

**Questions Captured During University District Neighborhood Meeting on  
October 3, 2023, Regarding Gesu's Proposed Development Project**

1. What data do the developers/investors/Gesu have that there is a demand for senior housing in the UD neighborhood? **As of 2020 there was a need for 24,000 units across the city ([Detroit housing shortage, evictions set stage for COVID-19 housing crisis | University of Michigan News \(umich.edu\)](#)). We are currently having a market survey done to provide data pertaining to the proposed development type and will share the results of this survey once it is complete. MHT also manages dozens of sites across Detroit that have little to no vacancies. Detroit is experiencing a housing crisis and there is a need for housing all over the city, especially senior housing with the large aging population of Detroit and Michigan. This is also true in properties outside of Detroit, throughout Michigan.**
2. Where was this data captured, and over what course of time? **The market study is performed by a 3rd party analyst that is approved by Michigan State Housing Development Association (MSHDA).**
3. If there is no (or little) demand from the UD neighborhood for senior living, where does MHT/Continental Management anticipate residents will come from? **We expect there to be strong interest from residents in the immediate neighborhood and broader Northwestern Detroit community. That said, the waiting list for the property would not be allowed to discriminate by geographic location so future residents would not be confined to the UD neighborhood.**
4. Why was the UD neighborhood chosen for this project by MHT and Continental Management? **The University District neighborhood was chosen because Gesu Parish is in the District, as are its properties that have been proposed for redevelopment.**
5. Is the sole basis of this development to benefit Gesu financially? **The primary purpose of proposing redevelopment for the property in question is to ensure that the property, which is underused and in a state of some disrepair, can be repurposed—thereby helping to revitalize Gesu as well as the surrounding neighborhood. Any financial benefit that Gesu would receive would go toward making the church and school a stronger, more sustainable presence in the neighborhood.**
6. What are the benefits of this proposed development to the community, specifically to the UD residents? **We believe that a stronger Gesu contributes to a stronger University District neighborhood. Additionally, the proposed development will allow Gesu to continue (as it has in the past and does now) to provide space at no charge for the UD community to use for selected meetings/activities.**
7. Will there be an opportunity for any community space that will be open to the residents of the UD neighborhood in this proposed development? **There will be community space in the already existing buildings including the to-be-renovated Parish Center (formerly used as the Gesu convent that housed over thirty sisters). Additionally, the activities and events offered to the residents on site will also be open to the public.**
8. What opportunities are available for UD residents with the proposed development project? **The construction of the project is projected to result in seventy-five temporary jobs and three permanent positions. All resumes and interested community contacts provided to the development team will be provided to the subcontractors on the project who will be tasked with following a Section 3 and EEO hiring plan. As mentioned above, community members will be welcome to participate in planned senior resident activities in the development. An additional benefit to some in the UD neighborhood is that this development will allow some who wish to age in place in a new, high quality affordable setting another option to do so.**

9. Who are the stakeholders who stand to benefit from this deal? List all partners for this proposed development, including the financing deal, by organization name and personal name. In other words, please disclose all those who stand to financially benefit from this proposed development. **Gesu Parish and MHT Housing comprise the development team behind the project. Both entities are non profit organizations. If a Low-Income Housing Tax Credit award is received through a competitive process through MSHDA, there will also be a tax-credit investor who will trade up-front equity in the project for a 10-year tax benefit.**

10. Who is representing Gesu? Please name all those involved and indicate their decision- making authority or their ability to impart the community's concerns in this process. **Gesu is represented by its pastor, Fr. Lorn Snow, S.J. and director of operations Mr. James Hart.**

11. Who are the officers and principals of the MHT? **Van Fox is the president of MHT Housing, Inc. and Brian Gallaher is the chief financial officer.**

12. Who is on the advisory council for this development? **There is no advisory council; there will, however, be regular public meetings that all interested parties will be invited to attend and offer feedback on this development process.**

13. Why weren't community members made aware directly from MHT or Gesu that they could serve on the advisory council? **There will be no advisory council, but there will be regular public meetings that all will be invited to attend in order to discuss the process.**

14. When did GESU come to the UDCA board and let them know about this project? **Gesu included Mr. Roger Short in the initial process, the purpose of which was to choose a developer. Gesu's first meeting to discuss the proposed project was on June 5, 2023.**

15. How many units are planned for the Development? **46 units. 44 one bedroom. 2 two bedroom.**

16. Is the Development going to be a mixed-income project, or a low-income project? **The unit mix of the development is a mixture of low-income units ranging between 30% Area Median Income and 80% AMI.**

17. If there are to be low-income residents, what percentage of the units will be for low-income applicants/residents?

**Unit Mix**

- 30% AMI - 16 units (1 of them a 2-bedroom unit)
- 40% AMI -3 units
- 80% AMI - 27 units (1 of them a 2-bedroom unit)

18. What is the current market rent, and what will be the rental price per unit for this development?

- 30% AMI - 16 units (current 2023 monthly rent is \$400, \$477 for the 2-bedroom)
- 40% AMI -3 units (current 2023 monthly rent is \$570)
- 80% AMI - 27 units (current 2023 monthly rent is \$1,174, \$1,405 for the 2-bedroom)

**Market comparisons will be provided in the market study currently being completed by a third party, which will be shared publicly as mentioned in #1.**

19. What data was used to come to the Average Median Income (“AMI”) for rental basis?

Area Median Income is a value provided by HUD (Federal Housing and Urban Development Department) using Census data and calculated by packaging representative data from select Metropolitan Statistical Area (MSA) cities, which for Detroit includes Detroit, Warren, and Dearborn. MSHDA and the IRS (for tax credit deals) recognize these AMI levels for affordable housing projects and require that certain levels of affordability be met, based on the type of funding.

20. What income criteria will be applied to applicants? All residents will have to verify their income annually, which is then certified and subject to audit by agencies including the IRS, MSHDA, and tax credit investor.

21. Will University District (“UD”) residents have preference when applying to live in the development? The project will have to follow fair housing laws. This means anyone who meets the age and income qualifications will be able to apply and extra weight cannot be given to applicants based on geographic location. However, extra emphasis can be made on the part of the development team and the community to focus advertising efforts in the immediate community, especially during the initial lease up period.

22. Specifically, will there be preference given to seniors in the UD neighborhood? The project will have to follow fair housing laws and cannot prioritize UD seniors from the waitlist, but we can target nearby residents through advertising efforts to help them get advantageous positions on the initial application list.

23. If a UD resident has a senior family member currently residing out-of-state, will that resident have preference to apply for senior housing on behalf of their senior family member? Please see responses to #s 21 and 22. They will not have priority, but through the local resident, they will have advanced knowledge of when the waitlist goes “live.”

24. Is there a maximum number of occupants per rental unit? If so, what is the maximum capacity? Per IRS tax credit rules, there are a maximum two “heartbeats” per bedroom. If all forty-six units were rented at this capacity, that would result in ninety-six tenants. However, across our senior housing portfolio, a vast majority of senior units are single occupancy. It is our expectation that approximately fifty seniors over age fifty-five will reside on site at any given time.

25. What is the exact size of each rental unit? Is 650 square feet the correct size?

1 bedroom- 650 SF

2 bedroom -850 SF

26. What amenities will be available to residents of the proposed development?

Community Space, library, green space, chapel, craft room, onsite leasing office, elevators, and PACE (resident social and medical services), intergenerational interaction between students at Gesu School and the seniors.

27. What are the exact addresses of development, including descriptions of streets and intersecting side streets? Please provide clear physical descriptions without errors.

**17198 Oak Dr.**

Parcel: 02003793

Legal Description: E OAK DRIVE 283-282 KEANS SUB L14 P57 PLATS, W C R 2/136 60 X 100

**17180 Oak Dr.**

Parcel:02003788-92

Legal Description: E OAK DRIVE 290-284 KEANS SUB L14 P57 PLATS, W C R 2/136 210 X 100 Lot

**17213 Birchcrest Dr.**

Parcel: 02003778-80

Legal Description: W BIRCHCREST DR S 23.33 FT ON E LINE BG S 13.70 FT ON W LINE 318 317-314 N 15 FT 313 KEANS SUB L14 P57 PLATS, W C R 2/136 158.33 IRREG

**17181 Birchcrest Dr.**

Parcel: 02003781

Legal Description: W BIRCHCREST DR S 15 FT 313 312-311 N 20 FT 310 KEANS SUB L14 P57 PLATS, W C R 2/136 95 X 100

**17131 Birchcrest Dr.**

Parcel: 02003782-4

Legal Description: W BIRCHCREST DR S 10 FT 310 309-302 KEANS SUB L14 P57 PLATS, W C R 2/136 250 X 100

28. Why were streets and directions misidentified or otherwise cited incorrectly in documents provided to the City Planning Commission? After reviewing the presentation provided at the CPC hearing, it appears that the report had the correctly labeled map and streets. Please see above for the streets that were provided to the City Planning Commission.

29. Are the addresses/locations of proposed development land the only land being considered? Might Gesu/developers/investors change the areas of land to be developed after an R3 zoning variance is granted? Please see the answer to #27 for the proposed development parcels. This is the only site being considered for this development. The size/scope or location of the proposed project will not expand beyond the site that has been proposed for the rezoning.

30. Will the development involve the playground, garden, or other "green spaces?" The proposed development will not affect Gesu's current playground. The proposed development will, however, affect Gesu's current Gloryland garden and vineyard. There will be a new courtyard between the current existing building and the new development. There will also be sidewalks throughout the property.

31. How will the development affect homeowners' property value in the UD neighborhood? It is not clear if or how this development would affect nearby property values. It will also be impossible to separate the impact of one development from numerous others of even similar scale along McNichols, Livernois, and 7 Mile within 1-2 miles of the proposed Gesu Senior Housing development.

32. Has there been an Environmental Impact Study ("EIS") done regarding this proposed development project? If so, where are the results of the EIS, and where can members of the public access the results of the EIS? If an EIS has not been conducted, why not? The Phase I NEPA Environmental Survey is in process and we will provide the summary results once they have been received.

33. The convent and rectory are to be raised or otherwise altered in this project. Did Gesu consider any other uses or other ways to improve these properties other than this proposed

development project? Gesu has been considering alternative uses for the parish center (the former convent) for a number of years. The idea that had been most discussed was to redevelop the parish center into a homeless shelter, but this idea was rejected because of the building's close proximity to Gesu School, and because the idea was deemed unsuitable for the neighborhood. In 2022, it was determined that in order to make an informed decision about what to do with the parish center, we enlisted the services of a construction company (that has done work with the Archdiocese of Detroit) to do an assessment of the building to see how much it would cost to bring it back to a state in which it could be used effectively. The price tag came out to approximately \$4M. Gesu determined that this cost was too high to undertake on its own, especially given that any repurposing plan for the building would have to align with Gesu's core missions of operating a church and school. It was at this point that it was decided to explore the possibility of developing mixed-income senior housing with a partner experienced in such developments.

34. What rights do the residents besides the residents within 300 feet of the proposed development area have? State statute requires that the residents within 300 feet of the proposed rezoning area be notified by the City Planning Commission. Other than this notification, these residents do not have additional rights with regard to the proposed development. That said, the development team is committed to advertising community meetings about the proposed development, which will be held over the coming months, well into the new year. All residents have a right to ask questions and voice their support or concerns to the development.

35. Is Gesu School on the verge of closing? Will Gesu be closing? Neither Gesu Church nor Gesu School are on the verge of closing—nor has the possibility ever been considered.

36. What is the real plan for Gesu and the properties it owns over the next five years? Gesu will continue to operate its primary ministries of the church and school, as well as its other faith- and education-based ministries associated with them. With this proposed development, Gesu seeks to make optimal use of its other facilities by also incorporating mixed-income senior housing.

37. What problems are Gesu really trying to address with this proposed project? If the issues are financial, where is the Archdiocese on that issue? With this proposed development, Gesu seeks to revitalize an aging facility that is currently in a state of disrepair and to repurpose it in such a way that will fortify Gesu as well as contribute in a positive and productive way to the neighborhood. Redeveloping in this manner will eliminate the need for Gesu to continue to put financial resources into an aging building that is no longer serving the purpose for which it was built—in a way that does not require Gesu to expend significant financial resources in order to accomplish this goal. It should be noted that the parish (typically of Catholic parishes) does not receive financial resources from the Archdiocese of Detroit or from the Church in Rome. In fact, the parish pays monthly assessments to the Archdiocese and is taxed by the Archdiocese on most donations it receives. Effectively, Gesu (again, typically of most Catholic parishes) must operate on its own, similar to the way any small business must.

38. What infrastructure improvements will be required for the proposed Development? During construction, service lines for water, sewer, gas, and electric utilities to the site will be updated to modern standards and specifications with oversight from the proper city department or public utility.

39. Will there be updates to the existing infrastructure (electric, water, cable, and internet) to support these units? If not, is the existing infrastructure capable of supporting all the proposed development? As a part of the permitting process, city departments will review the impacts of the proposed building and these additional residents on the existing infrastructure. These departments and public utilities will require upgrades to their infrastructure to be completed in conjunction with the project construction if there are concerns that current limits will be exceeded.

40. What is being done to ensure that the UD neighborhood does not experience utility service failures because of this project (e.g., power black outs or brown outs, backed up sewers or flooding, internet and cable outages, and water disruption, including change of water pressure and “browning” of water). Before the development team can apply for tax credits and again before City Building Permits will be issued, the development team will need approval from all utilities and related city departments after conducting their review of the proposed project and the impact of the additional demands brought with it. This includes DTE, DPW, and Detroit Water and Sewerage Department among others.

41. Can the UD neighborhood have its own micro-grid for energy?

This is not in the scope of the proposed project nor is it within the authority of the development team to establish a micro-grid beyond the proposed boundary of the project.

42. How long will it take for the development to be built? If we are successful in obtaining a tax credit award, we expect a 6-12 month closing process. Upon closing, we anticipate a 12-15 month construction window.

43. During construction, how will traffic be routed? Will any streets or entrances to the UD neighborhood be closed off or blocked off? There will be no street closures and the construction site will be fully contained within the property boundaries. Construction will be given a 1 way in and 1 way out entrance/exit. This is to minimize disruptions in traffic. The hours that the site will be worked on are normal business hours, 9-5 and no weekends.

44. Will Detroiters be employed during the build of the development? If so, how will this be communicated to the community that Detroiters may have employment preference? The development team and the general contractor will be required to submit plans to MSHDA and the City of Detroit to comply with Section 3 efforts to set hiring targets for low income workers within a geographic proximity to the project and companies that are designated as Section 3 companies. Adherence to these plans will be monitored by the city and MSHDA. While subcontractor qualifications, past quality, and cost will all be factored into bid selection, MHT makes Section 3 a priority and will encourage residents of the nearby community to contact us with their qualifications if they are interested in working on the construction of the project so that we can connect them with our Section 3 coordinator and our subcontractors for potential employment.

45. Will Detroiters be employed to work at the senior citizen home? If so, how will this be communicated to the community that Detroiters may have employment preference? We project that three permanent jobs will be created by this development, which are expected to be in maintenance, leasing, and general management. Although Detroit residency will not be a requirement, we would be thrilled to fill these positions with nearby residents who are familiar with the neighborhood and surrounding community as is typical with many of the properties we manage. In 2022, MHT launched the M Training Center in Detroit (Woodward and Seward) to provide a free, four-week course to train any interested adults in property maintenance and management. Through this program, MHT helps remove legal barriers to employment and offers a stipend to participants who are also considered for employment for any open positions across our property management portfolio, if they are interested. Employment with MHT is not required to undergo the job training. Open positions for the management team at the proposed Gesu senior development would be shared with Gesu Parish, the UDCA, and distributed to all contacts gathered during our past and future public meetings to help get the word out.

46. Are there any requirements for the development to hire Detroit residents? If so, how are the developers/investors meeting those requirements? **There are not requirements to hire Detroit residents, however, as stated in #44, adherence to the Section 3 outreach plan will be monitored by the City of Detroit and MSHDA. Hiring Detroit-based and local contractors at MHT developments is a priority of the company.**
47. Will minority contractors/builders be engaged for this project? **Yes, MHT Construction has a deep bench of minority and women-owned contractors that we work with on all construction projects.**
48. What requirements must be met for minority contractors/builders to be considered, and how is MHT going to ensure that minority contractors/builders are made aware of this opportunity? **As mentioned in #47 and the same as the Section 3 Plans mentioned above in #44 and #46, the Development team and the general contractor will submit an EEO (Equal Employment Opportunity) Plan to MSHDA with hard targets that we must meet for the overall percentage of contracts with minority and women-owned contractors. These requirements will be determined by the Census data of the surrounding community. As with other employment opportunities, we will advertise to the parish, the UDCA, the growing contact list from meeting sign-in sheets, and with our past contractors to solicit project bids.**
49. How will the Archdiocese be involved in this project before, during, and after any proposed development? **Because the Archbishop of Detroit is the sole member of the corporation known as Gesu Parish Detroit, and because the chancellor of the Archdiocese and Gesu's auxiliary bishop serve on the board of directors, the parish must operate within the rules and regulations outlined in the articles of incorporation formed for the member parishes of the Archdiocese. Effectively, this means that the Archdiocese must be involved in all formation elements of any project such as we are now proposing.**
50. How will Gesu be involved in this project before, during and after any proposed development? **Gesu will remain a co-owner throughout the entire existence of the development. It will always be involved in the project—from the planning stages all the way to when the facility becomes operational, and beyond. For as long as Gesu ministers in the University District, it will always have a management role in the facility and its operations.**
51. What are the terms of Gesu being involved during and after the build? **Gesu will set up a management board that will eventually become an LLC tasked with co-management of the facility along with MHT.**
52. What happens if all terms by all parties are not met? Does Gesu stand to lose its ability to participate in the management of the development? **Gesu's intention is to lease the property to the developer; as long as the leasing agreement is in place, Gesu would not lose its ability to participate in the management of the development. Gesu will be an equal partner and owner with MHT during and following the construction of the proposed development.**
- If terms of the financing agreements between the development team and MSHDA, the City of Detroit, or the tax credit investor are not met, the team will have a short cure period to address the specific concern before facing fines and eventual threat of default or foreclosure.
53. What happens if Gesu does lose its ability to participate in the management of the development? **As long as Gesu ministers in its current location, one of its core missions (along with the church and school) will be the management of the senior-housing facility. The proposed senior housing will be an integral part of the Gesu campus as well as the Midwest Province of Jesuits and the Archdiocese of Detroit.**

54. Who will represent the community, specifically the UD residents', concerns? The development team is committed to holding regular public meetings throughout the planning process so that the community has a direct voice to the development team. Additionally, Gesu has plans to include members of the local community on its management board, thereby ensuring that the local community will have a continuous voice in the development and management of the facility.

55. Are residents at risk for having a half-built project in the neighborhood if all requirements and terms between Gesu/City/State/developers/investors cannot be met? What is being done to prevent this? If successful in obtaining the proper zoning and tax credit award, the development team will be required to provide several completion guarantees. At the time of a financial closing on the development funds, MHT Housing would provide the full guarantees to all lenders and to MSHDA. In over 30 years, MHT has received zero defaults or non-compliance notifications. The completion guarantee would ensure that in the unlikely event of a default by MHT, our project lenders would be able to complete the project with another developer of their choosing.

56. What happens if the R3 zoning variance is granted but the development is not finished? Will the property zoning revert back to R2? The development would not be reverted back unless this petition was filed with the Detroit City Planning Commission and the process was undertaken once again.

57. What are the other property uses allowed under R3 zoning? R3 is designed as a low-density multi-family designation. The regulations are designed to promote and encourage town and terrace house development, courts, and garden apartments. It is intended that this district be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Among others, uses permitted by right include single and two-family dwellings, town houses, multi-family dwellings, and community facilities necessary to serve a residential district.

58. How will the development be governed? And, if governed by a five-person council, who are the five people? The development will be bound by IRS, HUD, MSHDA, and City of Detroit laws and regulations to ensure that the commitments made to each entity, including affordability, are being met by the development and management teams in the short and long term.

Additionally, Gesu will invite individuals to serve on its Management Board, which will not be limited to five people. Gesu is still in the process of finalizing its management board membership.

59. Are there any alternate plans besides the senior citizen housing project that could assist Gesu or that have been discussed with the developers/investors? Because of the limited options available to Gesu in terms of what sort of enterprise would be suitable for the property, no other options are being considered at this time.

60. Why hasn't it been considered for the developers/investors to purchase the land/apartments on 6 Mile Road to rehabilitate that property? Gesu can only manage its own property—that which is in the University District in the blocks bound by Quincy on the west, Santa Maria on the north, Birchcrest on the east and McNichols on the south. Since Gesu has property that is in need of development, this is the reason that this location is being considered.

61. Will any taxes from this proposed development project be reinvested back into the UD community? The development will pay taxes in the form of a PILOT if approved by the City of Detroit. The development team will not have control over these funds once they are paid to the city. Like all taxes paid to the city, they will help pay for the full spectrum of government activities that help the city function and serve residents and businesses.



62. How will the building residents/developers/investors/Gesu pay into the UD Special Assessment District (“SAD”) assessment? The Development Team agrees to pay into the UD Special Assessment District once the closing occurs and construction begins on the development. The property owner will pay the SAD amount found on the Summer tax bill annually. Per the UDCA’s online Special Assessment District’s FAQ (<https://www.udca.info/blog/university-district-special-assessment-district-frequently-asked-questions/>), the annual cost per property

63. If this property (or properties) is not going to contribute to the UD SAD, who will security, snow removal, and mosquito abatement be provided? The development will contribute to the SAD at the normal rate and frequency expected of all property owners in the district. Gesu and MHT will also continue to ensure that the property is properly maintained, including snow removal.

64. Where will the residents and their visitors park? Will residents be assigned parking spaces? Is there a plan for a parking lot? Are the developers/investors/Gesu relying on street parking to address resident parking? There will be an onsite parking lot on the north end of the site. The parking spaces will not be individually assigned, however, these parking spaces will be reserved for authorized resident vehicles with several identified for guest parking. Overflow parking is not expected to be necessary but is available in the other Gesu parking lots, as long as those who park in those lots are able to conform with regular school and church activities that may affect such parking. With that being said, the property will not rely on street parking.

65. How do the developers/investors intend to address increased traffic during and after construction? The development team will consult with the school, the church, and the nearby residents over the next year to minimize the impacts of construction on the flow of construction and resident traffic. Construction will be performed during normal working hours only with construction vehicles contained to the site itself. Additionally, senior resident traffic is not anticipated to add a significant amount of traffic at any given time based on typical patterns observed at other senior properties.

66. Has a traffic study to examine the increase in traffic and its effects on the UD neighborhood been conducted by the developers/investors? If not, why? This has not been conducted, but the development team will engage with the Detroit Public Works Department to inquire about getting one performed at the cost of the development team.

If a traffic study has not been conducted, please accept this question as a request by the UD neighborhood that a traffic study be conducted with the resulting report disclosed to the residents of the UD neighborhood thereafter.

67. What issues did MHT/Continental Management encounter during their development at Blessed Sacrament? What is being done to prevent any challenges experienced there from occurring with this proposed development? While MHT is always striving to learn and improve its practices after each development, it would be helpful if more context is provided for this question. If a specific topic or set of questions could be identified, MHT would be happy to address them directly with regard to past/current developments.

68. Do the residents of the UD neighborhood need legal representation to represent their interest? We do not believe that this will be necessary, but that would be the University District’s decision, not the owners/developers of the proposed senior housing development.

69. What are the next steps outside of the community meetings scheduled for October 10<sup>th</sup> and October 18<sup>th</sup> at Gesu School? MHT and Gesu agree to conduct additional public meetings open to all who are interested in the development. We anticipate the next community meeting to be at 6:00 PM on Thursday, November 30, 2023. After additional community meetings are held by the development team in the Winter of 2024, we anticipate that the City Council will schedule the rezoning question for consideration and a vote at some point in the second quarter of 2024. The development team will advertise these dates to the UDCA, the parish, and through any city groups that will help us spread the word.

70. How will residents of the entire UD neighborhood be made aware of the upcoming Public Hearing on this matter? As noted in the response to number 69, all future public meetings and the rezoning hearing before City Council will be advertised to the UDCA, to Gesu Parish, through any willing city agency or elected office, and by emailing all previous attendees at our meetings on October 10<sup>th</sup> and 18<sup>th</sup>.

71. Where can UD residents easily access all information pertinent to the development, including the information that was presented to the City Planning Commission?

The link and the website address below are linked to the City Planning Commission's report on the proposed rezoning that is provided to the members of City Council containing a summary of the requested rezoning and an overview of the public hearing held by the CPC on September 21<sup>st</sup>, 2023.

[Gesu RZG - CC Report.pdf \(detroitmi.gov\)](https://detroitmi.gov/sites/detroitmi.localhost/files/2023-10/Gesu%20RZG%20-%20CC%20Report.pdf)

<https://detroitmi.gov/sites/detroitmi.localhost/files/2023-10/Gesu%20RZG%20-%20CC%20Report.pdf>

In addition to the City Planning Commission website/report, all materials shared at the Gesu Senior Housing public meetings will be posted on Gesu's website: <https://www.gesudetroit.org/>

72. What other City of Detroit reviews/authorizations are needed prior to the development prior to going to City Council for approval in November 2023? For the rezoning, the next step is for the Detroit City Council to set a date for a public hearing to be held during the Planning and Economic Standing Committee (held on Thursday mornings) followed by a vote on the matter at Formal Session (held on Tuesday mornings). We anticipate that this date will not be set until the Winter or Spring of 2024 and the development team will use the methods outlined in the responses to #69 and #70 to help the city advertise these Council events.

73. Please confirm all contact information for Gesu, MHT, Continental Management, and any other parties involved/developers/investors, including email addresses and phone numbers.

For Gesu:

Fr. Lorn Snow, S.J., Pastor: [snow.l@gesudetroit.org](mailto:snow.l@gesudetroit.org), (313) 862-4400, ext. 016

Mr. James Hart, Director of Operations: [hart.j@gesudetroit.org](mailto:hart.j@gesudetroit.org), (313) 862-4400, ext. 015

For MHT:

Van Fox, President: [vanfox@mhthousing.net](mailto:vanfox@mhthousing.net), (248) 833-0550

Zach Ormsby, Development Associate: [zormsby@mhthousing.net](mailto:zormsby@mhthousing.net), (248) 833-0550

Mya McHallam, Executive Liaison: [mmchallam@continentalmgt.com](mailto:mmchallam@continentalmgt.com), (248) 833-0550