

Mustard Tree Cooperative, Inc.
215 E Grand Boulevard
Detroit, MI 48207
313-259-2180

March 13, 2025

Marcell R Todd, Jr., Director
City Planning Commission
208 Coleman A Young Municipal Center
Detroit, MI 48226

Re: Church of the Messiah Housing Corporation (CMHC) & the Detroit City Planning Commission as co-petitioner Requesting Approval of Change in Zoning Classification of 2124, 2138, 2148, 2158, 2166, 2172, and 2184 Field Street from R-2 (Two-Family Residential) to R-5 (Medium Density Residential)

Dear Mr. Todd:

It is Mustard Tree Cooperative, Inc., pleasure to submit this letter in support of CMHC's request for approval of a change in zoning classification of the above parcels from R-2 to R-5. This would allow CMHC to proceed with development of 29 multifamily units on 2148, 2158, 2166, 2172, and 2184 Field Street parcels. All units would be affordable for low-income residents with incomes less than 60% of AMI with 8 units providing permanent supporting housing. Mustard Tree Cooperative was the first affordable housing project undertaken by CMHC's in our Islandview community.

Mustard Tree is now independent of CMHC, yet we stand today as an independent low-moderate sweat equity housing co-op because of their vision, mission, and leadership. CMHC's commitment to the community and low-income housing has only grown, stabilized the community, and made it a great place to live and rise a family. Their commitment, dedication and leadership has reshaped and improved the quality of life for many low-income, working-class residents and revitalized a community once ravaged by the decline of deindustrialization, crime, dilapidated housing, and shrinking population. They serve as the foundation of the revival of Islandview for those of us who have lived in our beloved community for decades.

CMHC provided presentations of the proposed project and obtained community feedback and input at community engagement meetings held in person on Tuesday 2/25/25 at Church of the Messiah, virtually on Wednesday 2/26/25, and a brief overview at the 3/3/25 5-Alive meeting. Overall, there was general support for the project and the needed re-zoning.

We believe CMHC's proposed Belleview Village project will provide much needed deeply affordable housing for low-income Detroiters. We also believe the rezoning is consistent with development along Kercheval Avenue and that CMHC's proposed preliminary elevations are consistent and supportive of existing residential housing along Field Street.

We urge the City Planning Commission to approve CMHC's zoning request so this important development can move forward.

Sincerely,



Sheree Walton

President

shwalton34@comcast.net

CC Richard Cannon, CMHC
rcannon@messiahhousing.org



Mr. Josh Bails
Development Director - East Region
City of Detroit | Housing & Revitalization
2 Woodward Avenue, Suite 908, Detroit, MI 48226

Re: Letter of Support for Church of the Messiah Housing Corporation's Belleview Village Affordable Housing Proposal

Dear Mr. Bails:

We, members of the Field Street Block Club Association (FSBCA), are writing to express our strong support for the development proposal being submitted by Church of the Messiah Housing Corporation (CMHC) for its proposed Belleview Village affordable housing development.

The proposed project would be constructed on ten (10) vacant lots owned by the Detroit Land Bank Authority (DLBA) located at 2148, 2158, 2166, 2172, 2184, & 2194 Field Street and 1762, 1768, 1774, & 1780 Townsend Street and, five (5) CMHC-owned lots located at 1745, 1751, 1757, 1769, & 1773 Baldwin Street near Kercheval Avenue in the Islandview Village neighborhood.

We understand the city is now considering proposals to develop DLBA owned lots as residential infill. Affordable housing is a critical need in the City of Detroit and in our own neighborhood. The Church of the Messiah Housing Corporation has a proven track record in building and managing affordable housing in Islandview Village, several of these projects on Field Street itself.

Moreover, since the FSBCA's last discussion with your office and DLBA representatives on the 26 July 2023, members have had three (3) two hour Zoom meetings with Richard Cannon, CMHC Executive Director. The exchange was very productive during which several issues raised by FSBCA about CMHC's proposed project are reflected in the final version of its Project Proposal shared with the group.

CMHC proposes to develop and construct 40 units of affordable housing on three sites on Field Street, Baldwin Street, and Townsend Street. The development is expected to include twenty (29) units in a low-rise multi-family building on land bank owned lots on Field Street and eleven (11) three-bedroom townhome units, six (6) on CMHC-owned parcels on Baldwin Street and five (5) on DLBA-owned lots on Townsend Street.

It is anticipated that rents for units will be affordable for households with incomes less than 60% of AMI adjusted for family size. It is also anticipated that the project would

apply to the Detroit Housing Commission, MSHDA, or other PHAs serving Wayne County, for eight (8) Project Based Vouchers (PBVs) to provide affordable housing to households with incomes at or below 30% AMI.

The Field Street Block Club Association is a neighborhood organization registered with the city that spans four blocks on Field Street between Kercheval and Mack Avenues. Lifelong and long-term residents, newcomers, homeowners and renters comprise the neighborhood and FSBCA. Whereas the organization has mobilized around a myriad of quality of life and social equity issues including home repairs to help neighbors maintain the safety and value of their homes, affordable housing would also assist others active in the community who now rent and worry about being priced out of the neighborhood.

Many Field Street residents and FSBCA members grew up in this neighborhood and helped to maintain it through some of the toughest years in Detroit's history. Several have been stewards of the Field Street vacant lots for decades, ensuring a safe and blight-free neighborhood by regular groundskeeping, annually holding community building events on these spaces and putting these lands to productive use by establishing a community garden and organic compost. The garden has inspired other Field Street residents to plant home gardens, a long-term benefit to the nutritional, physical and mental health of residents.

The community garden and compost are located on land bank owned parcels and will have to be moved to accommodate the proposed Belleview Village development. CMHC proposes to convey the northernmost parcel 2194 Field to FSBCA for \$1.00 to which the community garden and compost can be moved and integrated onto contiguous lots to the north (2196 and 2198 Field St) owned by FSBCA members Larry Durr and Jennine Spencer, already designated for a Legacy Community Garden.

As envisioned, the space would include garden beds, fruit trees, and a monument recognizing the resilience and vision of longtime Field Street neighbors who never lost faith in this community. The Legacy Community Garden would also serve as a gathering space for current residents and new neighbors. Once the Legacy Garden's vegetable garden and fruit trees are established, FSBCA envisions they will become part of its existing community food security network comprised of a 24/7 Community Refrigerator located at Kercheval Avenue and Field Street and fresh food distribution to local residents, including to residents of the proposed CMHC development. Please see the attached Field Street Legacy Community Garden rendering; a more detailed rendering is in progress and will be available upon request.

FSBCA members have long maintained the Field Street vacant lots and are prepared for the additional responsibilities necessary for the development, integration and long-term maintenance of Lot 2194 and Legacy Community Garden. To that end, members

have actively identified and solicited the expertise and support of local organizations and programs for, vacant lot design visioning and development, e.g., Detroit Future City, Detroit Vacant Lands CDC, UM School for Environment and Sustainability (SEAS); for soil analysis and preparation for the relocated garden, e.g., UM SEAS, Keep Growing Detroit; and for tree removal/replanting/maintenance, e.g., Arboretum Detroit.

FSBCA is engaged as well in identifying funding sources required to develop, maintain and sustain the property for the long-term. The aforementioned organizations are being solicited for their experiences in raising funds for these purposes. FSBCA has also successfully raised funds by Crowdfunding for past projects the organization has undertaken, i.e., home repairs for long term Islandview residents, a method it can expand to cover some anticipated costs for the Legacy Garden.

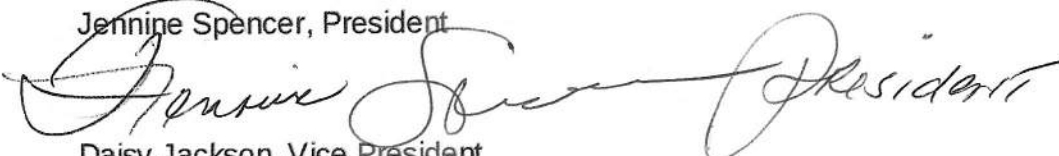
In August 2023, FSBCA was awarded a City of Detroit Neighborhood Beautification Program (NBP) grant to begin development of the Legacy Community Garden; and plans in January 2024 to apply for a second NBP grant (Clean Up Activities and/or Community Gardens) for existing tree removal from, and/or soil preparation for the relocated community garden on, Lot 2194. Other funding sources are being sought as well.

We believe the CMHC's Belleview Village Affordable Housing Proposal and FSBCA's Legacy Community Garden uniquely assists the city and Detroit Land Bank Authority to achieve its stated goals to return vacant parcels to "productive uses improve neighborhoods and combat real estate speculation." Field Street Block Club Association looks forward to working with the Church of the Messiah Housing Corporation and the city to realize the Belleview Village project that best ensures our neighborhood can continue to welcome and nurture Detroiters of all backgrounds and income levels.

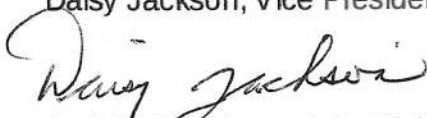
Should you wish to contact us for any reason, we are available at 313-212-9340 or by email at jennines@bldvharambee.org and daisy6375@gmail.com.

Sincerely,

Jennine Spencer, President

A handwritten signature in cursive script, appearing to read "Jennine Spencer", written over the printed name.

Daisy Jackson, Vice President

A handwritten signature in cursive script, appearing to read "Daisy Jackson", written over the printed name.

And the Members of the Field Street Block Club Association



GENESIS HOPE

HEALTHY PEOPLE + HEALTHY PLACES

Jeanine Hatcher
Executive Director

March 11, 2025

Martha Potere
President

Marcell R Todd, Jr., Director
City Planning Commission
208 Coleman A Young Municipal Center
Detroit, MI 48226

Belinda Gilmore
Vice President

Lauren Boone
Secretary

Re: Church of the Messiah Housing Corporation (CMHC) & the Detroit City Planning Commission as co-petitioner Requesting Approval of Change in Zoning Classification of 2124, 2138, 2148, 2158, 2166, 2172, and 2184 Field Street from R-2 (Two-Family Residential) to R-5 (Medium Density Residential)

Conya Hall
Treasurer

Dear Mr. Todd:

Ken Grant
Director

We are submitting this letter in support of CMHC's request for approval of a change in zoning classification of the above parcels from R-2 to R-5. This would allow CMHC to proceed with development of 29 multifamily units on the 2148, 2158, 2166, 2172, and 2184 Field Street parcels. All units would be affordable for low-income residents with incomes less than 60% of AMI with 8 units providing permanent supporting housing.

Jennine Spencer
Director

George Watson
Director

CMHC provided presentations of the proposed project and obtained community feedback and input at community engagement meetings held in person on Tuesday 2/25/25 at Church of the Messiah, virtually on Wednesday 2/26/25, and a brief overview at the 3/3/25 5-Alive meeting. Overall, there was general support for the project and the needed re-zoning.

Judy Wiles
Director

We believe CMHC's proposed Bellevue Village project will provide much needed deeply affordable housing for low-income Detroiters. We also believe the rezoning is consistent with development along Kercheval Avenue and that CMHC's proposed preliminary elevations are consistent and supportive of existing residential housing along Field Street.

Rosalind Willis
Director

We urge the City Planning Commission to approve CMHC's zoning request so this important development can move forward.

Skip Wachsmann
Emeritus

In partnership,

Jeanine C. Hatcher
Executive Director



7900 Mack Ave
Detroit, MI 48214
313.732.9302
Maccdevelopment.com

March 19, 2025

Marcell R Todd, Jr., Director

City Planning Commission

208 Coleman A Young Municipal Center

Detroit, MI 48226

Dear Mr. Todd,

MACC Development is pleased to submit this letter in support of CMHC's request for approval of a zoning classification change from R-2 to R-5 for the parcels located at 2148, 2158, 2166, 2172, and 2184 Field Street. This rezoning will allow CMHC to move forward with the development of 29 multifamily units, all of which will be designated as affordable housing for low-income residents earning less than 60% of the Area Median Income (AMI), with 8 units dedicated to permanent supportive housing.

CMHC has been diligent in engaging the community throughout this process, providing presentations and seeking feedback at multiple community meetings, including an in-person session at Church of the Messiah on Tuesday, February 25, 2025, a virtual meeting on Wednesday, February 26, 2025, and a brief project overview at the 5-Alive meeting on March 3, 2025. These efforts have demonstrated broad community support for both the project and the necessary rezoning.

At MACC Development, we recognize the urgent need for deeply affordable housing in Detroit, particularly in our neighborhood. The Belleview Village project represents a significant step toward addressing this need, and its proposed design aligns well with existing residential development along Field Street and the broader growth along Kercheval Avenue.

**Seeking the holistic revitalization of Detroit's 48214.
Block by block. Neighbor by Neighbor.**

We strongly urge the City Planning Commission to approve CMHC's zoning request so that this vital development can proceed, ensuring stability and opportunity for low-income residents in our community.

Sincerely,

Leon Stevenson

Leon Stevenson
Pastor & Interim Executive Director
MACC Development

FW: [EXTERNAL] Belleview Village Hearing, I support the rezoning

From CPC Mailbox <CPC@detroitmi.gov>
Date Thu 4/10/2025 4:43 PM
To Dolores Perales <Dolores.Perales@detroitmi.gov>

From: devinsykes88@yahoo.com <devinsykes88@yahoo.com>
Sent: Thursday, April 10, 2025 2:39 PM
To: CPC Mailbox <CPC@detroitmi.gov>
Subject: [EXTERNAL] Belleview Village Hearing, I support the rezoning

Hello Dolores,

We just recently saw the hearing sign for the Belleview Village project on properties at 2124 to 2184 Field Street. We did not know about the hearing in time to make it. I am unaware if a decision has been made in regards to the zoning change.

I live at 500 E Grand Blvd Detroit MI 48207, and share the alley with the same block as the proposed Belleview Village on Field St.

I just want to say as a home owner of a single family residence, surrounded by many non profits, nursing homes, and raising a family in our house, I fully support this development. It is my observation that the Church of Messiah has done a wonderful job maintaining their properties, keeping them quite beautiful, all while keeping rents reasonable for long time residents. On top of that, they have good tenants as well. I also think the proposed structure is rather attractive. I love that the parking will be in the back, as the more we use the alleys, the better they will be maintained, and the less litter and overgrowth we will have to deal with.

Kind Regards,
Devin S.

March 18, 2025

Dear Members of Detroit City Planning Commission:

I was pastor of St. Charles Church on Baldwin for 21 years and lived next to the church. I presently live at St. Bonaventure Monastery 1740 Mt. Elliott. I have long been involved with neighborhood groups in this area to improve housing conditions in our neighborhood. Messiah Housing has been a major player in improving the quality of life in the Islandview neighborhood for many years.

Today I wish to publicly support the proposal for building 29 units of housing on Field Street north of Kerchival (lots 2148 through 2184). This will require a zoning change from R2 to R5. I believe that this added density will not be problematic, but rather be a support to gain the level of density required to support more retail. This neighborhood at one time had much retail on Kerchival, but has been bereft of shopping opportunities for several decades. This neighborhood has always had variety of building sizes and I do not think this project will cause difficulties.

If you have any further questions feel free to e-mail me or call/text me at 313-296-5099.

Respectfully yours, Fr. David Preuss



March 18, 2025

Marcell R Todd, Jr., Director
City Planning Commission
208 Coleman A Young Municipal Center
Detroit, MI 48226

Re: Church of the Messiah Housing Corporation (CMHC) & the Detroit City Planning Commission as co-petitioner Requesting Approval of Change in Zoning Classification of 2124, 2138, 2148, 2158, 2166, 2172, and 2184 Field Street from R-2 (Two-Family Residential) to R-5 (Medium Density Residential)

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We believe CMHC's proposed Belleview Village project will provide much needed deeply affordable housing for low-income Detroiters. We also believe the rezoning is consistent with development along Kercheval Avenue and that CMHC's proposed preliminary elevations are consistent and supportive of existing residential housing along Field Street.

We urge the City Planning Commission to approve CMHC's zoning request so this important development can move forward.

Sincerely,

Jennine Spencer
President, Field Street Block Club

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Daisy Jackson
Vice President, Field Street Block Club

A handwritten signature in black ink, appearing to read "Daisy Jackson".

CC Richard Cannon, CMHC
rcannon@messiahhousing.org

FW: [EXTERNAL] Support Church of the Messiah Housing Corp zoning amendments

From CPC Mailbox <CPC@detroitmi.gov>

Date Tue 3/11/2025 1:29 PM

To Christopher Gulock <gulockc@detroitmi.gov>; Dolores Perales <Dolores.Perales@detroitmi.gov>

From: Jacob Graham <jacobgraham933@gmail.com>

Sent: Tuesday, March 11, 2025 1:06 PM

To: CPC Mailbox <CPC@detroitmi.gov>

Subject: [EXTERNAL] Support Church of the Messiah Housing Corp zoning amendments

Hello members of City Planning Commission,

I am writing to express my support of the Church of the Messiah Housing Corp and the City Planning Commission's petition to amend Article XVII, Section 50-17-31, District Map No. 29 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an R5 (Medium Density Residential) where an R2 (Two-Family Residential) zoning classification is shown at 2124 Field Street, 2138 Field Street, 2148 Field Street, 2158 Field Street, 2166 Field Street, 2172 Field Street, and 2184 Field Street.

Our neighborhood desperately needs more housing, and we have way too many vacant lots. I strongly support building an appropriate medium-scale apartment building like the one that is proposed. I also really appreciate their plan to use the alley to access parking and limit the amount of new impervious surface for parking.

Thank you very much for the opportunity to comment,
Jacob Graham

City Planning Commission
208 Coleman A Young Municipal Center
Detroit, MI 48226

Re: Church of the Messiah Housing Corporation (CMHC)
& the Detroit City Planning Commission as co-petitioner
Requesting Approval of Change in Zoning Classification of
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Sincerely,

Name *Loret Owensby*
Title *Michigan District Women's President*

CC Richard Cannon, CMHC
rcannon@messiahhousing.org

[EXTERNAL] Support Church of the Messiah Housing Corp Zoning Amendments

From Stephanie Graham <stephanie.m.graham22@gmail.com>

Date Sun 3/16/2025 8:26 AM

To CPC Mailbox <CPC@detroitmi.gov>; Dolores Perales <Dolores.Perales@detroitmi.gov>

Hello members of City Planning Commission,

I am writing to express my support of the Church of the Messiah Housing Corp and the City Planning Commission's petition to amend Article XVII, Section 50-17-31, District Map No. 29 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an R5 (Medium Density Residential) where an R2 (Two-Family Residential) zoning classification is shown at 2124 Field Street, 2138 Field Street, 2148 Field Street, 2158 Field Street, 2166 Field Street, 2172 Field Street, and 2184 Field Street.

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Thank you very much for the opportunity to comment,
Stephanie Graham

[EXTERNAL] Support for CMHC's rezoning request

From MECCA <meccacollective313@gmail.com>

Date Thu 3/13/2025 11:24 AM

To Dolores Perales <Dolores.Perales@detroitmi.gov>

Cc Pastor Wallace "Wally" Gilbert Messiah <wallyg@blvdharambee.org>

Good day Ms. Peralas,
I am writing in support of the following:
Re:CMHC's rezoning request.

As a member of the community and a leader of a nonprofit "MECCA DETROIT" we support the efforts to create additional affordable homes for the residents of the noted community.

I am also a member of Church of the Messiah, and sit on its Vestry Leadership Board.

What we know at Messiah, is that individuals and families come through our doors on a regular basis in search of affordable housing.

We are historic housing advocates, serving the Islandview community with housing for decades. Our desire with this project is to continue our stellar community engagement through this effort.

Please grant said rezoning request as submitted.

Respectfully submitted,
Cynthia Butler, Founder & CEO

MECCA Collective 313

Email: meccacollective313@gmail.com

Website: www.Meccacollective313.org



March 14, 2025

Marcell R Todd, Jr., Director
City Planning Commission
208 Coleman A Young Municipal Center
Detroit, MI 48226

Re: Church of the Messiah Housing Corporation (CMHC) & the Detroit City
Planning Commission as co-petitioner Requesting Approval of
Change in Zoning Classification of 2124, 2138, 2148, 2158, 2166,
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We urge the City Planning Commission to approve CMHC's zoning request so this important development can move forward.

Sincerely,

Charity Whitaker, Deputy State Director
Civic 360 Michigan Team