

TRUE COPY CERTIFICATE

Form C of D-16-CE

STATE OF MICHIGAN, }
City of Detroit } ss.

CITY CLERK'S OFFICE, DETROIT

I, Janice M. Winfrey, City Clerk of the City of Detroit, in said State, do hereby certify that the annexed paper is a TRUE COPY OF Resolution

adopted (passed) by the City Council at session of November 22nd 20 22

and approved by Mayor December 5th 20 22

as appears from the Journal of said City Council in the office of the City Clerk of Detroit, aforesaid; that I have compared the same with the original, and the same is a correct transcript therefrom, and of the whole of such original.

In Witness Whereof, I have hereunto set my hand and affixed the corporate seal of said City, at

Detroit, this 15th day of August A.D. 20 24

Janice M. Winfrey
CITY CLERK

A RESOLUTION SUPPORTING THE APPROVAL OF THE ISSUANCE OF TAX-EXEMPT HOUSING REVENUE BONDS BY THE PUBLIC FINANCE AUTHORITY OF WISCONSIN FOR ACQUIRING AND IMPROVING RESIDENTIAL RENTAL HOUSING FACILITIES IN THE CITY OF DETROIT

WHEREAS, this Honorable Body has been advised that an affiliate (the "**Borrower**") of Community Finance Corporation, a nonprofit corporation ("**CFC**") and an organization described under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "**Code**"), has requested the assistance of the Public Finance Authority (the "**Authority**"), a governmental entity established under Section 66.0304 of the Wisconsin State Statutes, to issue qualified 501(c)(3) private activity bonds, as defined in Section 145 of the Code (the "**Bonds**"), and loan the proceeds thereof to the Borrower in order to (i) pay the costs of acquiring and improving residential rental housing facilities to be owned and operated by the Borrower or an affiliate of the Borrower, including facilities located in Detroit, Michigan, that are currently operating as a Hawthorn Suites Hotel, located at 5777 Southfield Freeway (the "**Facility**"), (ii) fund required reserves; and (iii) pay certain costs of issuance (collectively, the "**Project**"); and

WHEREAS, Borrower's acquisition, improvement, and operation of the Facility are intended to provide much-needed affordable and market-rate rental housing and to relieve the burden on the local governmental unit, the City of Detroit (the "**City**"), to provide the same, and

WHEREAS, the development, construction, and operation of the Facility as described by the Borrower will serve the public purposes of providing much needed affordable and market-rate rental housing within the city of Detroit, promoting the economic stability and welfare of the City and its residents, and diversifying the economy of the City, all of which are a burden on the local government, its taxpayers, and residents (collectively, "**Governmental Burdens**"); and

WHEREAS, the City finds that the development, construction, and operation of the Facility to be undertaken by the Borrower will lessen its Governmental Burdens; and

WHEREAS, Section 66.0304(11)(a) of the Wisconsin Statutes requires that the City approve the financing of the Project as a condition precedent to the issuance of the Bonds; and

WHEREAS, Code Section 147(f) requires that a governmental unit having jurisdiction over the area in which the Facility is to be located must first approve the issuance of the Bonds; and

WHEREAS, the approval by the governmental unit having jurisdiction over the area in which the Facility to be financed by the issue is located of the issuance of the Bonds to finance the Project must be obtained after a public hearing; and

WHEREAS, the Mayor of the City of Detroit, as the chief elected executive officer, is the "applicable elected representative" (as that term is defined in Code Sec. 147) to approve the issuance of the Bonds and the plan of finance for the Project following a public hearing; and

A RESOLUTION SUPPORTING THE APPROVAL OF THE ISSUANCE OF TAX-EXEMPT HOUSING REVENUE BONDS BY THE PUBLIC FINANCE AUTHORITY OF WISCONSIN FOR ACQUIRING AND IMPROVING RESIDENTIAL RENTAL HOUSING FACILITIES IN THE

CITY OF DETROIT

By Council Member: *Dushal, III*

WHEREAS, this Honorable Body has been advised that an affiliate (the "**Borrower**") of Community Finance Corporation, a nonprofit corporation ("**CFC**") and an organization described under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "**Code**"), has requested the assistance of the Public Finance Authority (the "**Authority**"), a governmental entity established under Section 66.0304 of the Wisconsin State Statutes, to issue qualified 501(c)(3) private activity bonds, as defined in Section 145 of the Code (the "**Bonds**"), and loan the proceeds thereof to the Borrower in order to (i) pay the costs of acquiring and improving residential rental housing facilities to be owned and operated by the Borrower or an affiliate of the Borrower, including facilities located in Detroit, Michigan, that are currently operating as a Hawthorn Suites Hotel, located at 5777 Southfield Freeway (the "**Facility**"), (ii) fund required reserves; and (iii) pay certain costs of issuance (collectively, the "**Project**"); and

WHEREAS, Borrower's acquisition, improvement, and operation of the Facility are intended to provide much-needed affordable and market-rate rental housing and to relieve the burden on the local governmental unit, the City of Detroit (the "**City**"), to provide the same, and

WHEREAS, the development, construction, and operation of the Facility as described by the Borrower will serve the public purposes of providing much needed affordable and market-rate rental housing within the city of Detroit, promoting the economic stability and welfare of the City and its residents, and diversifying the economy of the City, all of which are a burden on the local government, its taxpayers, and residents (collectively, "**Governmental Burdens**"); and

WHEREAS, the City finds that the development, construction, and operation of the Facility to be undertaken by the Borrower will lessen its Governmental Burdens; and

WHEREAS, Section 66.0304(11)(a) of the Wisconsin Statutes requires that the City approve the financing of the Project as a condition precedent to the issuance of the Bonds; and

WHEREAS, Code Section 147(f) requires that a governmental unit having jurisdiction over the area in which the Facility is to be located must first approve the issuance of the Bonds; and

WHEREAS, the approval by the governmental unit having jurisdiction over the area in which the Facility to be financed by the issue is located of the issuance of the Bonds to finance the Project must be obtained after a public hearing; and

WHEREAS, the Mayor of the City of Detroit, as the chief elected executive officer, is the "applicable elected representative" (as that term is defined in Code Sec. 147) to approve the issuance of the Bonds and the plan of finance for the Project following a public hearing; and

WHEREAS, it is intended that this Resolution evidence this Honorable Body's support of the Project and authorization for the Mayor of the City of Detroit to approve the issuance of the Bonds and the plan of finance for the Project pursuant to Section 66.0304(11)(a) of the Wisconsin Statutes and as the "applicable elected representative" as defined in Section 147(f) of the Code. Therefore, it is hereby

RESOLVED, that this Honorable Body hereby approves the issuance of the Bonds by the Authority for the purpose of financing the Project; and be it further

RESOLVED, that, as the applicable elected representative of the governmental unit having jurisdiction over the area in which the Project is to be located, the Mayor is hereby authorized to approve the issuance of the Bonds and the financing of the Project for the purposes of Section 66.0304(11)(a) of the Wisconsin Statutes and for the purposes of Section 147(f) of the Code.

**ADOPTED AS FOLLOWS
COUNCIL MEMBERS**

		YEAS	NAYS
Scott	BENSON		
Fred	DURHAL, III	✓	
Latisha	JOHNSON	✓	
Gabriela	SANTIAGO-ROMERO	✓	
*James	TATE	✓	
Mary	WATERS	✓	
Angela	WHITFIELD-CALLOWAY		✓
Coleman	YOUNG, II	✓	
MARY PRESIDENT	SHEFFIELD	✓	
*PRESIDENT PRO TEM			
		7	1

A RESOLUTION SUPPORTING THE APPROVAL OF THE ISSUANCE OF TAX-EXEMPT
HOUSING REVENUE BONDS BY THE PUBLIC FINANCE AUTHORITY OF WISCONSIN
FOR ACQUIRING AND IMPROVING RESIDENTIAL RENTAL HOUSING FACILITIES IN THE
CITY OF DETROIT

WHEREAS, this Honorable Body has been advised that an affiliate (the “**Borrower**”) of Community Finance Corporation, a nonprofit corporation (“**CFC**”) and an organization described under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the “**Code**”), has requested the assistance of the Public Finance Authority (the “**Authority**”), a governmental entity established under Section 66.0304 of the Wisconsin State Statutes, to issue qualified 501(c)(3) private activity bonds, as defined in Section 145 of the Code (the “**Bonds**”), and loan the proceeds thereof to the Borrower in order to (i) pay the costs of acquiring and improving residential rental housing facilities to be owned and operated by the Borrower or an affiliate of the Borrower, including facilities located in Detroit, Michigan, that are currently operating as a Hawthorn Suites Hotel, located at 5777 Southfield Freeway (the “**Facility**”), (ii) fund required reserves; and (iii) pay certain costs of issuance (collectively, the “**Project**”); and

WHEREAS, Borrower’s acquisition, improvement, and operation of the Facility are intended to provide much-needed affordable and market-rate rental housing and to relieve the burden on the local governmental unit, the City of Detroit (the “**City**”), to provide the same, and

WHEREAS, the development, construction, and operation of the Facility as described by the Borrower will serve the public purposes of providing much needed affordable and market-rate rental housing within the city of Detroit, promoting the economic stability and welfare of the City and its residents, and diversifying the economy of the City, all of which are a burden on the local government, its taxpayers, and residents (collectively, “**Governmental Burdens**”); and

WHEREAS, the City finds that the development, construction, and operation of the Facility to be undertaken by the Borrower will lessen its Governmental Burdens; and

WHEREAS, Section 66.0304(11)(a) of the Wisconsin Statutes requires that the City approve the financing of the Project as a condition precedent to the issuance of the Bonds; and

WHEREAS, Code Section 147(f) requires that a governmental unit having jurisdiction over the area in which the Facility is to be located must first approve the issuance of the Bonds; and

WHEREAS, the approval by the governmental unit having jurisdiction over the area in which the Facility to be financed by the issue is located of the issuance of the Bonds to finance the Project must be obtained after a public hearing; and

WHEREAS, the Mayor of the City of Detroit, as the chief elected executive officer, is the “applicable elected representative” (as that term is defined in Code Sec. 147) to approve the issuance of the Bonds and the plan of finance for the Project following a public hearing; and

WHEREAS, it is intended that this Resolution evidence this Honorable Body's support of the Project and authorization for the Mayor of the City of Detroit to approve the issuance of the Bonds and the plan of finance for the Project pursuant to Section 66.0304(11)(a) of the Wisconsin Statutes and as the "applicable elected representative" as defined in Section 147(f) of the Code. Therefore, it is hereby

RESOLVED, that this Honorable Body hereby approves the issuance of the Bonds by the Authority for the purpose of financing the Project; and be it further

RESOLVED, that, as the applicable elected representative of the governmental unit having jurisdiction over the area in which the Project is to be located, the Mayor is hereby authorized to approve the issuance of the Bonds and the financing of the Project for the purposes of Section 66.0304(11)(a) of the Wisconsin Statutes and for the purposes of Section 147(f) of the Code.

RESOLUTION 2022-_____

A RESOLUTION GRANTING FINAL APPROVAL OF THE ISSUANCE OF AN AMOUNT NOT TO EXCEED \$____,000,000 PRINCIPAL AMOUNT OF TAX-EXEMPT AND/OR TAXABLE ESSENTIAL HOUSING REVENUE BONDS (CFC-_____, LLC), SERIES 2022, OF THE PUBLIC FINANCE AUTHORITY

WHEREAS, CFC-_____, LLC, an Arizona limited liability company (the "Borrower"), the sole member of which is Community Finance Corporation, a nonprofit corporation (the "Member") and an organization described under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), has requested the assistance of the Public Finance Authority (the "Authority"), a governmental entity established under Section 66.0304 of the Wisconsin State Statutes, to issue qualified 501(c)(3) bonds, as defined in Section 145 of the Internal Revenue Code of 1986 (the "Code"), in an aggregate principal amount not to exceed \$____,000,000 (the "Bonds"), and loan the proceeds thereof to the Borrower in order to (i) pay the costs of acquiring and improving residential rental housing facilities, including facilities located in the City of _____ (the "City") and to be owned by the Borrower; (ii) fund required reserves; and (iii) pay certain costs of issuance (collectively, the "Project"); and

WHEREAS, the facilities located in the City are [*add description and location of project*] (collectively the "Facilities"), and will provide necessary affordable, essential and market-rate rental housing within the City; and

WHEREAS, the Borrower is organized exclusively to further the stated charitable purposes of the Member, which specifically includes, among other purposes,

the purpose of lessening the government burdens of erecting, financing and maintaining public buildings, including, without limitation, rental housing; and

WHEREAS, the development, construction and operation of the Facilities will serve the public purposes of providing necessary affordable, essential and market-rate rental housing within the City, promoting economic development and welfare and diversifying the economy of the City, all of which the City hereby finds to be a burden of its local government (collectively, the "Expressed Government Burdens"); and

WHEREAS, the City finds that the development, construction and operation of the Facilities undertaken by the Borrower will actually lessen the Expressed Government Burdens of the City by providing necessary affordable, essential and market-rate rental housing within the City; and

WHEREAS, Section 66.0304(11)(a) of the Wisconsin Statutes requires that the City to approve the financing of the Project as a condition precedent to the issuance of the Bonds; and

WHEREAS, Section 147(f) of the Code requires that an "applicable elected representative" (as that term is defined in the Code) approve the issuance of the Bonds and the plan of finance for the Project following a public hearing, which public hearing was held by the City on _____, 2022; and

WHEREAS, information regarding the Project to be financed with the proceeds of the Bonds has been presented to the Council of the City; and

WHEREAS, it is intended that this Resolution shall constitute approval by the Council of the City pursuant to Section 66.0304(11)(a) of the Wisconsin Statutes and of the "applicable elected representative" as defined in Section 147(f) of the Code with

respect to the Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF _____ as follows:

SECTION 1. In order to satisfy the requirements of Section 66.0304(11)(a) of the Wisconsin Statutes, the City Council hereby approves the issuance of the Bonds by the Authority in the aggregate principal amount not to exceed \$____,000,000.00 for the purpose of financing the Project. It is the purpose and intent of the City Council that this Resolution constitute approval of the issuance of the Bonds and the financing of the Project for the purposes of Section 66.0304(11)(a) of the Wisconsin Statutes.

SECTION 2. In order to satisfy the requirements of Section 147(f) of the Code, the City Council hereby approves the issuance of the Bonds by the Authority in the aggregate principal amount not to exceed \$____,000,000.00 for the purpose of financing the Project. It is the purpose and intent of the City Council that this Resolution constitute approval of the issuance of the Bonds and the financing of the Project for the purposes of Section 147(f) of the Code by the applicable elected representative of the governmental unit having jurisdiction over the area in which the Project is located, in accordance with said Section 147(f) of the Code.

PASSED BY THE COUNCIL OF _____ this
____ day of _____, 2022.

MAYOR

ATTEST:

_____ City Clerk

APPROVED AS TO FORM:

_____ City Attorney

REVIEWED BY:

_____ City Manager

**THIS AGREEMENT IS SUBJECT TO THE ACQUISITION OF THE PROPERTY BY
PFA WISCONSIN AND THE CLOSING OF BOND FINANCING AS DEFINED IN
EXHIBIT A (FINAL RESOLUTION)**

Tenant Retention Plan for 5777 Southfield Freeway

Redevelopment Strategy & Displacement Prevention Overview

5777 Southfield Freeway (“5777 Southfield”) is an extended-stay hotel to be converted into a multifamily apartment building complex in Warrendale, Detroit. 5777 Southfield has 128 units. The property requires extensive renovations in order to make it fully occupiable. Renovation will include: painting unit interiors; adding tenant storage space and a mailroom in the gatehouse; painting the basketball court; improving the building façade and parking lot; removing existing barbed wire at the site that encroaches on the public right of way; adding a sidewalk along Faust Avenue on the subject site; and improving outdoor lighting, landscaping, and the dumpster enclosure.

The extent of the required work means there is no safe and comfortable way for residents to remain in the buildings during construction. Construction will take approximately 6 months. After the renovation, all current tenants will have the right to return to renovated units. The developers and a tenant engagement team chosen with input from the Housing and Revitalization Department will work with tenants to facilitate their relocation.

The owner is committing that

- 20% of the units (26 units) will be affordable at 80% AMI for the next fifteen (15) years. Existing tenants who choose to return will count towards that affordability commitment. If fewer existing residents choose to return, or if some elect to leave, those units as committed will be made available for new income-qualifying residents.

Affordability Plan

Current rents at the property range from \$139 per night for a room with 1 queen bed to \$159 per night for a room with 2 queen beds. The property is available for booking through the end of 2022. Resident income mix is not fully known, but based on a June 2022 BSEED hearing, at least some residents would be at risk of homeless if they were not at this building.

During construction, the tenant engagement team will assist in locating temporary housing for residents on the site with affordable rents based on their incomes, and will be supported with a differential in rent between what they pay today and the cost of their temporary apartment if needed.

Rents after construction work is completed will range from \$1,100 to \$1,350 for 1-BR and \$1,500 to \$1,750 for 2-BR. Rents after construction is completed account for a utility allowance for any tenant-paid utilities based on MSHDA’s standard allowances for Wayne County by building type and bedroom size.

(Starting rent, subject to escalations)	1BR	2BR	Total
80% AMI	\$1,250	\$1,650	26
Unrestricted / market rate	\$1,350	\$1,750	102

New rents following renovation for returning and new residents will adhere to requirements outlined in the Affordable Housing Agreement. Processes for determining income, rents and other compliance pieces as needed will conform to the City’s Inclusionary Housing Guidelines, updated April 2019.

New rents following renovations for current residents who return to the property after temporary relocation will be calculated as follows:

- For low-income tenants who are not cost-burdened based on their current income and rent, initial rent will be based on 30% of their verified income.
- For low-income tenants who are cost-burdened based on their current income and rent, their initial rent will be a 2% increase on their current rent.
- Annual rent increases for current low-income residents following the execution of new lease agreements for rehabilitated units shall be limited to 2%.
- Tenants who are not low-income will have the right to return to market rate units at market rents.

Utilities

Tenants will pay utilities following renovations, but their rent including utilities will not exceed what is considered affordable based on the preceding paragraph.

Tenant Communication Plan

Initial outreach and income verification

The developer and tenant engagement team will managing tenant communications. They will begin contact with residents by December of 2022 and conduct initial income verification for all residents.

Communication & meetings

All residents will receive an initial notice when affordability terms are finalized, at least 90 days prior to construction start. Communications will then follow the schedule below for notices and meetings.

Representatives from the City of Detroit and a tenant engagement team will be present at meetings. Meetings will be publicized with fliers displayed prominently within the building, individual letters/notices to tenants, and phone calls. During the first resident meeting, the developer and tenant engagement team will update phone and email contact information for all households to conduct better outreach following.

Sample communications

All outgoing communications to residents regarding relocation, construction and affordability agreement will be reviewed by the City, the tenant engagement team, and property management before being distributed.

<i>Date of event or distribution</i>	<i>Name of event or material</i>	<i>Description</i>
<i>XX/XX/202X</i>	Initial Notice / Notice of first meeting	Informs them of construction plans, assistance that will be provided during the transition, and information about affordability agreement (tentatively, depending on timing of meeting). Provides meeting details.
<i>XX/XX/202X</i>	First meeting	Meeting to explain to residents in more detail the construction plans, affordability agreement to help them remain to the property, and assistance that will be provided during the transition.
<i>XX/XX/202X</i>	Summary of first meeting	Summarizes information shared at first meeting, provided as handout to residents present and circulated to all residents following the meeting. Provides contact information for questions.
<i>XX/XX/202X</i>	Individual notices	Individual notices that provides residents with specific move-out dates, information on how to connect with moving supports, anticipated return date, and contact information.

Tenant Habitability Plan

Construction schedule

The developer will provide a construction schedule that noting the different phases of construction and the approximate timeline for each phase.

Phase	Timeline
X	X

Logistics

Due to the nature of the renovation, there is no safe and comfortable way for residents to remain in their current building during construction. Therefore, all work will take place after residents are relocated out of the building (to another building that is part of the project).

All services will be maintained until existing tenants are temporarily relocated out during construction. When construction commences, the only services active will be those necessary for the safe execution of the construction work. All tenants will be temporarily relocated before service interruptions.

During rehab, the contractor will take the following precautions to ensure tenant safety and habitability:

- Service interruptions: All essential services to the tenants shall be maintained. This includes heat, cold water, hot water, and electricity. There are no planned interruptions based on the scope of work. Should a service interruption become necessary, all residents will be provided with 48 hours’ notice through posted signs throughout all public spaces and outside tenant units.
- Noise & Sound mitigation: All work will be performed during regular working hours from 8am to 5pm Mondays through Fridays except for Legal Holidays. Noise Mitigation efforts will be employed by the Contractor and trades observing required work hours, utilizing Noise Barriers and Noise Curtains where required and employing tools and electric devices with low-sound power levels.
- Air quality mitigation: All levels of dust and debris shall be kept to a minimum and confined to active construction areas.
- Egress/Fire safety: Means of egress (entrances and exits) will be always clear and unobstructed. Fire Safety laws and controls shall be strictly observed and monitored.
- Security: All security of the building shall be maintained during construction.
- Parking: Residents will continue to have access to existing building parking during construction.

All elements of project planning and construction will be conducted in full and complete compliance with Federal, State and Municipal laws and regulations. The City of Detroit Departments of Buildings, Safety and Engineering and related departments will regulate and approve all proposed work and mobilization planning for the renovations.

Temporary relocation plan

Special Needs

The tenant intake process identifies tenant demographics and any special needs of the tenants. For example, the tenant intake will identify income, disability, age, and any background issues

that may impair ability to find housing, such as eviction history, credit, criminal background, and mental health.

Packing, storage and/or moving assistance

The developer will arrange for a moving service to move tenants. Boxes can be supplied as needed. Seniors or residents with disabilities who require packing support will be provided with assistance.

Payment plan for relocation costs and replacement housing payments

All relocation assistance will be calculated based on URA standards. Tenants who indicate a desire to return to their buildings after renovation will receive several elements of financial support:

- Payment of relocation expenses into temporary housing during renovation
- Payment of "Rent Differential" – the excess in rent over what they are paying today – in their temporary housing
- Payment of relocation expenses to return to buildings after renovation is complete

For tenants who elect to return to their current buildings after renovation, the developer and tenant engagement team will ensure that the same moving process is in place to return tenants to their units.

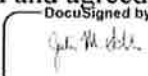
Contact information in case of emergency

Property Management: Laurie Lyons, Pegasus Residential, llyons@pegasusresidential.com, 678-347-2802

Asset Management: David Mitchell, GoodHomes Co, dmitchell@goodhomesco.com, 917-362-8787

Construction: Akhilesh Hari, GoodHomes Co, Head of Construction, ahari@goodhomesco.com, 212-300-8015


Signed and agreed by:

DocuSigned by:

 E37850515DAF4C9

Name: Julie Schneider

Title: Director

Housing & Revitalization Department
City of Detroit

DocuSigned by:

 45D51AF65E55430

Name: _____

Title: Principle

Title: Principal

David Mitchell

Date: 11/17/2022

Date: 11/17/2022

Hawthorn Suites

5777 Southfield Fwy, Detroit, MI



Property Summary:

Asset Name:	Hawthorn Suites
Address:	5777 Southfield Fwy Detroit, MI
Title Interest:	Fee Simple
Total Units:	128
Total NRSF:	75,000
Year Built/Renovated:	1988 / 2021
# of Stories:	2
Acres:	4.26



Work Required: Light Renovation

- Property will be acquired vacant, unencumbered by flag & management allowing for conversion process to begin immediately post-closing.
- Property consists of 16 standalone buildings, offering large studios and lofted 2-bedroom units. All rooms are newly renovated and have full kitchens.
- Property is currently operating as an extended stay hotel. It is in fair condition. Upgrades include room painting and refurbishing, new sprinklers, staircase/wood siding repairs, sidewalk repairs, parking lot resurfacing, landscaping, and lobby update.





Presentation for the City of Detroit

CFC Community
Finance Corp

September 9, 2024

Our Request for Hearing:

- Under Section 147(f) of the Internal Revenue Code of 1986 (the "Code"), tax-exempt bonds cannot be issued for the benefit of the Borrower unless an appropriate elected official or body with geographic jurisdiction over the project to be financed holds a hearing and after the hearing approves of the issuance of the bonds for the project.
- Under Wisconsin law and similar to the federal tax requirement described above, PFA is only authorized to issue Bonds to finance the Project if an appropriate elected official or body with geographic jurisdiction over the Project approves of the issuance of the Bonds. Approval by the City Council satisfies this requirement.
- Another requirement relating to the tax-exempt financing of the Project is that the operation of the Project must be in furtherance of the Corporation's charitable purpose. The Corporation's charitable purpose is to "lessen the burdens of government." The Borrower has represented that the Facilities and the Project are intended to serve the public purposes of the Authority of providing safe and sanitary housing for persons and families of moderate income in the City and promoting the health, welfare and prosperity of all citizens of the City.
- City to be invited to participate in an informal advisory committee to the Borrower to provide local input into the operation of the Project.



Community Finance Corporation
Arizona based nonprofit 501(c)(3)
organization

Established in 1991 exclusively for the
purpose of lessening the burdens of
government and nonprofit
organizations.

CFC Community
Finance Corp

\$2.0 Billion
Completed
Public-Private
Partnerships





Public Finance Authority State of Wisconsin

Established in 2010 and authorized to issue tax-exempt, taxable, and tax credit conduit bonds for public and private entities throughout all 50 states.



Mission

Public Finance Authority ("PFA") was created by local governments, for local governments, for the purpose of issuing tax-exempt and taxable conduit bonds for public and private entities nationwide for projects that are important to the community and present no risk to the taxpayer or any state or local government. PFA is sponsored by the National Association of Counties, the National League of Cities, the Wisconsin Counties Association and the League of Wisconsin Municipalities.

PFA's local public benefit mission provides local governments with a voice and a vote in these projects that helps to create temporary and permanent jobs, build affordable housing, invest in infrastructure to improve our communities, and provide financing for nonprofit projects within a wide range of industries from healthcare to education to community service organizations.

Model Unit

Detroit , MI



Studio Kitchen



Studio Living Room



Studio Bedroom



Studio Bathroom



Studio Living Room

Property Photos

Detroit, MI



Exterior Painting Complete



Exterior Painting & Balconies



Refinished Doors



2 Bedroom Duplex - Bedroom



2 Bedroom Duplex - Living Room



Bathroom & Vanity



GoodHomes creates price attainable multifamily communities by converting obsolete hotels and vacant senior living assets throughout the United States.

Our Communities are robust, dynamic, amenity rich, and close to transportation and employment.

Wage increase has not kept pace with ever rising cost of construction. As a result, quality Workforce Housing has not been built in two decades. GoodHomes has taken on the challenge of solving the housing crisis for an important segment of our population.

Featured Projects



Example Transaction: Unrated Tax-Exempt Bond Financing \$30,995,000
April 2024



Contact:



Gary Molenda

Community Finance Corporation (CFC)

gmolenda@azcapitalsource.com

602-621-0941



David Mitchell

GoodHomes Communities, LLC

dmitchell@goodhomesco.com

917-362-8787



Benefits:

No liability or recourse to the City of Detroit

For 30 years, 40% of the units will be rent restricted to tenants making 60% of AMI

Local representative appointed by the City will sit on the Advisory Board

Overview

GoodHomes Detroit
5777 Southfield Freeway , Detroit, Michigan 48228



Summary:

- GoodHomes Detroit is a former 128-key Hawthorn Suites, which has been converted into a 128-unit apartment community. Built in 1988 and renovated in 2021, the property consists of 16 standalone buildings, offering a mix of large studios and lofted 2-bedroom units. All units have full kitchens, and some units have electric fireplaces. In addition, there is a separate gatehouse, which has been converted into a tenant clubhouse, gym, and leasing office. The property also features a pool and hot tub, a BBQ/picnic area, and sports court.

Construction:

- All rooms have been fully renovated, including new LVT flooring and modern bathrooms. Appliances have been replaced.
- A partition wall was added to convert each of the lofted units into 2-bed/2-bath units.
- All interior common areas and amenities have been renovated and are being furnished.
- Buildings have received final Certificate of Occupancy

Unit Mix						
Unit Type	Count	% Total	Avg. SF	Total SF	\$/ Unit	\$/SF
Studio	96	75%	505	48,480	\$1,150	\$2.28
2 Bed	32	25%	830	26,560	\$1,600	\$1.93
Total/Avg.	128	100%	586	75,040	\$1,263	\$2.15

Property Overview	
Asset Name	GoodHomes Detroit
Address	5777 Southfield Freeway
City, State	Detroit, MI
Year Built / Renovated	1988 / 2021 / 2023
Stories	2
Units	128
Net Rentable Area	75,040 SF
Land Area	4.26 Acres

Structure:

