

Proposed Acquisition, Development and Partnership

The land and building would be acquired from Archdiocese of Detroit/ Gesu Parish by a joint venture between a developer (Moten Group) and a property manager (MHT Housing) for “a to-be-determined purchase price. The development team will be responsible for all pre-development costs...”¹

Proposed Distribution of Units by Area Median Income (AMI) If Awarded Low-Income Housing Tax Credit through MSHDA

Percentage of AMI Annual Income ²	Number of Units	Annual Income of Resident(s)	Annual Rent Paid by Resident(s)	Percentage of Annual Income Paid in Rent
30%	16 (15 1BR, 1 2BR)	\$13,863	\$4,800	35%
40%	3 (all 1 BR)	\$18,463	\$6,840	37%
80%	27 (26 1BR, 1 2 BR)	\$36,967	\$14,088	38%

Income and Age of Residents

Proposed residents would all be Low Income, must be 55 years of age or older, may be working, may have Section 8 rent subsidy vouchers from Detroit Housing Commission (if income under \$23,000).

Up to 2 people could live in a 1 Bedroom unit. Up to 4 people could live in a 2 BR unit.

Annual Income Information for Local Low-Income Individuals:

- Average Non-Uniformed City of Detroit Retiree 55+³ = \$19,980
- Individual Working at Minimum Hourly Wage (\$10.10) for 40 hours/week = \$21,000
- Maximum Qualification to Receive Medicaid Benefits
Individual =\$14,580 Couple=\$19,716

Most of the residents would not qualify for Medicaid coverage. So, in addition to paying for rent, they also need to pay for health insurance or Medicare (if they are 65+), transportation, food, etc.

Pro Forma Revenue from Rent of Proposed Project (Fully Rented)

If built, rental revenue would be shared between MHT Housing and Gesu Parish per a Lease Agreement.

Number of Units	Percentage AMI	Unit Size Sq Ft	Annual Rental Revenue
16	30	650	\$221,808
3	40	650	\$20,520
27	80	650	\$380,376
1	30	850	\$5,724
1	80	850	\$16,860
TOTAL			\$645,288

¹ According to a September 8, 2023 to “Gesu Church and School Community” letter from Fr. Lorn Snow and a memo (undated, but approximately June 2023) written by Mr. Emmet Moten to the Archdiocese of Detroit.

² AMI for zip code 48221 is \$46,209, according to HUD (Housing and Urban Development Department). This analysis assumes that the developers are using AMI for the 48221 zip code, not the Detroit overall AMI.

³ 2022 Survey