



## **Memorandum**

**To: Detroit Historic District Commission**

**From: Dominique Boyer, Development Specialist, Housing and Revitalization Department (HRD)**

**Date: January 21, 2025**

**Subject: Request for Advisory Comment on The Sanctuary at Brewster Project at 2900 St. Antoine**

### **Project Overview**

The Housing and Revitalization Department (HRD) is requesting the Detroit Historic District Commission's (HDC) advisory comment on the proposed project at 2900 St. Antoine, known as The Sanctuary at Brewster. This project is receiving local HOME funds from the City of Detroit. It is situated both adjacent to (new construction) and within (parking lot) the boundaries of a local historic district. Pursuant to Detroit City Code, Sec. 21-2-5, Effects of Projects on Districts, the HDC is required to provide advisory comment to the Mayor and City Council regarding the demonstrable effects of any City-financed physical development within or adjacent to a local historic district.

### **Scope of Development**

The proposed Sanctuary at Brewster is a 52-unit Permanent Supportive Housing (PSH) development that includes first-floor community spaces and offices for on-site services. The project, spearheaded by Kirsten's Touch, Inc., formed by Charles H. Ellis III, in partnership with MHT Housing, Inc., aims to provide housing and support for young adults.

Key features of the project include:

- Fifty-two (52) one-bedroom units with MSHDA-provided project-based vouchers.
- On-site wrap-around services based on Housing First and Harm Reduction principles.
- Compliance with Davis Bacon Wages.

This development is the first phase of a larger redevelopment plan for the six-acre site, which will include three future housing phases and the redevelopment of the Brewster Wheeler Recreation Center. The recreation center's redevelopment is anticipated to feature spaces such as a recreation area, sports field, offices, and complementary uses.

### **City Involvement**

The City of Detroit is supporting this project through the allocation of local HOME funds. The partnership between the City, Kirsten's Touch, Inc., and MHT Housing, Inc., underscores a commitment to addressing the housing and service needs of vulnerable populations while preserving and respecting the integrity of the surrounding historic district.

### **Submission of Materials**

To facilitate the HDC's review, we are providing the following materials:

1. Available plans, renderings, and elevation drawings that graphically depict the proposed project.
2. Supporting documentation that outlines the scope of development and specifies the City's involvement.

These materials are being submitted in accordance with HDC requirements to ensure the project is included on the docket for the February 12, 2025, meeting.

**Conclusion**

We look forward to the Commission's advisory comments on this important project. Please let us know if additional information or clarification is needed prior to the scheduled meeting.

**Attachments:**

- Project plans, renderings, and elevation drawings

Best regards,

*Dominique Boyer*

**Dominique Boyer**

**Development Specialist**

**Housing and Revitalization Department**

**City of Detroit**