



Community Engagement Session

Project: Belleview Village

2148-2184, 462-482 Field St. & 2148-2194 Baldwin St., Detroit, MI 48214

Affordable Housing Development

Agenda

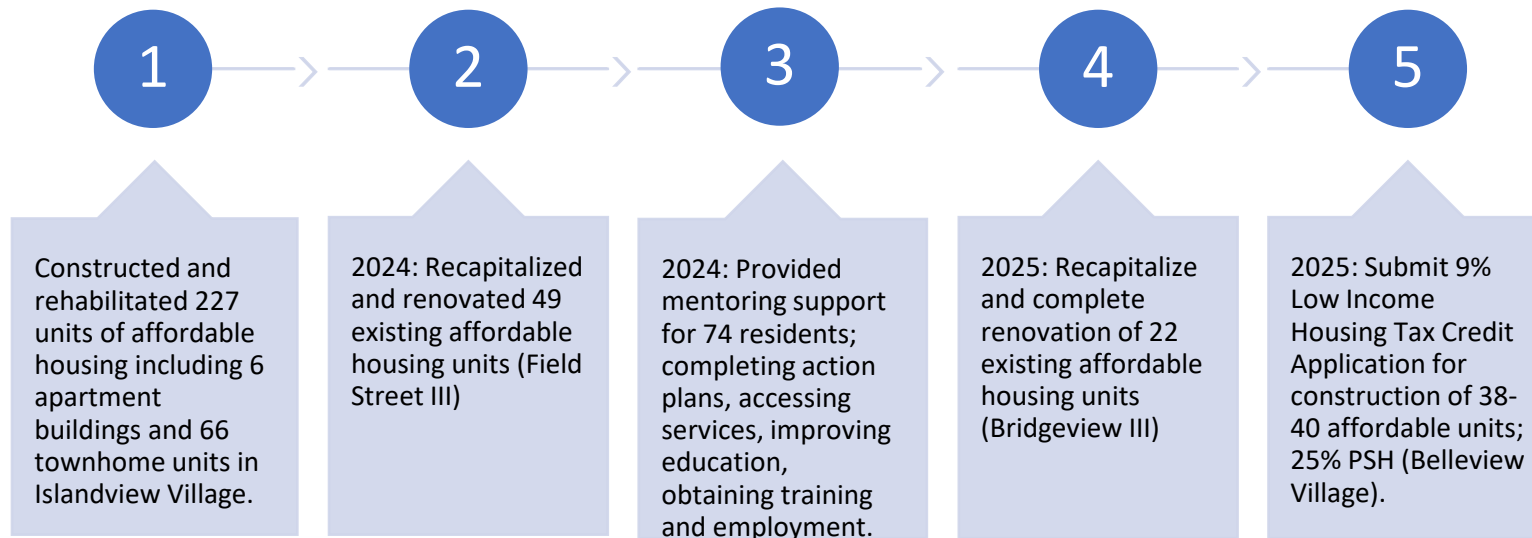
- Project Developers
- Development Team
- Project Goals
- Proposed Site Locations
- Surrounding Site Conditions
- Preliminary Site Plans and Front Building Elevations
- Funding Overview
- Timeline
- Project Summary
- Q & A
- Next Steps



Lead Developer: Church of the Messiah Housing Corp



- Providing affordable (rent restricted) housing for low-income families since 1978.
- Fostering community-based economic development for Detroit-based entrepreneurs.
- Increasing economic and housing stability of low-income residents.



Co-Developer: Capital Area Housing Partnership

WHO WE ARE



NONPROFIT ORGANIZATION BASED IN LANSING.

Serving mid-Michigan residents since 1992.

OUR MISSION:

Capital Area Housing Partnership develops strong, diverse neighborhoods with a focus on affordable housing, homeownership opportunities, and financial security for our neighbors throughout mid-Michigan.

PROGRAMS & SERVICES:

- Housing & Financial Counseling
- Affordable Housing Development
- Homeowner Rehabilitation
- Housing, DIV, and Financial Education Workshops
- Accessibility Ramps & Home Modifications
- Tool Library



Housing Consultant: Ethos Development Partners



Ethos Development Partners (Ethos) is a Michigan-based team of experienced developers and consultants that offers a menu of services to assist nonprofit developers and housing authorities who wish to engage in transformative housing and commercial and community development initiatives.

Launched in 2014, Ethos is proud to have assisted a number of nonprofit organizations and public housing authorities in achieving their real estate development goals, resulting in the construction and preservation of **1,016** units of affordable housing to date. The Ethos team has also secured financing for the construction and preservation of another **732** units of affordable housing which will be completed over the next two years.

<http://www.ethosdp.com>

Architect: Fusco, Shaffer & Pappas, Inc.



Fusco, Shaffer & Pappas, Inc., Architects and Planners is a full-service architecture firm most notably recognized for our unique environments for life since 1963. **Our extensive experience includes residential communities and continuing special care retirement communities.** With more than 60 years of history, our design innovation and problem-solving skills equip us with the capability to deliver an exceptional project to every client.

Fusco, Shaffer & Pappas values **honesty, integrity** and **responsibility**. The success of our projects is dependent on a critical component of what we provide – service. Service to our clients, service to the future resident and service to the community. Our passion lies in **designing spaces that uplift and strengthen communities**, creating places where people can thrive for generations to come.

We specialize in: **Multi Family Living, Mixed Use Developments, Supportive Housing, Senior Apartments and Community Centers**

Similar Projects

White State Henry Apartments (Ann Arbor, MI) 3-story apartments for families

- 32 total units including 1- and 2-bedroom apartments.
- Amenities include a community center, featuring an onsite management office.
- Total Construction Cost: \$7 Million

Grafton Townhomes (Eastpointe, MI) 2-story garden style townhomes for families

- 48 total units including 2-, and 3-bedroom apartments. 12 units are Permanent Supportive Housing (PSH) units.
- Amenities include community space, tot lot and onsite support staff.
- Total Construction Costs: \$17.2 Million



Project Goals

CMHC and CAHP propose an affordable housing development that provides rents affordable for low-income households whose incomes are less than 60% of adjusted median income (AMI) with 25% of units providing Permanent Supportive Housing for formerly homeless persons.

Detroit's median income is less than half the median income for Wayne County and there is a need for more deeply affordable housing to serve Detroit's low-income households.

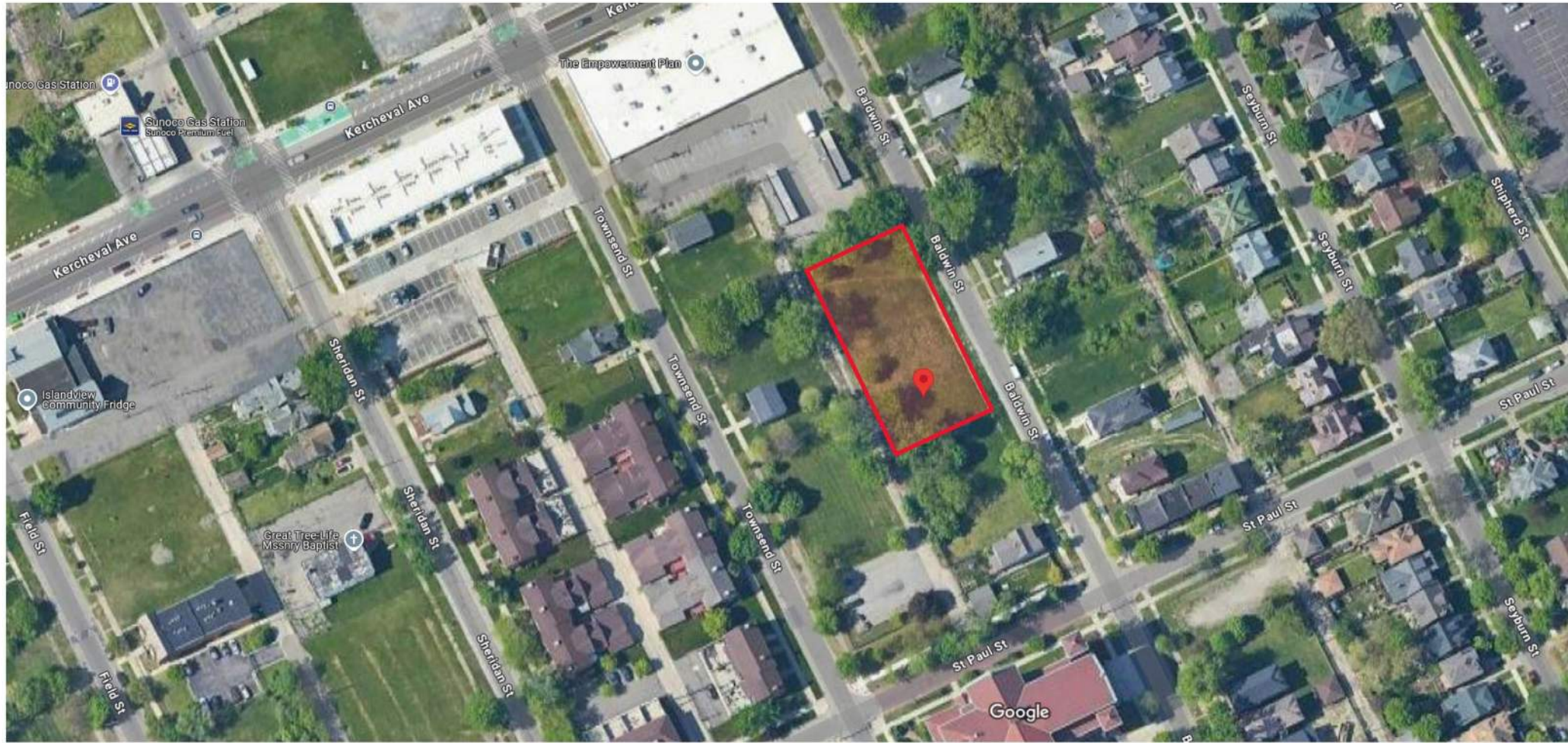
Where we are currently

- Completing Environmental Assessments
- Refining Project Budget, Sources, and Uses
- Will Submit for City Preliminary Plan Review
- Submitting Application for Rezoning of Parcel A to allow for multi-family use

Parcel Location Map – Parcel A



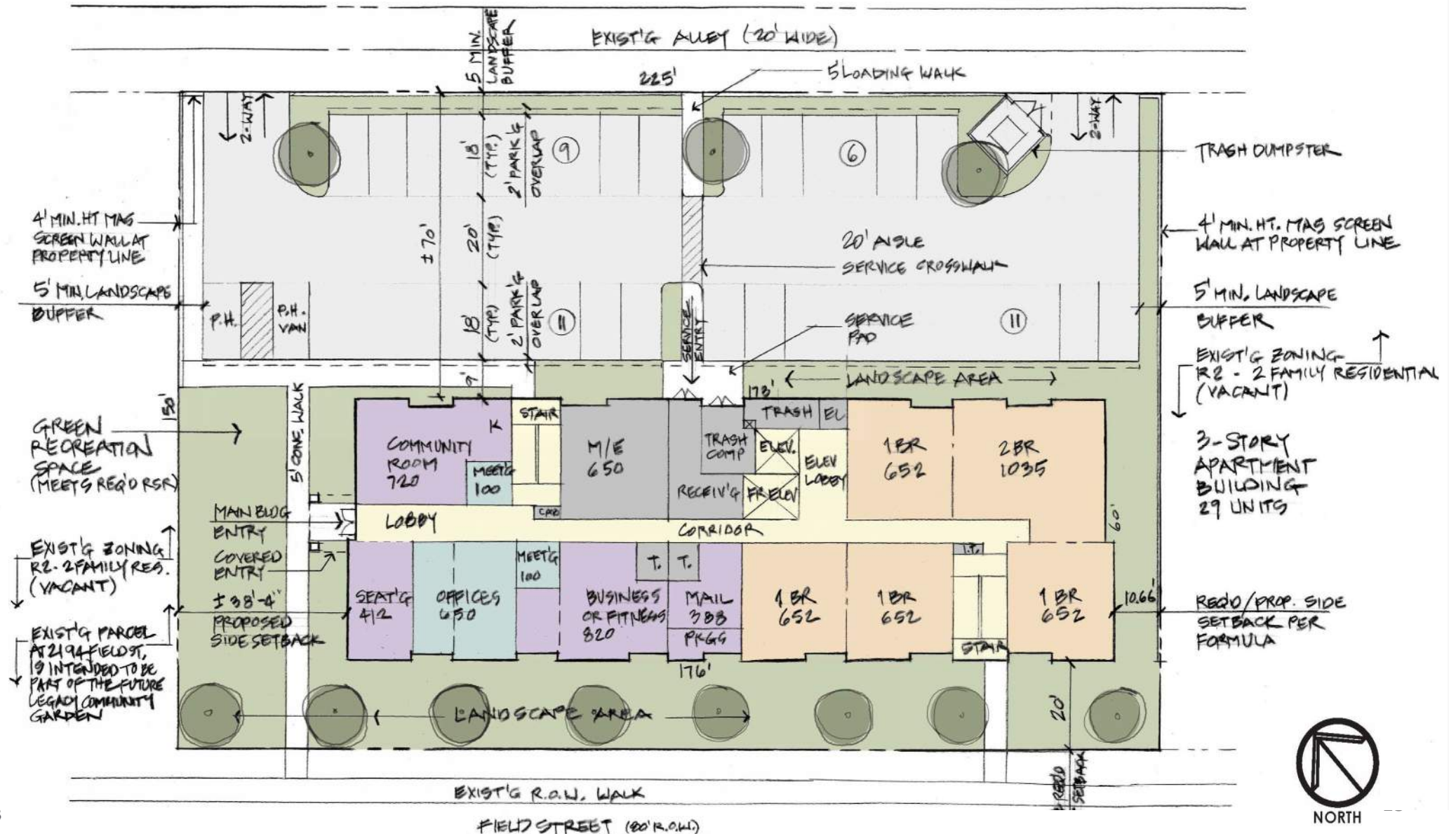
Parcel Location Map – Parcel B



Parcel Location Map – Parcel C



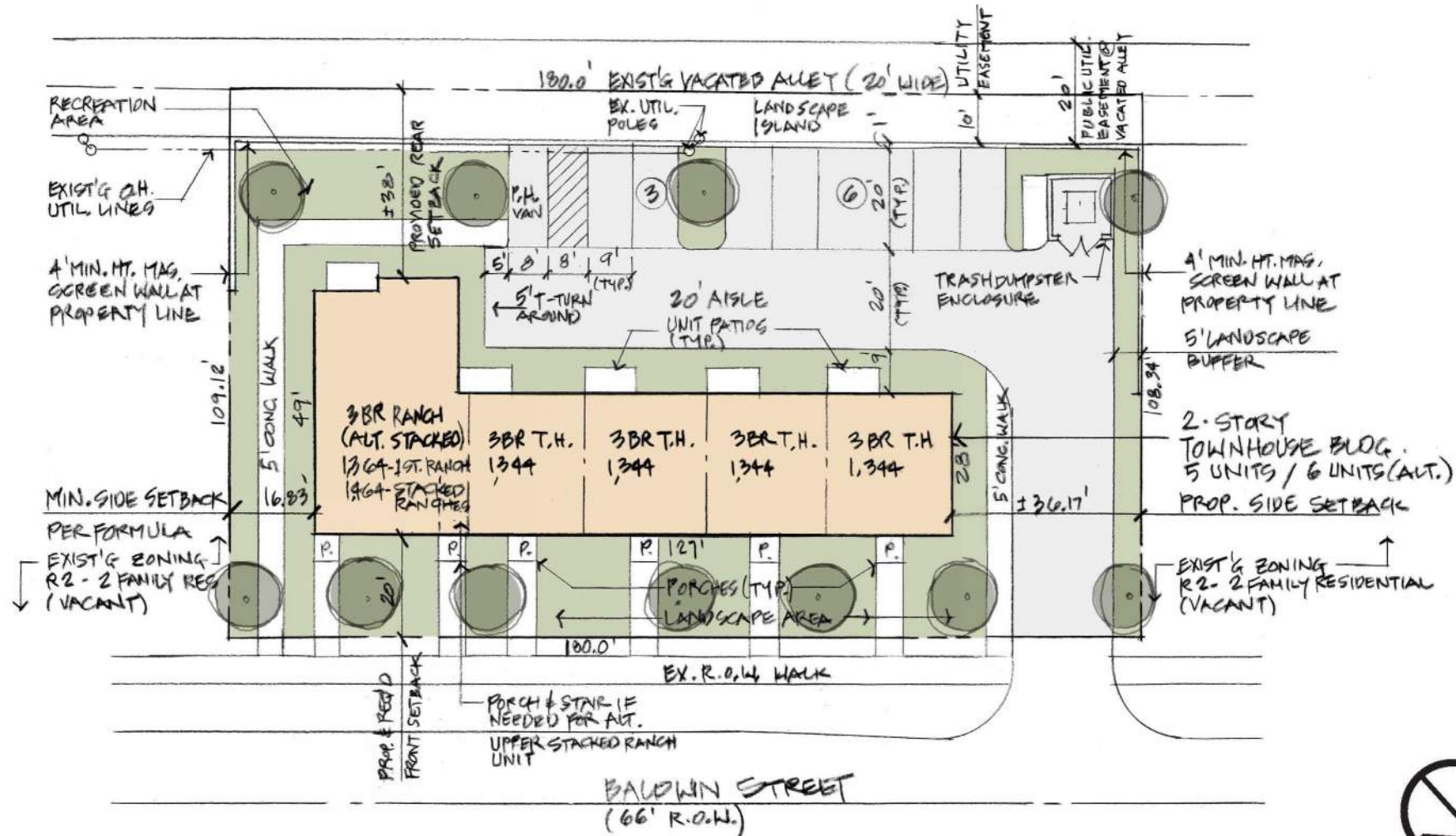
Conceptual Site Plan / Apartments – Parcel A



Conceptual Second Floor Plan / Apartments – Parcel A



Conceptual Site Plan / Townhomes – Parcel B



Site Data – Parcels 'A', 'B' & 'C'

SITE DATA - PARCEL 'A'

UNIT COUNT / MIX - APARTMENTS

STUDIO - 452 SF (13.8%)	4 UNITS
1 BEDROOM - 652 SF (69.0%)	20 UNITS
2 BEDROOM - 1,035 SF (17.2%)	5 UNITS
TOTAL	29 UNITS

PARKING REQUIRED

1.25 PARKING SPACE FOR EACH UNIT	
1.25 SPACES X 29 UNITS	37 SPACES

PARKING PROVIDED

APARTMENTS - 35 OPEN SPACES + 2 P.H.	37 SPACES
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RECREATION SPACE

+/- 2,694 SF

SITE DATA - PARCEL 'C'

UNIT COUNT / MIX - PROVIDED (MAX.)

3 BEDROOM / RANCH: 1,354 SF - 1,454 SF (40%)	2 UNITS
3 BEDROOM / T.H.: 1,344 SF (60%)	3 UNITS
TOTAL UNITS PROPOSED	5 UNITS

PARKING REQUIRED

1.5 PARKING SPACE FOR EACH UNIT (1.5 SPACES X 5 UNITS)	8 SPACES
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PARKING PROVIDED

TOWNHOUSES - 7 OPEN SPACES + 1 P.H.	8 SPACES
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RECREATION SPACE

+/- 6,304 SF

SITE DATA - PARCEL 'B'

UNIT COUNT / MIX - PROVIDED (MAX.)

3 BEDROOM / RANCH: 1,364 SF - 1,464 SF (33%)	2 UNITS
3 BEDROOM / T.H.: 1,344 SF (66%)	4 UNITS
TOTAL UNITS PROPOSED	6 UNITS

PARKING REQUIRED

1.5 PARKING SPACE FOR EACH UNIT (1.5 SPACES X 6 UNITS)	9 SPACES
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PARKING PROVIDED

TOWNHOUSES - 8 OPEN SPACES + 1 P.H.	9 SPACES
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RECREATION SPACE

+/- 2,177 SF

TOTAL UNIT COUNT/MIX - PARCELS A, B & C

STUDIO: 452 SF	4 UNITS
1 BEDROOM: 652 SF	20 UNITS
2 BEDROOM: 1,035 SF	5 UNITS
3 BEDROOM / RANCH: 1,364 SF - 1,464 SF	4 UNITS
3 BEDROOM / T.H.: 1,344 SF	7 UNITS
TOTAL PROJECT UNITS PROPOSED	40 UNITS

Conceptual Front Elevation – Parcel A



Conceptual Front Elevation – Parcel B



Conceptual Front Elevation – Parcel C



This Development Will Include

- Affordable units
- A green building certification
- Visitable units
- Barrier-free units
- Green recreational space with outdoor seating

Unit Mix and Focus

Number of Units	Number of Bedrooms	Type	Rent	AMI	Income Limit
1	Studio	PSH Voucher	1,008	30%	20,160
5	1	PSH Voucher	1,080	30%	21,600
2	2	PSH Voucher	1,296	30%	25,920
2	3	PSH Voucher	1,496	30%	29,920
1	1	Affordable	155	20%	14,400
1	3	Affordable	163	20%	19,920
1	1	Affordable	335	30%	21,600
1	3	Affordable	412	30%	29,920
1	1	Affordable	605	40%	28,800
1	3	Affordable	786	40%	39,880
3	Studio	Affordable	825	60%	40,320
12	1	Affordable	875	60%	43,200
3	2	Affordable	1,043	60%	51,840
6	3	Affordable	1,160	60%	59,840

Next Steps

A letter of support for this effort would help further advance this truly deeply affordable housing development.

Please provide your feedback and input by completing the questionnaire that can be accessed at the following QR code:



- All comments need to be received no later than March 15, 2025 so we can make any revisions deemed necessary prior to submittal for City of Detroit's Preliminary Plan Review.
- The Development Team plans to apply for Low Income Housing Tax Credits (LIHTC) to the Michigan State Housing Development Authority (MSHDA) no later than October 1, 2025.

Comments? Questions?

Event Sign-in Sheet



Name	Organization	Email Address	Phone
RICHARD CANNON	CHURCH OF THE MESSIAH HOUSING CORP	rcannon@MESSIAHHOUSING.ORG	810-712-0717
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JANA SEFFELSON	RESIDENT	TZHFBI2@GMAIL.COM	
Natasha Ledge	cmte	MA	N/A

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wants your feedback about the

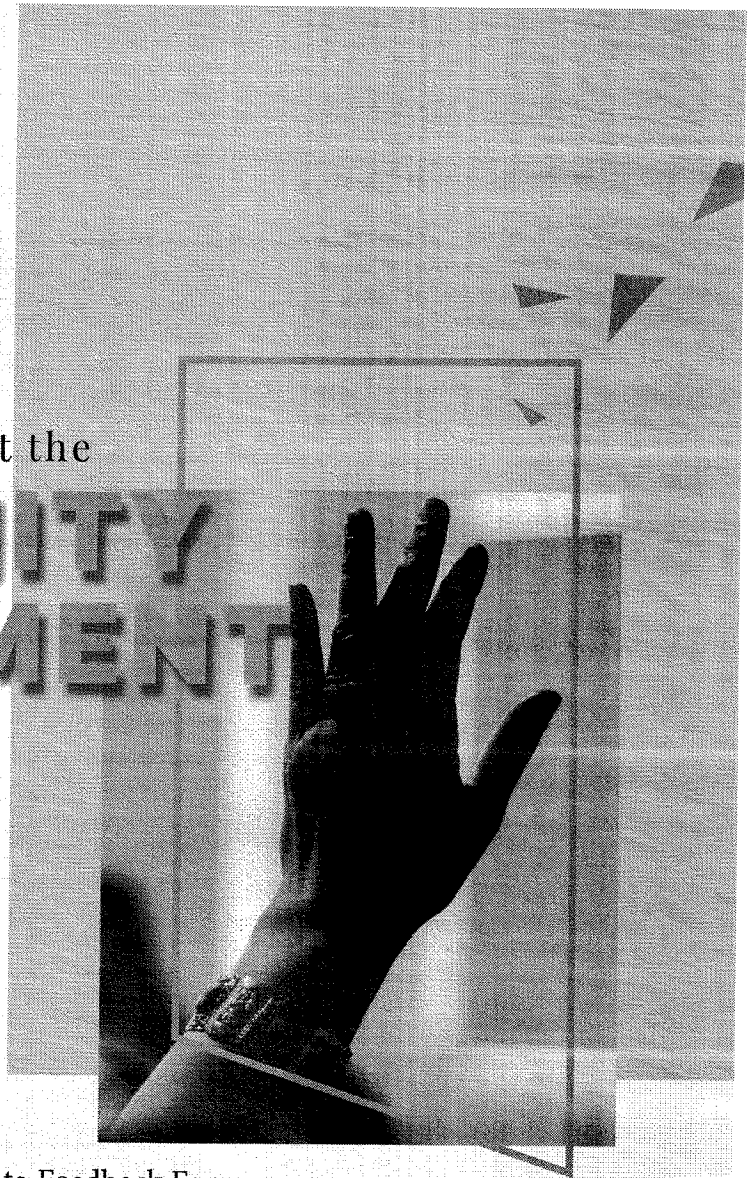
COMMUNITY ENGAGEMENT SESSION

The purpose of this meeting was to present the preliminary site plan and elevations for CMHC's proposed Belleview Village Affordable Housing Development, located in the Islandview Village neighborhood, and to gather community input and feedback on the project.

Direct Link to Feedback Form:

https://docs.google.com/forms/d/e/1FAIpQLScGQL9qGyzN8AgZ4PZQtbkw_oB5W-82WDui-P-9_J4cMMktpA/viewform

Use the QR Code to submit your feedback and comments.



**NEW**

Meeting summary with AI Companion now supports additional languages in preview.

[Learn More](#)

Meeting summary for Belleview Village Zoom Community Engagement Meeting (02/26/2025)

Quick recap

Richard Cannon led a meeting discussing an affordable housing development project, focusing on the involvement of various partners and the project's aim to provide 100% affordable housing units. The team also discussed the proposed development of three parcels on Field Street, the architectural design of a proposed apartment building, and the site plans for multifamily and townhouse units. Technical issues were addressed, and feedback was encouraged via a QR code or link shared in the chat.

Next steps

- Richard to email the presentation link to attendees who requested it.
- Richard to follow up with the property management company about snow removal at Saint Paul Manor.
- Steve to review and potentially revise the design of first-floor units to address security concerns raised about patio doors.
- Richard and Steve to investigate and confirm alley access options for Parcel A, particularly from Kercheval Avenue.
- Richard to incorporate community feedback on traditional vs. modern design preferences into future plans.
- Richard to submit rezoning application for Parcel A.
- Development team to refine project budget and sources/uses based on environmental assessment results.
- Richard to submit for city's preliminary plan review in mid-March.

- Development team to prepare more detailed renderings and views for the next community meeting.
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Summary

Bellevue Village Community Engagement Meeting

Richard Cannon, the executive director of Church and Messiah Housing Corporation, begins the Bellevue Village Community Engagement Meeting. He shares his screen to start a slideshow presentation and asks Lana to monitor the chat. The meeting starts slightly later than scheduled, around 6:10 PM, to allow for more participants to join. Earlier, Richard and other participants discuss technical issues, the submission of rezoning applications, and the use of QR codes and links for a feedback form.

Affordable Housing Development Partnerships Discussed

In the meeting, Richard led the discussion on an affordable housing development project, highlighting the involvement of various partners including Church and Housing Corporation, Capital Area Housing Partnership, and Ethos Development Partners. The project aims to provide 100% affordable housing units to households earning less than 60% of the Area Median Income. The team also discussed their partnership with Capital Area Housing Partnership, which brings expertise in permanent supportive housing. A Phase 2 environmental assessment is planned for the development sites, and the project aims to submit for the city's preliminary plan review in mid-March. The team also addressed questions about the difference between permanent supportive housing and universal design and clarified that the project's main focus is on fulfilling the community's desperate need for deeply affordable housing.

Field Street Development Proposal Discussed

FSP discussed the proposed development of three parcels on Field Street. Parcel A, a 3-story 29-unit affordable housing project, would include 4 studio units, 21 bedroom units, and 5 two-bedroom units, with a minimum of 15% fully barrier-free accessible units. The building would have a common corridor arrangement with two elevators for ease of access. There would be 37 on-site parking spaces and a generous green space adjacent to the future legacy community garden. Parcel B, a 2-story 6-unit affordable townhouse building, would include 4 three-bedroom townhomes and 2 three-bedroom stacked ranch units, with a handicap accessible unit on the south end. Parcel C, a 2-story 5-unit affordable townhouse building, would house 5 three-bedroom units, including 3 townhouse units and 2 stack ranch units. All units would be individual entries with interior stairs. The developments would meet the current zoning requirements and provide on-site parking and green spaces for residents.

Multi-Family Housing Project Layout Discussion

In the meeting, the team discussed the proposed layout of a multi-family housing project, which included 40 units, exceeding the ordinance requirements. The units were divided into studios, one-bedroom, two-bedroom, three-bedroom ranch, and three-bedroom townhouse units. The team also addressed concerns about the number of units and the management company, assuring that the units would be available to current residents and that the management company had undergone changes to improve its services. The team also discussed the benefits of using a property management company, such as economies of scale and lower operating costs.

Apartment Building Architectural Design Discussion

Richard and FSP discussed the architectural design of a proposed apartment building. They considered two distinct architectural styles: a transitional traditional style and a contemporary style. Both styles would have a mix of brick and horizontal siding, recessed living area door walls, and varying roof heights to add interest and rhythm. The designs also included multiple window sizes and accent colors. The team also discussed the use of solar arrays on the flat roofs, which would be screened by a parapet. Maria raised concerns about the security of patio doors on the first floor, suggesting smaller windows or egress windows as alternatives. Richard acknowledged these concerns and agreed to consider them in the design. The team also discussed the unit mix, proposed rents, and the goal of providing affordable units and achieving energy savings through green building certification.

Presentation Feedback and Development Block

Richard concluded the presentation and asked attendees to provide feedback via a QR code or link shared in the chat. However, some attendees, including Jacob and 13134223242, reported not seeing the chat or the link. Richard resolved the issue by sending the link to his email, which he then shared with the group. Jacob expressed a preference for traditional designs and asked about the proposed block for the development, which Richard agreed to share. Tom had to leave early due to a scheduling conflict.

Multifamily Unit Site Plan Discussion

Richard provided a detailed overview of the proposed multifamily and townhouse units on parcels A, B, and C. He explained the site plans, including the parking arrangements and access points. Jacob expressed his preference for parking off the alley and raised a question about the access to the alley for Field Street, which Richard left for Steve to answer. FSP suggested that the alley would need to be approved for the proposed layout, but it would result in a greener site with less paving. The team agreed to further investigate the access points and to reconvene after preliminary plan reviews and zoning variance applications.

Following is a list of attendees that put their information in the chat:

1. Lana Zaghmout – Ethos Development Partners
2. Richard Cannon - CMHC
3. Steve Roffi – FSP
4. Tom Edmiston – CAHP
5. Cynthia Butler
6. Damon Cannon
7. Donald Jones, Jr.
8. Maria Thomas
9. Stacy Jackson
10. Jahdante Smith
11. Patterson
12. Jacob Graham
13. Byron

Most participants preferred the Alternate 1 elevation designs

Two participants provided written comments:

- One supported the project, indicating it would meet a high priority need.
- One did not support the project, indicating that there was already sufficient low-income housing in the area.