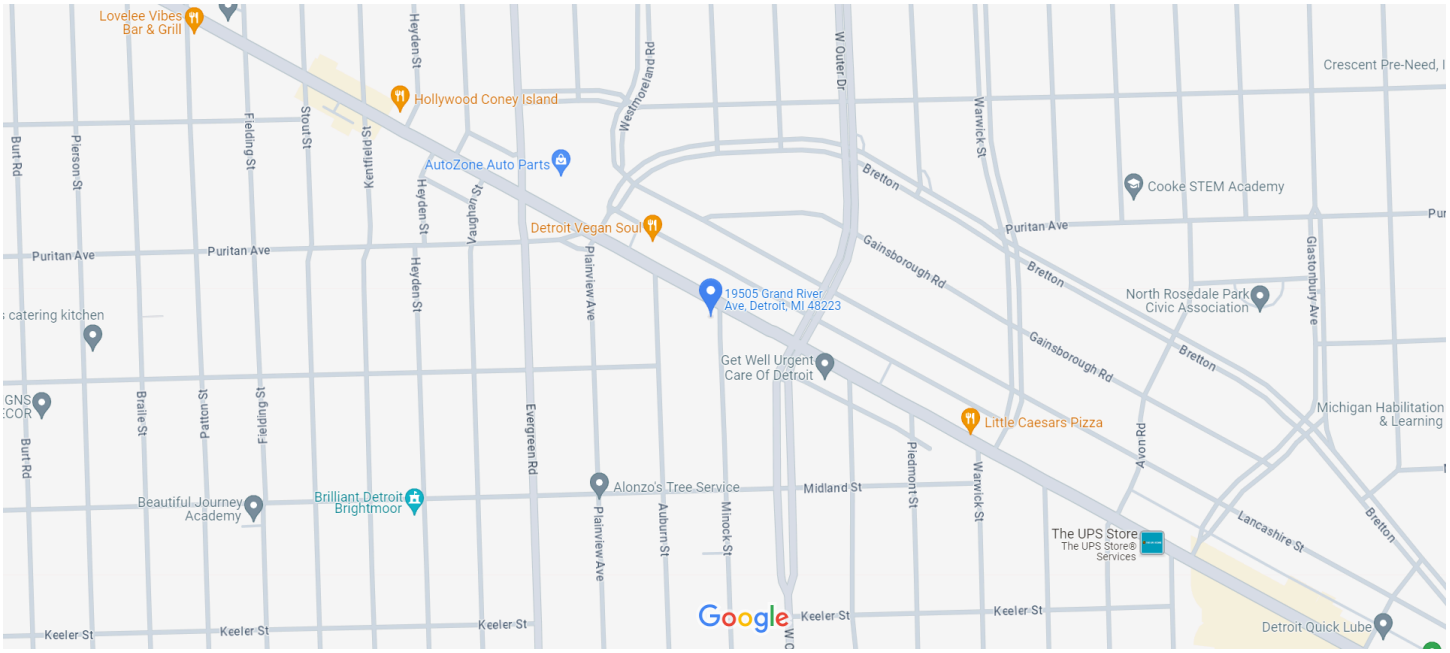
Google Maps Commercial facilities



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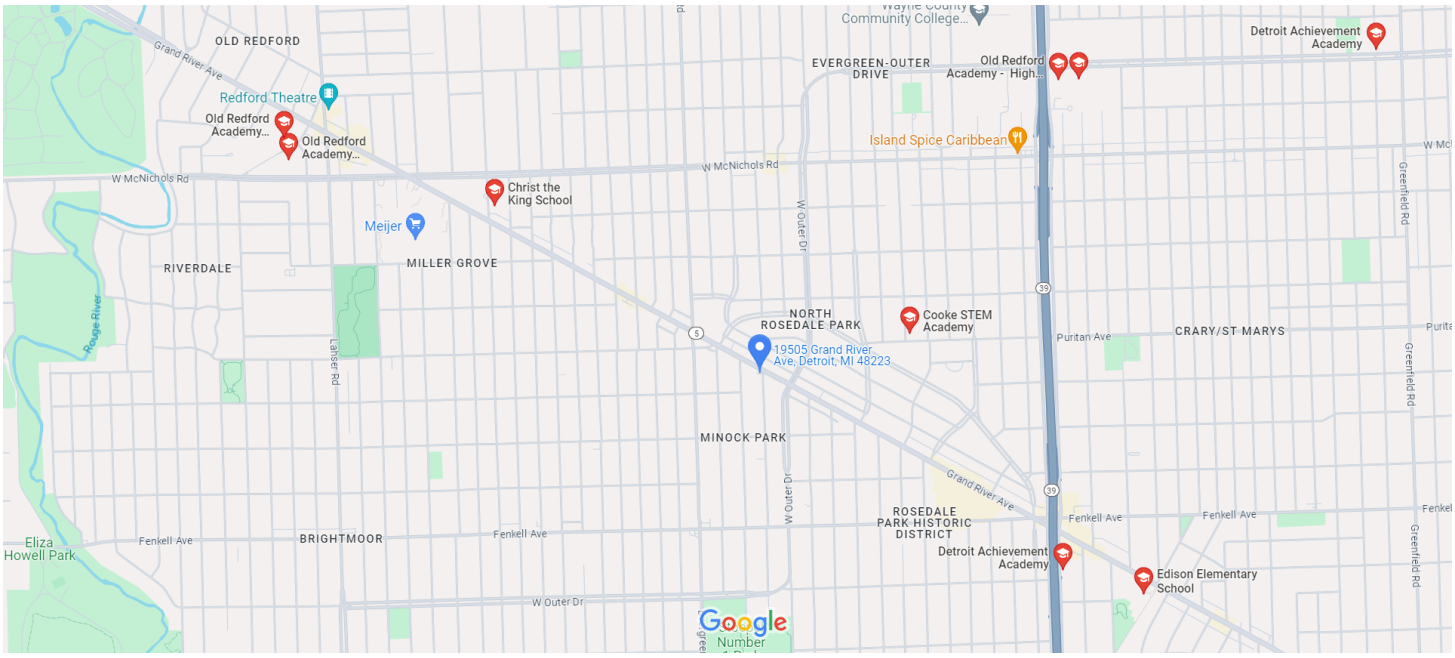
schools



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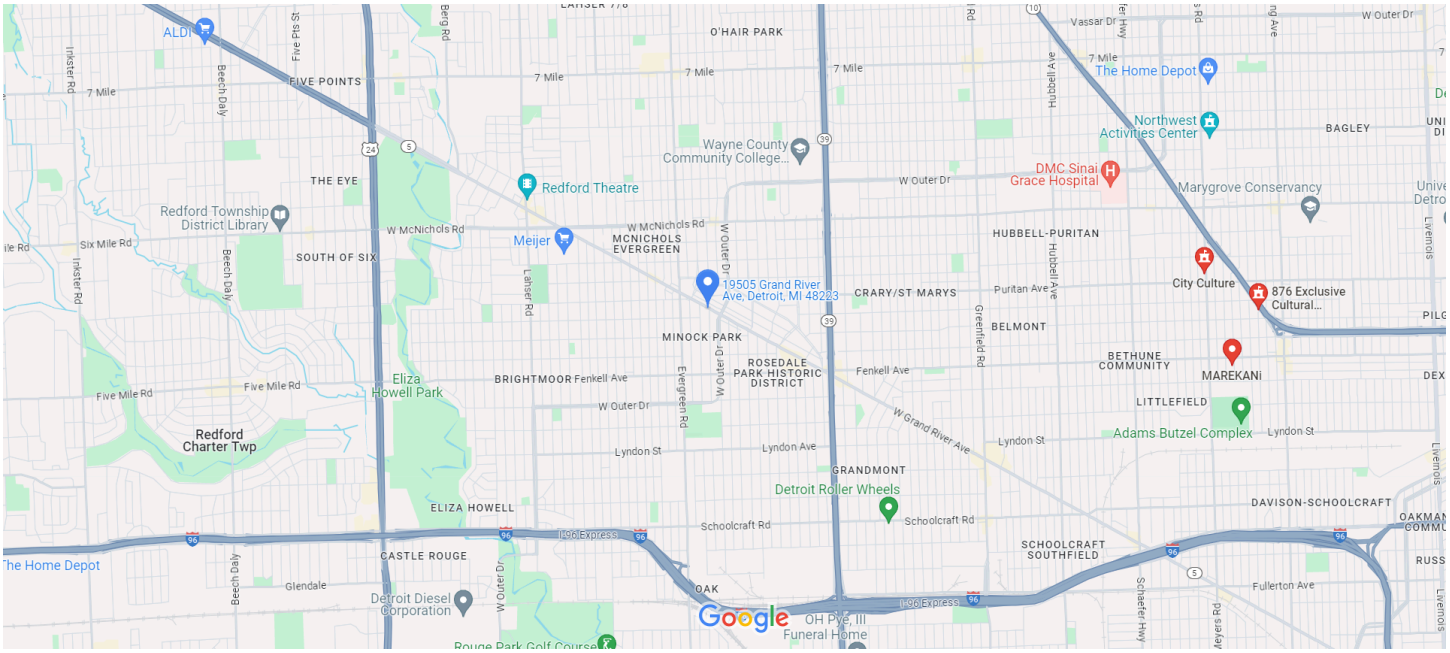

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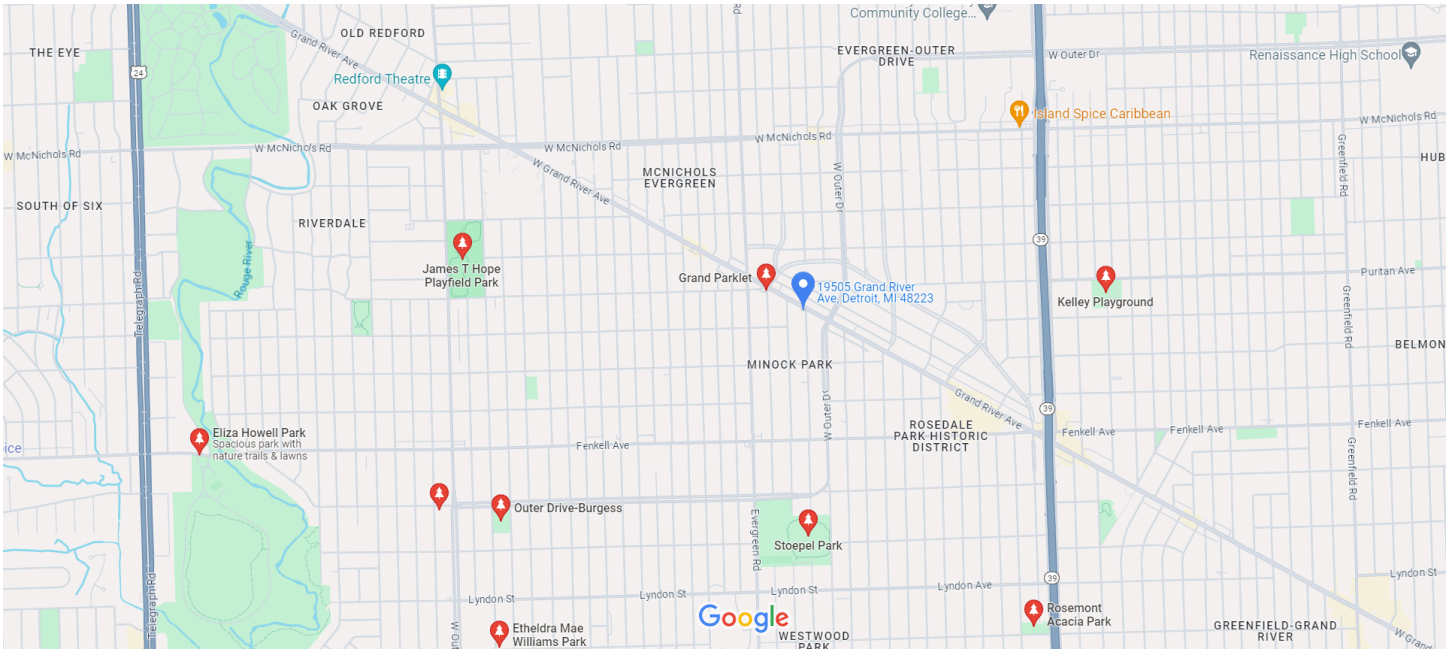

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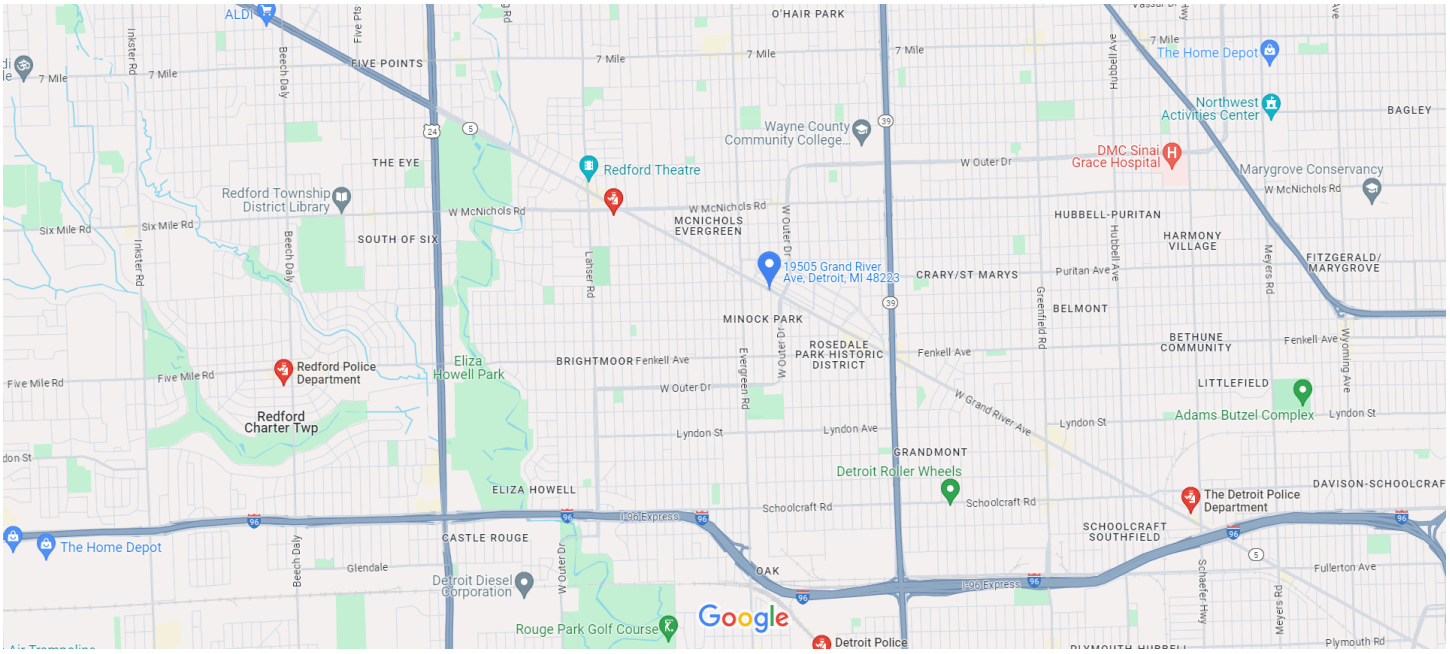

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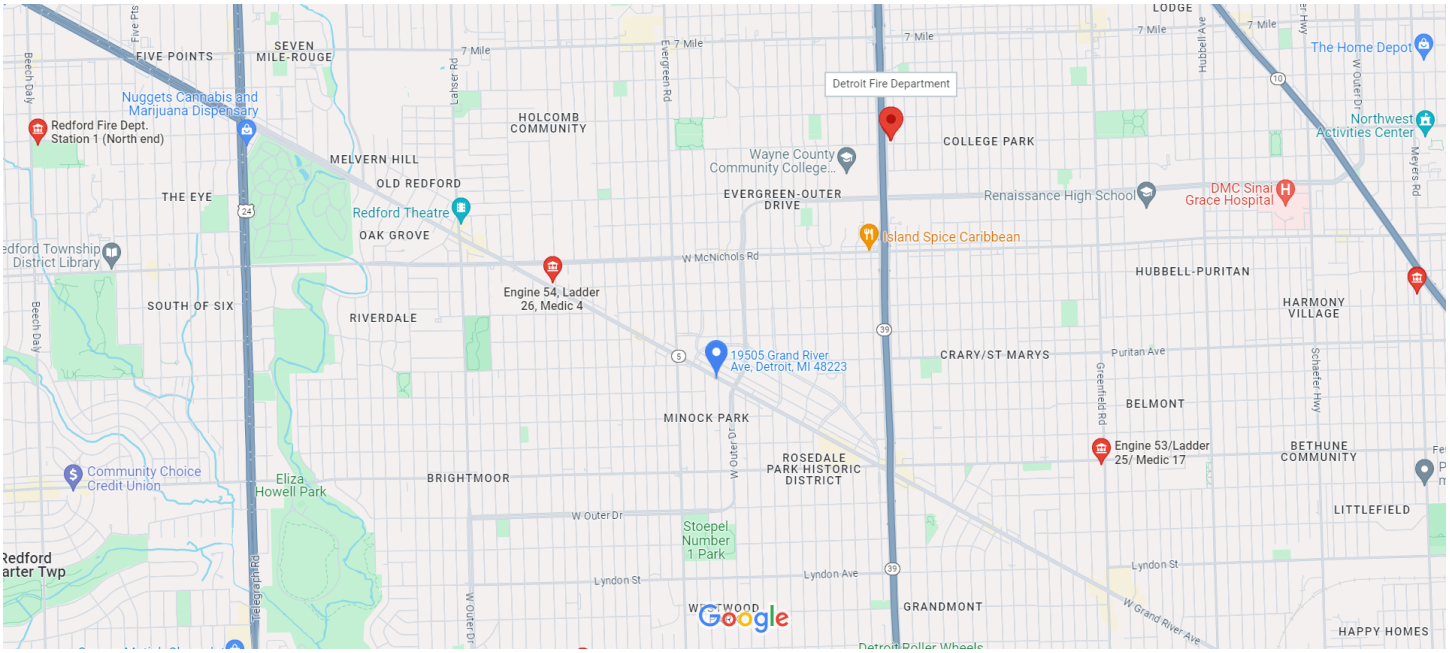
Google Maps fire department



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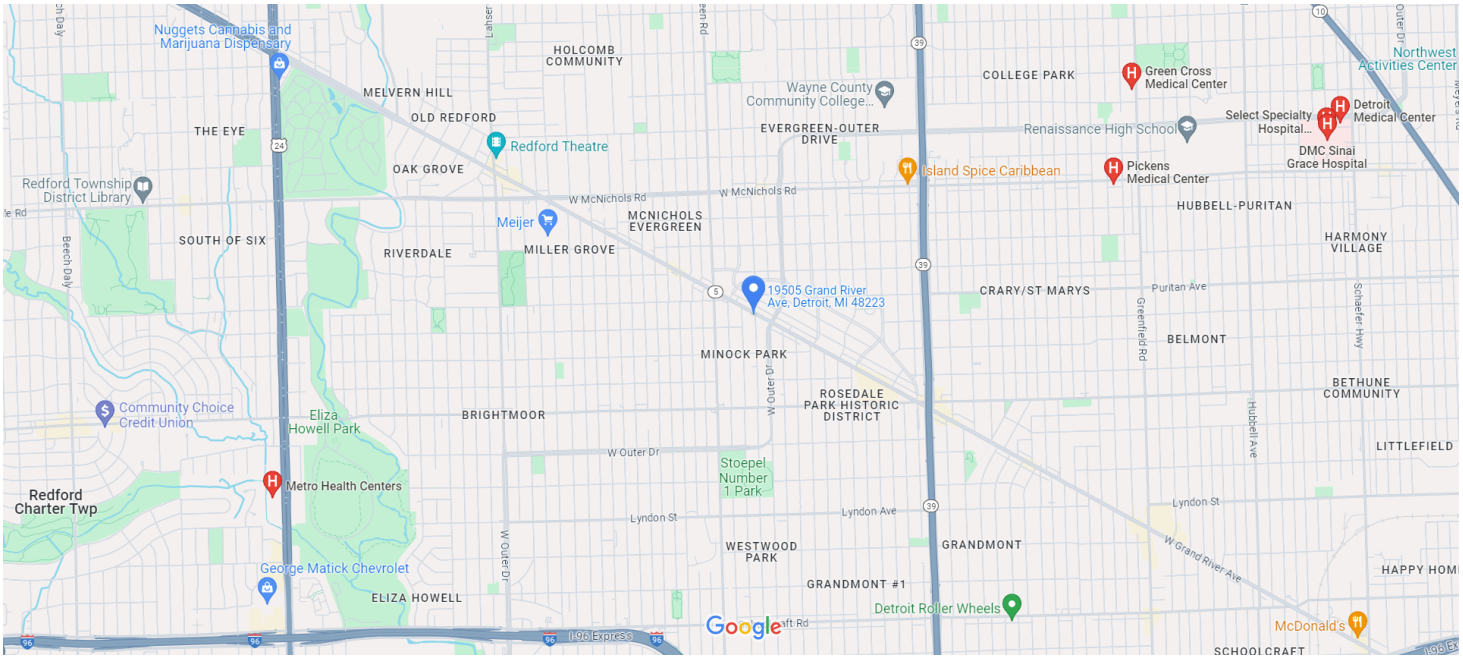

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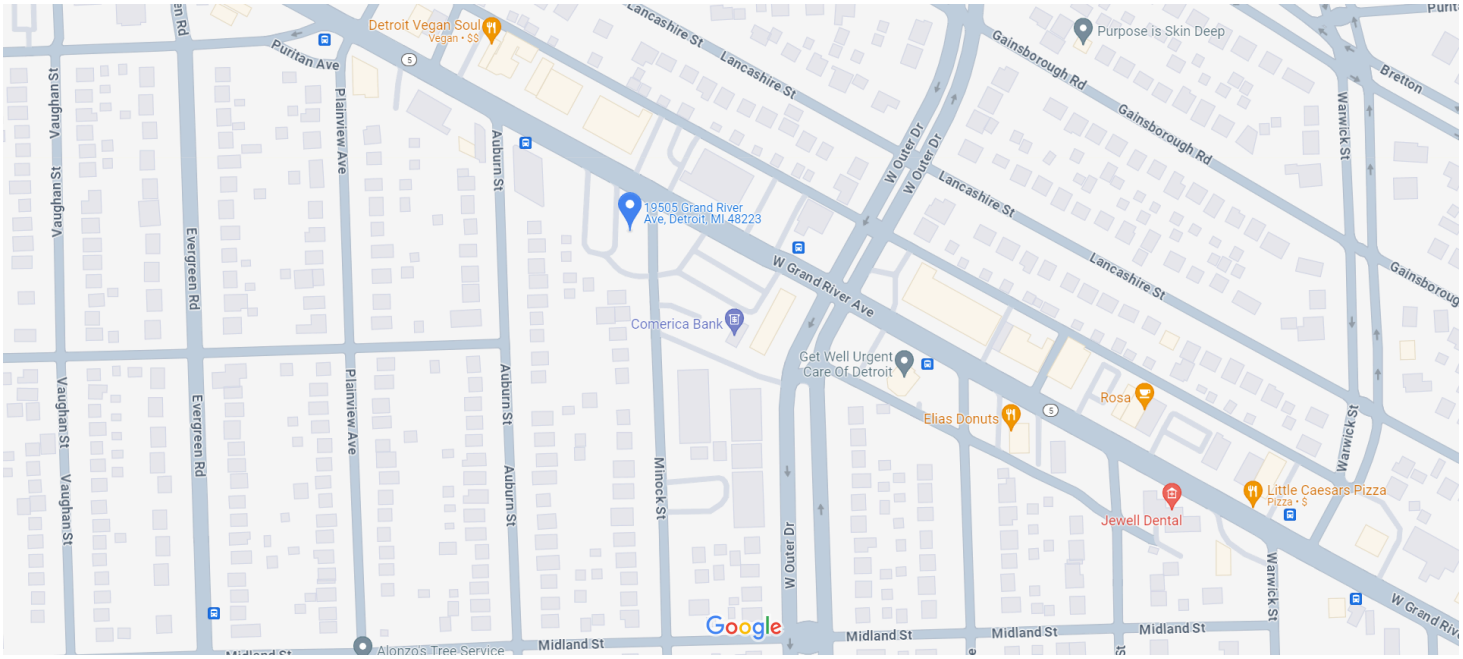

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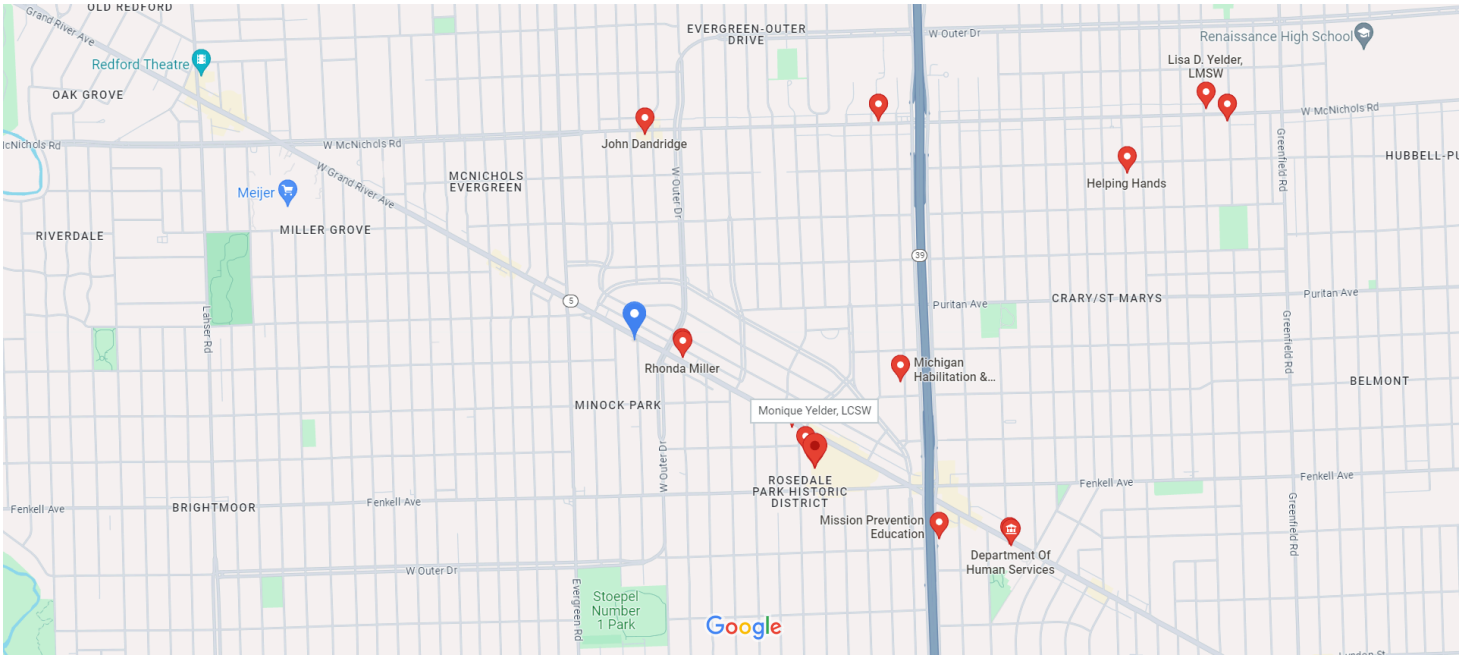

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